

**CITY OF CARSON**  
**PLANNING COMMISSION**

**RESOLUTION NO. 24-**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF CARSON FINDING A CEQA EXEMPTION  
AND CONDITIONALLY APPROVING SITE PLAN AND  
DESIGN REVIEW NO. 00007-24 AND CONDITIONAL USE  
PERMIT NO. 1132-24 AND FOR A NEW AUTO REPAIR  
AND COLLISION FACILITY WITH A PAINT SPRAY  
BOOTH (SOUTH BAY FLEET SPECIALIST)**

**WHEREAS**, on April 25, 2024, the Department of Community Development received an application from Angelica Gomez, on behalf of South Bay Fleet Specialist, for real property located at 17126 S. Broadway Street and described in Exhibit “A” attached hereto (the “Property”), requesting approval of Site Plan and Design Review (DOR) No. 00007-24, and Conditional Use Permit (CUP) No. 1132-24 for a new use of an existing building as an auto repair and collision facility with a paint spray booth.

**WHEREAS**, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 27th of August, 2024, conduct a duly noticed public hearing as required by law to consider said application. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by August 16, 2024.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:**

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** The Planning Commission determines that the facts of this matter are as follows:

1. With respect to the **Site Plan and Design Review No. 00007-24** to permit the development of the proposed project to provide new fencing, landscaping, and equipment screening.
  - a) The proposed development is compatible with the General Plan of the City of Carson and with the surrounding uses. There is no applicable specific plan.
  - b) The proposed development is compatible in 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. Landscaping is being incorporated to provide screening and beautify an area that has little to no landscaping, a 6’ high wrought iron fence is being added along Walnut and Broadway Streets, the building façade is being upgraded with fresh paint, the existing roll-up door

is being replaced, existing windows in the office area are being replaced, and new screened equipment is being added to the roof, all of which are compatible with development in the vicinity.

- c) The proposed development, as conditioned, provides for convenience and safety of circulation for pedestrians and vehicles. The proposed project will provide access via two existing driveways along Walnut St. A condition of approval has been added to ensure that the sliding gates installed across both the driveway to the service bay entrance and the driveway to the parking lot, which will be installed as part of the new wrought iron fence, remains open during business hours to prohibit queuing of vehicles on Walnut St. Additionally, a condition of approval has been added to require the applicant to paint red curbs along Walnut Street within the 12' X 12' visibility triangle areas indicated on the development plans. Conditions of approval have been added to ensure compliance with CMC 9138.14(E)(3), providing that vehicles being worked on or awaiting service or pick-up shall be stored within an enclosed building or in a parking lot on the property and shall be screened from the public right-of-way, and that unattended vehicles may not be parked or stored on the sidewalk adjoining the property, in the street, or in any portion of the public right-of-way within the City. With these requirements in place, the City's Traffic Engineer has determined that applicable requirements are being met. The proposed development is not anticipated to generate significant additional traffic trips based on the submitted Trip Generation Memo. The project proposes to maintain the existing parking lot that includes five off-street parking spaces, which is permitted by the Carson Municipal Code.
  - d) The proposed address identification signs will comply with applicable Carson Municipal Code provisions, and will exhibit attractiveness, effectiveness, and restraint in signing graphics and color. No business signage is currently being proposed. All future signage will be reviewed as a modification to this Site Plan and Design review and is subject to the same findings.
  - e) The proposed development will be in one phase (i.e., will not be a phased development).
  - f) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review," can be and are made in the affirmative.
2. With respect to the **Conditional Use Permit (CUP) No. 1132-24** to permit the proposed use of the Property as an auto repair and collision facility with a paint spray booth:
- a) The proposed use and development is consistent with the General Plan of the City of Carson, including the Property's General Plan Land Use designation of Light Industrial.
  - b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development of the auto repair and collision facility.
  - c) The proposed use and development, as conditioned, will have adequate street access and traffic capacity, and adequate onsite parking, as provided in Section 1(c) above.

- d) There will be adequate water supply for fire protection. The Los Angeles County Fire Department has reviewed the proposed project and concluded that adequate water supply exists to meet current and anticipated fire protection/suppression needs.
- e) The proposed use and development will be compatible with the intended character of the area, which is industrial. The proposed project is within the Heavy Industrial zoning designation, which conditionally permits automobile/vehicle service and repair uses, subject to the limitations of CMC 9138.14, all of which are adequately met here.
- f) The required findings set forth in CMC 9138.14(C) can be and are made in the affirmative with respect to the proposed use and development as conditioned by the Conditions of Approval attached as Exhibit "B." Specifically: (1) the project is designed so that form and scale are harmonious and consistent with the character of the specific site, the adjacent uses and structures, and the surrounding neighborhood; (2) The site design, including the location and number of driveways, will promote safe and efficient on-site and off-site traffic circulation; (3) Service bay openings are designed to minimize the visual intrusion on surrounding streets and properties; and (4) Lighting is designed to be low-profile, indirect or diffused and to avoid adverse impacts on surrounding uses.
- g) The Commission has considered the special criteria and limitations pertaining to Conditional Use Permits in an industrial zone set forth in CMC Section 9143 with respect to the proposed use, as conditioned by the Conditions of Approval attached as Exhibit "B." All required findings for approval of the Conditional Use Permit can be, and are, made. The proposed use is commercial in nature and will not intensify, add to, or interact with industrial activities in the area in a manner that would create any hazards or adverse effects, nor would there be any hazard to the proposed use as a result of it locating in proximity to the existing uses in the surrounding area.

**SECTION 3.** The project is categorically exempt under Class 1 (Existing Facilities) pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. Examples include (a) interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

The project meets the foregoing examples and involves negligible or no expansion of existing or former use.

No exception to the aforementioned categorical exemption applies under CEQA Guidelines Section 15300.2.

A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

**SECTION 4.** The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Conditional Use Permit (CUP) No. 1132-24 and Site Plan and Design Review No. 00007-24 for the proposed use and development of an auto repair and collision facility with a paint spray booth located at 17126 S. Broadway Street, subject to the Conditions of Approval contained in Exhibit “B,” attached hereto.

**SECTION 5.** This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

**SECTION 6.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**APPROVED** and **ADOPTED** this \_\_ day of August, 2024.

\_\_\_\_\_  
**CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**

## LEGAL DESCRIPTION

**The land referred to herein is situated in the State of California, County of Los Angeles, City of Carson and described as follows:**

Lot 24, and the Southerly 10 feet of Lot 25, Tract 9925, in the City of Carson, County of Los Angeles, State of California as per map Recorded in [Book 168, Pages 6 and 7 of Maps](#) in the Office of the County Recorder of said County.

Except therefrom any and all oil, gas and/or hydrocarbon substances being in and/or under said premises and which may be removed therefrom; with the right to drill wells for the production of such products beneath the surface of said land and first party reserves the further right to extract all gas, oil and/or other hydrocarbon substances underlying the above described premises by drilling into and removing such substances from said land by means of a well or wells commenced upon said land or by means of operations conducted from lots other than the above described premises and likewise the first party, grantor, reserves and shall have the right, without payment of royalties or other considerations to grantees, their successors and assigns, to drill into and through the discovering producing or removing oil or any of the aforementioned substances from wells bottomed and/or produced in, from or on lands other than the above described land; provided, however, that under no circumstances shall surface operations upon the above described premises be conducted or materials or equipment installed or maintained on any part of the surface of the above described land without the written consent of the owners of the surface of the above described premises; and provided further, that any such wells so drilled as aforesaid, shall not be drilled into or maintained in said land at a lesser depth than 300 feet from the surface of said above described real premises, as reserved by Stellar Corporation, a corporation, in Deed recorded December 20, 1954 in [Book 46416 Page 438](#), Official Records.

APN: 6126-005-008

(End of Legal Description)

### MAP

THE MAP(S) CONNECTED HERewith IS BEING PROVIDED AS A COURTESY AND FOR INFORMATIONAL PURPOSES ONLY; THIS MAP SHOULD NOT BE RELIED UPON. FURTHERMORE, THE PARCEL(S) SET OUT ON THE MAP(S) MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES. STEWART TITLE OF CALIFORNIA, INC. AND STEWART TITLE GUARANTY COMPANY ASSUME NO LIABILITY, RESPONSIBILITY OR INDEMNIFICATION RELATED TO THE MAP(S).

**CITY OF CARSON  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**SITE PLAN AND DESIGN REVIEW NO. 00007-24 AND CONDITIONAL USE PERMIT  
NO. 1132-24**

**I. GENERAL CONDITIONS**

1. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
2. The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
3. The Developer shall comply with all city, county, state and federal regulations applicable to this project.
4. Any substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
7. The project entitlements and approvals that are the subject of these conditions may be revoked by the Planning Commission (or City Council on appeal) in accordance with Section 9172.28 of the Zoning Ordinance.
8. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
9. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.

10. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.
11. Indemnification. The applicant, owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals 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 that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors 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 the City opts for Indemnitors 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 Indemnitors' consent. Indemnitors shall provide a deposit to the 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 the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

## **II. AESTHETICS**

1. All automobile services and repair work shall be conducted within an enclosed building except: pumping motor vehicle fluids, checking and supplementing various fluids, and mechanical inspection and adjustments not involving any disassembly.
  2. The premises shall be kept in an orderly condition at all times. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside a building.
  3. Vehicles being worked on or awaiting service or pick-up shall be stored within an enclosed building. Unattended vehicles may not be parked or stored on the sidewalk adjoining the property, in the street, or in any portion of the public right-of-way within the City.
  4. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
-

5. Roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
6. Graffiti shall be removed from all areas within twenty-four (24) hours of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.).
7. The proposed project site shall be maintained free of debris, litter, and inoperable vehicles (except automobiles undergoing active service and repair as part of the approved use) at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.
8. Building shall be repainted and maintained as needed to the satisfaction of the Planning Division
9. Prior to issuance of a Building Permit, plans shall be submitted that include all site design elements that are not currently included on the current set of development plans. These plans shall include the new roll-up door, the new windows facing Broadway Street, the new paint scheme, and the new address identification signs.

### **III. FENCE/WALLS**

1. The new 6' high wrought-iron fence with sliding access gates along Broadway and Walnut shall be maintained free from graffiti and painted when necessary.
2. Prior to issuance of a Building Permit, the wrought-iron fence constructed prior to Commission approval shall be relocated to match the Development Plans. The wrought-iron fence shall not be located within the 12' X 12' visibility triangle area as indicated on the plans.

### **IV. LANDSCAPE/IRRIGATION**

1. Comply with the provisions of Section 9168.1 of the Zoning Ordinance, "Water Efficient Landscaping Ordinance" (MWELo)
2. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically timed controller station set for early morning or late evening irrigation.
3. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
4. The proposed irrigation system shall include best water conservation practices.
5. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
6. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

### **V. LIGHTING**

---



1. Prior to issuance of Certificate of Occupancy, adequate lighting for the parking areas shall be provided, to the satisfaction of the Planning Division.
2. Such lights are to be maintained and replaced when necessary.
3. All exterior lighting shall be provided in compliance with the standards pursuant to Sections 9147.1 and 9138.14.C.4 of the Zoning Ordinance.
4. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

## **VI. PARKING**

1. All driveways shall remain clear. No encroachment into driveways shall be permitted.
2. The parking areas will be re-slurry sealed and re-stripped with a new parking configuration that complies with ADA, Fire, and Traffic Engineering standards.
3. All areas used for movement, parking, loading, or storage of vehicles shall be paved, striped and provided with wheel stops in accordance with Section 9162.0 of the Zoning Ordinance.

## **VII. BUSINESS LICENSE**

1. All parties involved in the subject project including but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code

## **VIII. TRAFFIC**

1. Driveway gates for the parking lot and shop area shall remain open during business hours to prevent queuing into the public right-of-way.
2. The Developer shall submit improvement plans to the Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted. The following are required as a part of the project improvement plans:
  - a) Paint curbs red along Walnut abutting this proposed development within 12' X 12' visibility triangle area as indicated on the development plans. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval. Red curb painting shall be completed prior to Building Permit issuance.

## **IX. Building and Safety**

1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
  2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.
  3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
-

4. Buildings of use for vehicle repair garages shall be classified as S-1 Group Occupancy.
  5. Repair garages shall be constructed in accordance with the California Fire Code and Sections 406.2 and 406.8 of the Building Code.
  6. Repair garages shall be mechanically ventilated in accordance with the California Mechanical Code. The ventilation system shall be controlled at the entrance to the garage.
  7. The construction, installation and use of buildings and structures, or parts thereof, for the spray application of flammable finishes shall comply with the provisions of Section 416 of the Building Code. Operations and equipment shall comply with the California Fire Code.
  8. Spray rooms shall be enclosed with not less than 1-hour fire barriers constructed in accordance with Section 707 or horizontal assemblies constructed in accordance with Section 711, or both. Floors shall be waterproofed and drained in an approved manner.
  9. Mechanical ventilation and interlocks with the spraying operation shall be in accordance with the California Fire Code and California Mechanical Code.
  10. All State of California disability access regulations for accessibility shall be complied with.
  11. Summary of Accessibility Upgrades for Commercial Projects shall be completed and the completed form shall be copied on the plans. The form can be found at the following link  
<https://www.dropbox.com/s/4xkjyn5fhggpotk/Accessibility%20Upgrade%20Summary%20Form.pdf?dl=0>
  12. Separate application and plan review is required for Electrical plans.
  13. Separate application and plan review is required for Mechanical plans.
  14. Separate application and plan review is required for Plumbing plans.
  15. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
  16. Project shall comply with the CalGreen Non-Residential mandatory requirements.
  17. Building shall be equipped with an automatic sprinkler system in accordance with Section 903.2.9.1 of the Building Code.
  18. An automatic sprinkler system or fire-extinguishing system shall be provided in all spray rooms and spray booths, and shall be installed in accordance with Chapter 9 of the Building Code.
  19. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
  20. Separate permit is required for Fire Sprinklers
-

