



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 27, 2022

SUBJECT: Conditional Use Permit No. 1118-22

APPLICANT: Arris Studio Architects
c/o Steve Rigor
1327 Archer Street, Suite 220
San Luis Obispo, CA 93401

PROPERTY OWNER: Carson Hospitality, LLC
7126 De Soto Avenue
Canoga Park, CA 91303

REQUEST: Consider approval of a conditional use permit for onsite alcoholic beverage sales and services of beer, wine, and distilled spirits at a lounge and bar within a hotel

PROPERTY INVOLVED: 888 E. Dominguez Street (APN 7381025071)

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

I. Introduction

Property Owner
Carson Hospitality, LLC.
7126 De Soto Avenue
Canoga Park, CA 91303

Applicant
Arris Studio Architects
c/o Steve Rigor
1327 Archer Street, Suite 220
San Luis Obispo, CA 93401

II. Project Description

The applicant, Arris Studio Architects, on behalf of Carson Hospitality Group, requests approval of CUP No. 1118-22 to serve/sell beer, wine, and distilled spirits onsite at the future Marriott TownePlace Suites hotel, an approved hotel development in the CR-D (Commercial, Regional Center; Design Overlay District) zone.

The applicant is requesting approval of alcoholic sales and service within the hotel's outdoor patio and proposed newly designed first floor bar and third floor pool lounge. Hours of operation will be from 12:00 PM to 11:00 PM.

Carson Municipal Code Section 9131.1 (Uses Permitted) allows for alcohol sales and service in conjunction with cocktail lounge, bar, indoor theater, or an eating establishment other than a bona fide restaurant in the CR-D zone with the approval of a conditional use permit by the Planning Commission.

Carson Municipal Code Section 9172.21 (Conditional Use Permit) states generally that the Commission shall approve a CUP if it is able to make affirmative findings based on General Plan consistency, the site can accommodate the proposed use, adequate circulation, adequate water supply, and compatibility with character of the area, as well as any other criteria as are specified for the particular use in other sections of the Zoning Ordinance.

CMC 9133 (Conditional Use Criteria) provides, "In addition to the general criteria for the approval of a conditional use permit pursuant to CMC 9172.21(D)(1), special criteria and limitations as indicated below shall be considered in acting upon a conditional use permit in a commercial zone: . . . *Alcoholic beverage sales and services*: Ability to comply with the provisions of CMC 9138.5."

CMC 9138.5 (Alcoholic Beverage Sales and Services) provides, "In connection with alcoholic beverage sales and services, the following requirements shall be met: . . . no off-sale business (incidental) shall be established within three hundred (300) feet of any school or park, and no off-sale business (primary) shall be established within three hundred (300) feet of any school, park, or church. The distances set forth in the preceding sentence shall be determined by measuring from lot line to lot line. The total number of on-sale businesses shall not exceed eighty-five (85). The total number of off-sale businesses shall not exceed seventy (70)."

Alcoholic Beverage Control

The proposed conditional use permit is a precursor to an application with the California Department of Alcoholic Beverage Control. The applicant will be solely responsible for pursuing a Type 70 On Sale General - Restrictive Service ABC License Type that authorizes the sale or furnishing of beer, wine, and distilled spirits for consumption on the

premises to the establishment's overnight transient occupancy guests or their invitees. The ABC license would be required prior to any alcohol sales taking place, notwithstanding the issuance of the proposed conditional use permit.

Because the proposed service/sale of alcoholic beverages is solely for on-site consumption, there is no proposed off-sale business and therefore the distance restrictions from sensitive uses are inapplicable. The total number of on-sale businesses in the City is currently eight (8). Therefore, the proposed project meets the requirements of CMC 9133 and 9138.5.

III. Project Site and Surrounding Land Uses

The subject property site is located in the CR-D zone and is designated Commercial Regional under the Land Use Element of the General Plan. The subject property is located at the intersection of East Dominguez and Bonita Street.

Land uses surrounding the proposed project site are primarily regional commercial uses.



Figure (A) Project Site in context to surrounding area.

The following provides a summary of the site information:

Site Information	
General Plan Land Use	Regional Commercial
Zone District	CR-D (Commercial Regional - Design Overlay District)
Site Size	215,498 Square feet (4.95 acres)
Present Use and Development	Carson Buffet & Event Center (Vacant; approved for redevelopment as Marriott TownePlace Suites)
Surrounding Uses/ Zoning	North: Regional Commercial, CR-D South: Regional Commercial, CR-D/Vacant land East: Regional Commercial, CR-D West: Dominguez Channel
Access	Ingress/Egress: Dominguez Street and Bonita Street

IV. Analysis

Site History

The subject property was originally developed with a Motel 6, restaurant and event center in 1974. The Carson Hospitality Group took ownership in 2004 and continue to operate the motel but in 2021 the restaurant and event center closed due to the pandemic..



Figure (B) Street view of existing Carson Buffet & Event Center



Figure (C) Street view of existing Motel 6

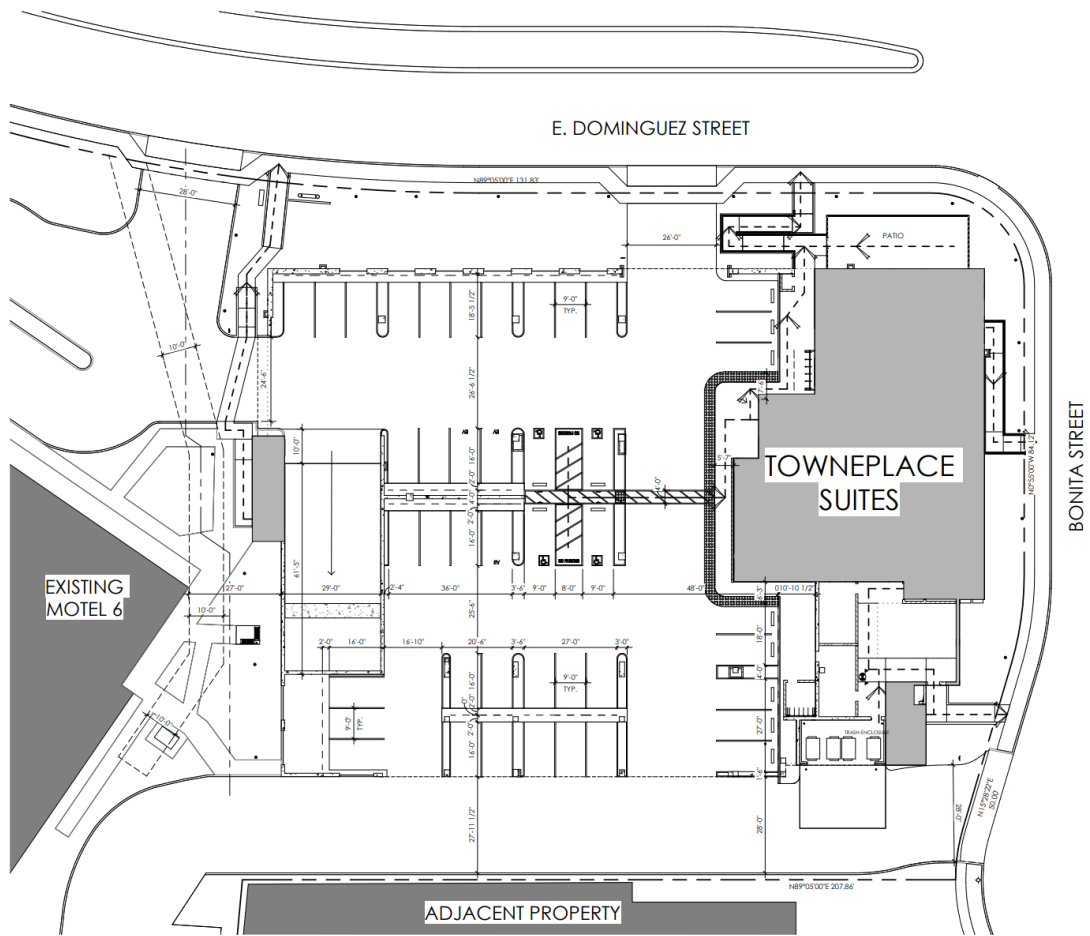
Site Plan; Prior Entitlement

On August 25, 2020, the Planning Commission approved Site Plan and Design Review (DOR) No. 1827-20 and Conditional Use Permit (CUP) No. 1101-20 for a proposed Holiday Inn Express and Suites Hotel that included a first floor designed with entrance lobby, breakfast area, conference center, meeting room and adjoining outdoor patio area. The entitlement included the demolition and removal of the Carson Buffet restaurant and event center at the eastern portion of the subject property and the construction of a new 118 room, six story hotel with 120 parking spaces. (Exhibit No. 3).

In 2021, ownership changed hotel branding to the Marriott TownePlace Suites which resulted in the following changes to the original entitlement:

1. Guest rooms were reduced from 118 to 111.
2. Parking spaces were reduced from 120 to 113.
3. First floor meeting room was converted to a bar and lounge.
4. Third floor pool area added a lounge area.
5. The above changes reduced the size of the hotel development by approximately 100 square feet.

These modifications did not extend beyond the intent of the original approval and were approved by the Planning Division pursuant to CMC 9172.21.G (Conditional Use Permit, Subsequent Modifications of Conditions).



TRUE PROJECT NORTH

Figure (D) Approved Site Plan

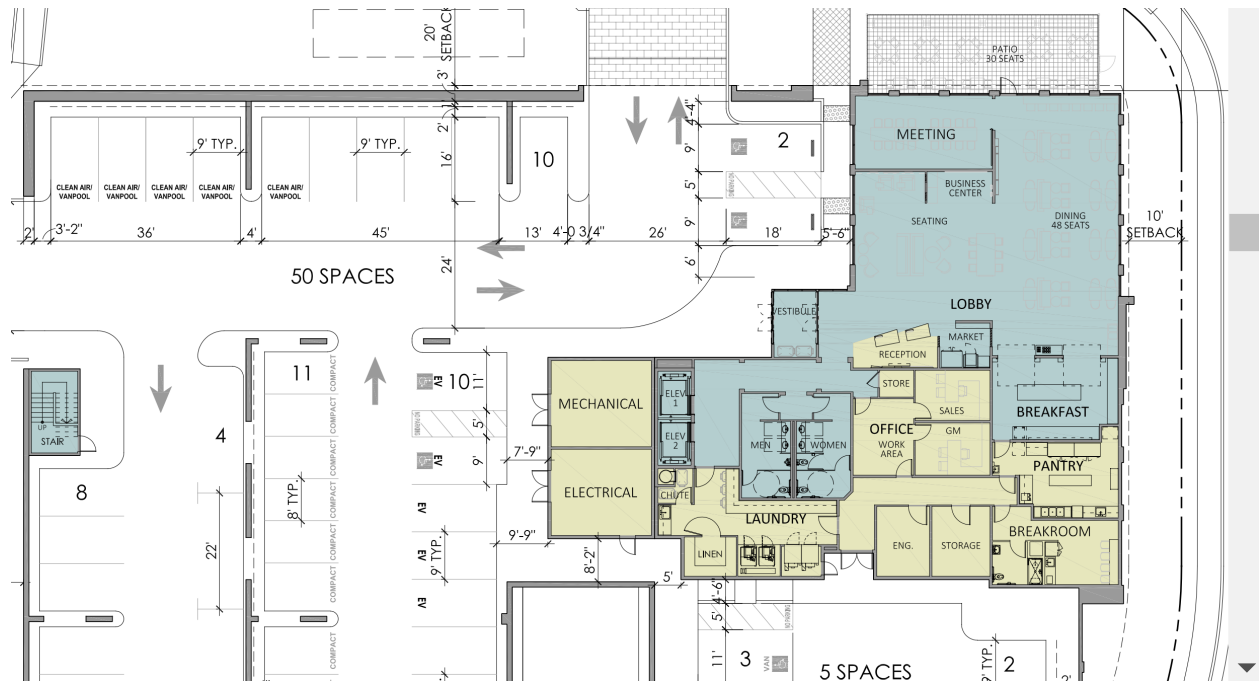


Figure (E) Original First-Floor Plan



Figure (F) Revised First-Floor Plan with a Cocktail Bar Lounge & Outdoor Patio

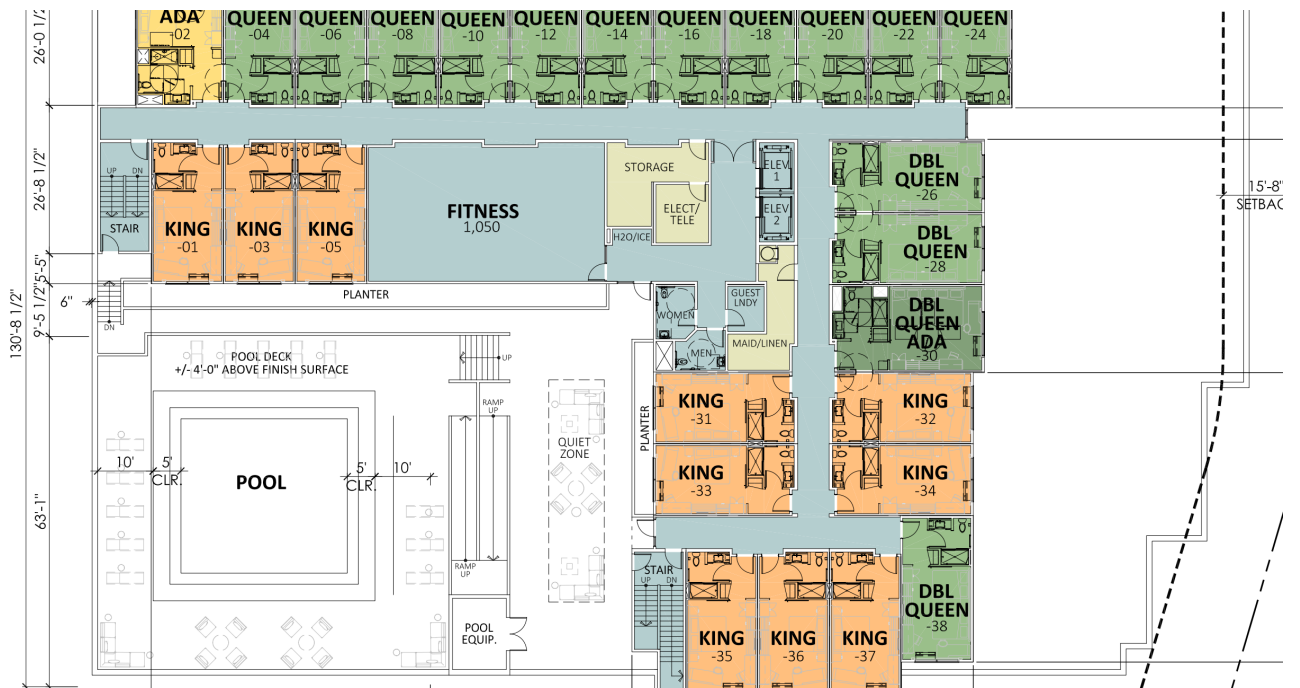


Figure (G) Original Third-Floor Pool and Lounge Plan

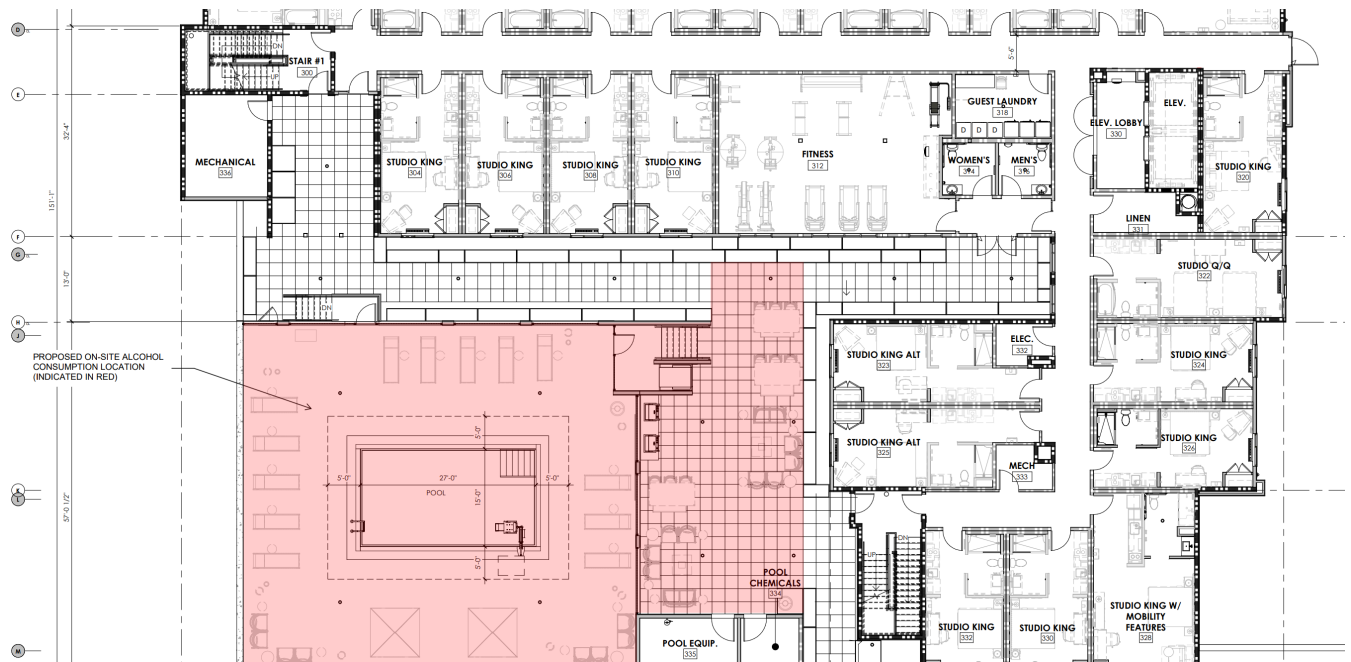


Figure (H) Revised Third-Floor Pool & Lounge Plan

Access

There are two existing driveways off East Dominguez Street (one exclusively for Motel 6 and the other shared between Motel 6 and the existing Carson Buffet), and an existing driveway off Bonita Street. A third, 26-foot-wide driveway off Dominguez Street will be added for exclusive access to the future hotel as was approved by the Planning Commission under CUP No. 1101-20.

Parking and Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every guest room and 2 parking spaces for the resident manager's unit. The original entitlement for Holiday Inn Express and Suites Hotel included 118 guest rooms and 120 parking spaces. The newly branded Marriott TownePlace Suites with the approved modification includes 111 guest rooms and 113 parking spaces: 111 for guest rooms and 2 for resident manager, in compliance with CMC 9162.21. These include 5 ADA accessible spaces; 7 EV charging spaces and 11 Clean Air/Van Pool EV spaces. The adjoining Motel 6 use meets parking requirements independently of the Marriott TownePlace Suites development.

Based on the City's Traffic Engineer review, the addition of a lounge and bar in the hotel is not considered a significant generator of traffic as those facilities usually serve patrons of the hotel and only a few outside trips. This change is not expected to have a traffic impact on surrounding roadway facilities. A hotel of this size (111 rooms with facilities) is only expected to generate approximately 65 peak hour trips which is relatively low.

Buildings and Architecture

The approved hotel will be a contemporary architecture style utilizing elements specific to the surrounding area and hotel brand including exterior cement plaster, cement fiber panels, and wood look cement fiber panels.

Fencing

The subject property shares the western and southern property lines with adjoining commercial buildings. The northern and eastern property lines face Dominguez and Bonita Streets respectively. The approved hotel development will remove an existing 3'-foot block wall along the northern and eastern side to allow for an unobstructed view of the new hotel and better pedestrian connectivity- both physically and visually.

Off-Site Improvement

The project is not subject to off-site improvements and no capital improvement projects are proposed fronting the subject property at this time.

Signage

No signage is being proposed for the property at this time.

Landscaping

No changes to the approved landscape plan are proposed as part of this application.

V. CFD/DIF Discussion

On April 16, 2019, the City Council adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee (IDIF) Program. In accordance with this IDIF program, the project is exempt due to the scope of work limited to tenant improvements.

The City adopted Community Facilities District (CFD) 2018-01 to finance the ongoing costs of law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD. Based on the adopted CFD, the project is exempt due to the scope of work limited to tenant improvements.

VI. Zoning and General Plan Consistency

The proposed project is consistent with the standards of the CR (Commercial, Regional Center) zoning designation and Regional Commercial General Plan land use designation and will remain consistent with the surrounding uses.

VII. Environmental Review and CEQA Finding

Pursuant to Section 15060(c) of the California Environmental Quality Act (CEQA) Guidelines, the proposed activity (alcohol sales/service) is not subject to CEQA because the activity does not have the potential to, and will not, result in direct or reasonably foreseeable indirect physical change in the environment. As such, it does not constitute a project within the meaning of CEQA (14 CCR 15378). Alternatively, the activity is covered by the common-sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. (14 CCR 15061(b)(3)). Here it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, as it relates only to alcohol sales/service.

VIII. Public Notice

Notice of the public hearing was mailed to property owners and occupants within a 750' radius and posted to the project site by September 15, 2022. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

IX. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 22-___, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1118-22 FOR ALCOHOLIC BEVERAGE SALES WITHIN A HOTEL AT 888 E. DOMINGUEZ STREET.”

X. Exhibits

1. Draft Resolution
 - A. *Legal Description*
 - B. *Conditions of Approval*
2. Development Plans
3. Planning Commission Minutes dated August 25, 2020

Prepared by: McKina Alexander, Associate Planner