



CARSON PLANNING COMMISSION STAFF REPORT

DATE: June 11, 2024
FROM: Christopher Palmer, AICP - Planning Manager
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SUBJECT: Site Plan and Design Review (DOR) No. 1957-24

PROJECT/APPLICANT INFORMATION

Project Summary: Consider finding a CEQA exemption and approval of Site Plan and Design Review No. 1957-24 for development of a 7,638 square foot Animal Clinic.

Project Location: 16300 Figueroa St. (APN # 6125-019-001)

Zoning: Manufacturing, Light - Design Overlay (ML-D)

Project Applicant/Owner: John P. Ramirez

I. OVERVIEW

A. Introduction and History

The subject property is in the Manufacturing, Light- Design Overlay Zone and proposed improvements exceed \$50,000. As such, the applicant is required to submit for site plan and design review (DOR) before the Planning Commission per Carson Municipal Code (CMC) Section 9172.23. Historical records show there had previously been an outdoor storage of drums and trucks business since 2007. The property has sat vacant since approximately June of 2023.

B. Project Description

The applicant requests approval of the proposed DOR to construct a 7,638 -square-foot Animal Clinic. The newly developed clinic will consist of a patient lobby area, offices, exam rooms, recovery areas, treatment/surgery rooms, restrooms, switchgear, medical gas and trash enclosure areas. Additionally, recuperative care wards, storage area, food preparation area, staff breakroom, laundry room, storage, and an outdoor patio. The clinic proposes to have 3 doctors and 4 supporting staff per doctor. The location will include 27 parking spaces for the accommodation of staff and clients coming to the

location. The purpose of the clinic is to provide veterinary care to domestic dogs, cats, and serve the community.

As shown on the elevations (Figure C), the new building is proposed to be approximately 17'9" feet in height. The facade for the new structure would be created with a new, modern stucco and brick design; The proposed color and material will provide a new modern look to the building. The project is incorporating large 9' windows on the building.

Figure A provided below is an image of the existing conditions of the project site. Figures B and C are a colored rendering of the materials and elevations of the proposed project, respectively.

Figure A



Figure B

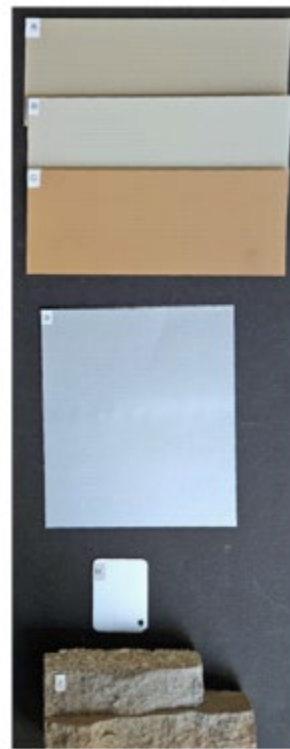


Figure C

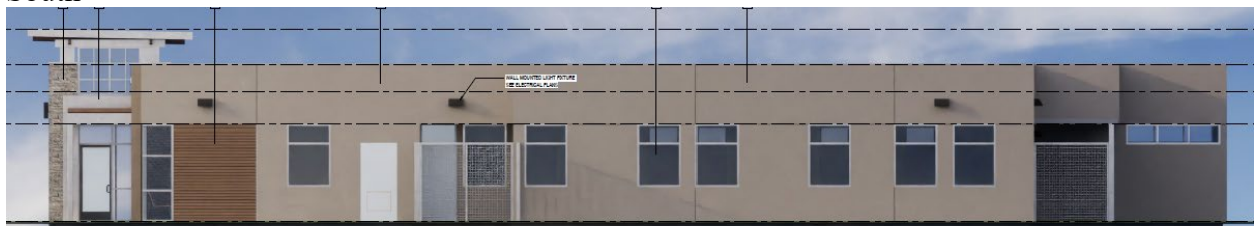
West



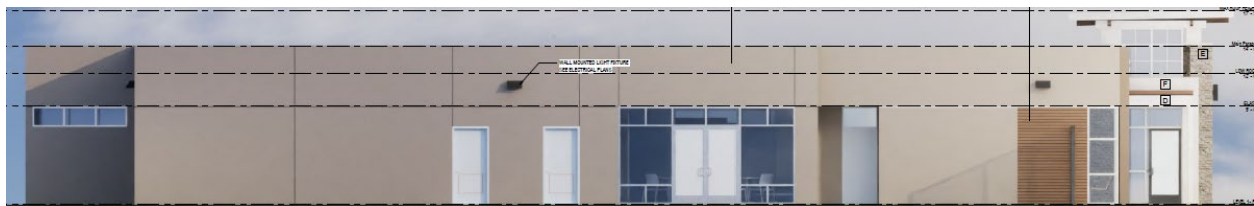
East



South



North



C. Existing Conditions

1. Land Use Information

The subject property site is in the Manufacturing, Light (ML-D) Zone and has a General Plan land use designation of Light Industrial. The project site is largely surrounded by other industrial uses, the only exception to this is directly across the street, there is some multi-family development along Figueroa Street. The residential located across the street is outside of city boundaries. As shown on the attached Radius map (Attachment 2), the project site is in the Northwest part of the city, North of the intersection of Gardena Blvd and Figueroa Street.

2. Site Conditions

The existing vacant lot currently sits 102 feet wide, and 290 feet in length. The project site is composed of two lots that are to be merged for the completion of the proposed development. Subject to CMC 9207.28, the lot merge for this project is being processed under a separate permit and will be approved by the Community Development Director. The site is contained by a six-foot CMU wall at the front and rear of the property. The sides of the property have chain link fence. There is currently no building on the site given that the on-going operation out of the site has only been storage.

II. ANALYSIS

A. Zoning Ordinance Compliance

The proposed use of the development project is consistent with the ML-D (Manufacturing, Light Design Overlay) zoning designation of the site, which allows for animal clinics. CMC 9141.1 provides that any principal use permitted in any commercial zone, whether automatically (X), with limitation (L), or by conditional use permit (C), is automatically permitted in the ML zone, subject to the same requirements specified for such use in the commercial zones, except for certain enumerated uses which are not applicable here. CMC 9131.1 permits "Animal services – dog clip and wash, veterinary office or clinic (no animal hospital or kennel) (See CMC 9131.13(D).)" in most commercial zones. Accordingly, the proposed use is automatically permitted in the subject zone.

The site is in a design overlay zone, so all development is subject to Site Plan and Design Review (DOR) per CMC 9172.23. The proposed development complies with the following development and design standards found in CMC 9145.1 – 9146.9 for ML-D:

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
Site Requirement	X		Lot size for this project is 30,678 square feet. Minimum is 20,000.
Street Frontage and access - 9145.3	X		A new or additional use shall not be developed on an existing lawfully established lot (including a leased area of land during the term of the lease) unless there is vehicular access from a public street or alley, and such access has a width of at least twenty (20) feet. Project site has a 26' driveway and 102' of street frontage.
Lot Width - 9145.4	X		Providing 102' of width, needs at least 100'.
Lot Area - 9145.2	X		Providing over 26,000 sq' of width, needs at least 20,000 sq'
Building Setback - 9146.23-9146.24	X		Providing more than 25' for front yard, 10' along the side yards, 5' at the rear.
Building Height - 9146.12	X		Proposing 17'9" at the highest point, majority of the building will be at 14'6".
FAR (Floor Area Ratio per General Plan)	X		Maximum floor area ratio (FAR) is .4 . Proposing .24

Pursuant to Section 9113.2 of the CMC, all uses within the Design Overlay District are subject to Site Plan and Design Review pursuant to Section 9172.23 of the CMC. Section 9172.23 states that the project may be approved by the Planning Commission if and only if the following findings can be made:

a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.

The proposed development project is consistent with the General Plan and General Plan designation of Light Industrial of the site for the following reasons:

- Consistency with applicable General Plan land use classification.

- Compatibility with General Plan objectives and policies.

The General Plan land use designation for the property is Light Industrial. The Light Industrial land use designation description provides that it is intended for a wide variety of industrial uses, and that commercial uses are permitted subject to criteria outlined in the Zoning Ordinance, which are met here as discussed above. The project is also compatible with the General Plan goals and objectives. There is no applicable specific plan.

The proposed development is also compatible with the surrounding uses. The project development plan will not adversely impact the adjacent properties and their uses.

b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.

The current architectural style of the proposed clinic is a mixture of stucco, stone, and aluminum accents for the façade. The proposed building provides a new modern look to the building that will be a fresh new look to the property. The proposed building is approximately 7,638 square feet and the whole site will see improvements to make it a nice new location to serve the community and anyone in need of clinical services for their pets. Some of the other improvements that are proposed with this site is brand new landscaping that totals just over 6,000 square feet. As part of the new landscaping there are about 33 new trees incorporated. The proposed 10' foot wide setback is in accordance with the current minimum side yard setback requirement. The applicant's proposed development will meet the minimum front yard setback requirement of 25 feet with only the approved encroachments in the area. Staff believes the project is compatible in architecture and design with existing and anticipated development in the surrounding area.

c. Convenience and safety of circulation for pedestrians and vehicles.

There will be no change to site access. Access to the project site is available through a driveway along Figueroa Street. The change will be that with this project a proper parking layout and fire lane would be identified on the lot. It currently sits paved with no striping or identification of parking for vehicles. There is also a walking path that leads from the public sidewalk into the property all the way into the proposed building. City of Carson Public Works department has confirmed that the alley is not part of any future right of way project that would affect or prohibit this project. The project will provide convenience and safety of circulation for pedestrians and vehicles.

d. Attractiveness, effectiveness, and restraint in signing graphics and color.

No signage proposed for this project as it is not applicable. Signage will be independently submitted for at a later time.

e. Development scheduling

Project will not be phased.

f. Conformance to any applicable design standards and guidelines which have been adopted pursuant to CMC 9172.15.

Not applicable.

B. Public Hearing Notice

Public Notice was given in accordance with Part 7 of the CMC. Notice of public hearing was posted to the project site and mailed to property owners and occupants within a 750' radius on May 29th, 2024. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

C. Environmental Analysis

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, in-fill-development, which consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements.

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare, or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

The project meets all of the criterion for this CEQA exemption for various reasons. The development is within the City of Carson jurisdiction and is not larger than five acres. There is not value to the property for a habitat to endangered species, all services like utilities and public services can serve the property as proposed, they will be part of the verification process with building and safety and engineering to make sure all water purveyors serve the property and the sewage for the lot is adequate. and lastly the project approval would not cause significant effects in traffic, noise, air quality of water quality because it would be a animal clinic that serves the community on an appointment basis. So large sums of traffic in and out of the property will not be occurring throughout constant times.

CONCLUSION AND RECOMMENDATION

Staff believes that the project meets the required findings for approval of site plan and design review pursuant to CMC 9172.23. Thus, staff recommends approval for the development of the 7,638 sq' animal clinic.

Staff recommends the Planning Commission:

- **ADOPT** Resolution No. 24-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1957-24 TO CONSTRUCT A NEW 7,638 SF ANIMAL CLINIC AND ASSOCIATED SITE IMPROVEMENTS.

III. ATTACHMENTS

- 1) Development Plans
- 2) Radius Map
- 3) Draft Resolution No 24-_____.
 - A. Legal Description
 - B. Conditions of Approval
- 4) Public Hearing Notice