



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** June 14, 2022

**SUBJECT:** Mural Installation

**APPLICANT:** Trophy VPC, LLC  
21140 S. Avalon Boulevard  
Carson, CA 90745

**OWNER:** Kott Family Trust  
Mail Address: PO BOX 5306  
Carson CA, 90749

**REQUEST:** Consider approval of two Murals located at the FAB Cars used car dealership.

**PROPERTY INVOLVED:** 21140 S. Avalon Boulevard

### COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson (Vacant)			Hernandez
		Vice-Chair Palmer			Huff
		Diaz			Monteclaro
		Docdocil			Rashad
		Guerra			D. Thomas
					Alt. (Vacant) Alt. Mfume Alt. Wilson

***Item No. 7A***

**Staff recommendation is to continue the item, without opening the public hearing, to a date to be determined. The item will then need to be re-noticed for the subsequent hearing date when it is brought back**

**I. Introduction**

Applicant

Trophy VPC, LLC  
21140 S. Avalon Boulevard  
Carson, CA 90745

Property Owner

Kott Family Trust  
Mail Address: PO BOX 5306  
Carson CA, 90749

**II. Project Description**

The business owner/operator of Fab Cars, a used car dealership, submitted an application for the approval of two existing “murals” located on walls at 21140 S. Carson Boulevard, the business premises of the FAB Cars used car dealership.

The first mural faces Avalon Boulevard and the second mural faces the southbound 405 Freeway traffic. The murals are discussed in more detail below.

Carson Municipal Code Section 9138.15 (Commercial, Automotive (CA) Development Standard) requires Planning Commission review of special displays such as murals or other similar types.

**III. Project Site and Surrounding Land Uses**

The subject property is located in the Specific Plan-10 zone and is designated Mixed-Use Residential under the Land Use Element of the General Plan. The subject property is located on the northeast corner of Main Street and Del Amo Boulevard.

Land uses surrounding the project site include residential, commercial and the 405 freeway.



The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Regional Commercial
Zone District	Commercial Automotive
Site Size	Approximately 4.75 acres
Present Use and Development	Auto Dealership
Surrounding Uses/Zoning	North: Interstate 405 Freeway South: Commercial; Commercial Regional, design Overlay (CR-D) East: Interstate 405 Freeway West: Residential; Commercial Automotive (CA)
Access	Ingress/Egress: Avalon Boulevard

#### IV. Analysis

The subject property is located on Avalon Boulevard on the northeast corner of Avalon Boulevard and E. 213<sup>th</sup> Street. Mural number 1 (as described below) is visible to pedestrian and vehicular traffic on Avalon Boulevard. Mural number 2 (as described below) is only visible to vehicular traffic southbound on the I-405 Freeway. Mural number 1 and mural number 2 are collectively referred to below as the “Murals.” Because this project is installed on private property, maintenance of the Murals will be the responsibility of the property owner.

The boundaries of the Commercial, Automotive (CA) District is generally located on the south side of the 405 San Diego Freeway on 223rd Street, between Lucerne Street to the

west and Alameda Street to the east. Also included in the CAD is the Fab Cars business located on Avalon Boulevard, north of 213th Street and south of the 405 Freeway; and the KIA Dealership on Recreation Road, north of the 405 Freeway.

The Commercial Automotive District is intended to maximize retail sales of new automobiles at dealerships located within the City of Carson and promote the development of a Commercial Automotive District consisting of automobile and light truck sales facilities with consistent and appealing landscaping, lighting, signage and compatible architectural elements.

#### Mural number 1

Mural number 1 (Figure A) measures approximately 12' feet high by 56' feet wide. The mural consists of a collage of brilliant flowers (yellow, red, orange, green) on a blue background. A notable trait of mural number 1 is that it includes a prominent "Fab Cars" logo/insignia in the middle, which is advertising the subject property business.



Figure A

Per CMC Section 9138.15(E)(2)(a)(5), wall painted signs are prohibited in the CA Zone. "Sign" is defined in CMC 9191.558 as "any name, figure, painting, character, outline, spectacle, display, delineation, announcement, advertising, billboard, signboard, device, appliance or any other thing of similar nature to attract attention outdoors or on the face, wall or window of any building, and shall include all parts, portions, units and materials composing of the same, together with the frame, background, support and anchorage therefor." "Wall Sign" is defined as "any sign posted, painted on, suspended from or otherwise affixed to the wall of any building or structure in an essentially flat position or with the exposed face of the sign in a plane approximately parallel to the plane of such wall."

### Mural number 2

Mural number 2 (Figure B) measures approximately 13' feet high by 11' feet wide. The mural consists of an image of a telephone cord that spell out the word "help" and at the end a male figure is both holding on to the telephone cord and appears to be falling down in a prone position.



Figure B

### **V. Environmental Review**

Pursuant to Section 15060(c)(2) of the California Environmental Quality Act (CEQA) Guidelines, the proposed activity is not subject to CEQA because the activity will not result in direct or reasonably foreseeable indirect physical change in the environment.

### **VI. Public Notice**

Notice of public hearing was mailed as a courtesy to property owners and occupants within a 750' radius on June 6, 2022.

### **VII. Recommendation**

That the Planning Commission:

- **ADOPT** Resolution No. 22-\_\_ , entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING TWO EXISTING MURALS LOCATED ON WLLS AT 21140 S. AVALON BOULEVARD."

### **VIII. Exhibits**

1. Proposed Conditions of Approval

Prepared by: Alvie Betancourt, Planning Manager

**Exhibit 1**  
**Mural Installation**  
**21140 S. Avalon Boulevard**  
**Conditions of Approval**

**Planning Conditions**

1. Applicant (“Applicant,” as used in these conditions, means and includes the applicant and the property owner, and their respective successors-in-interest to which the project entitlements or approvals that are the subject of these conditions may be assigned) shall remove the “Fab Cars” logo/insignia from Mural number 1 (as the same is defined/depicted in the June 14, 2022 Planning Commission staff report to which these conditions are attached).
2. Except as set forth in these conditions, Applicant shall maintain the Murals (as that term is defined in the June 14, 2022 Planning Commission staff report to which these conditions are attached) in the form substantially as shown on the approved elevation renderings. Any material deviations must be approved by the Planning Commission.
3. Within (30) days of the effective date of the approval that is the subject of these conditions, Applicant shall certify acceptance of these conditions of approval by signing a notarized Affidavit of Acceptance stating that he/she accepts and shall be bound by all of the conditions.
4. The approval that is the subject of these conditions shall be valid for twelve (12) months from the effective date of the approval. Time extensions may be granted at the discretion of the Community Development Director (“Director”).
5. Applicant shall defend, indemnify and hold harmless the City of Carson (“City”) and its agents, officers, and employees, and each of them (“Indemnitees”) from and against any and all claims, actions, proceedings, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, and forfeitures (“Claims”) against Indemnitees to attack, set aside, void, or annul any of the approvals or entitlements that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees’ review of or decision upon the project or application that is the subject of these conditions. The City shall promptly notify the applicant of any such Claim against Indemnitees, and, at the option of the City, Applicant shall either undertake the defense of the matter or pay Indemnitees’ associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event City opts for Applicant to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Applicant’s consent. Applicant shall provide a deposit to City in the amount of 100% of the City’s estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys’ fees, and shall make additional deposits as requested by City to keep the deposit at such level. If Applicant fails to provide or maintain the deposit, Indemnitees may abandon the action and Applicant shall pay all costs resulting therefrom and Indemnitees shall have no liability to Applicant.
6. Applicant shall remove all graffiti from the Murals within 72 hours of any graffiti incident.
7. Applicant shall maintain and preserve the Murals in good condition to the satisfaction of the Director.