

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 25-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON FINDING A CEQA EXEMPTION
AND CONDITIONALLY APPROVING SITE PLAN AND
DESIGN REVIEW NO. 1747-18 AND CONDITIONAL USE
PERMIT 1076-18 TO DEVELOP A NEW DRIVE THROUGH
CAR WASH AND RELATED SITE IMPROVEMENTS AT A
2.5 ACRE PROPERTY THAT CURRENTLY CONTAINS A
CHEVRON GAS STATION AND MCDONALDS**

WHEREAS, on October 29 2018, the Department of Community Development, Planning Division received an application from Max Netty for real property located at 17455 Central Ave. and described in Exhibit “A” attached hereto, requesting approval of Site Plan and Design Review (DOR) No. 1474-18 and Conditional Use Permit (CUP) No. 1076-18 to develop a new drive through car wash at a 2.5 acre property that is currently developed with an existing Chevron gas station and McDonalds.

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 May 13th, 2025, conduct a duly noticed public hearing as required by law to consider said Site Plan and Design Review and Conditional Use Permit 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 April 23, 2025; and

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. With respect to **Site Plan and Design Review No. 1747-18**, the Planning Commission finds as follows:

- a) The proposed development, as conditioned, is compatible with the General Plan of the City of Carson. The proposed drive through carwash is compatible with uses in the surrounding area which consists of a mixture of single- family residential, gas stations, and a drive through McDonalds. There is no applicable specific plan for the area.
- b) The architecture and design of the proposed project is compatible with existing and anticipated development in the vicinity. The project features a modern design and conforms to the site development requirements of the Commercial, General Zone, which applies to the project due to the application having been deemed complete prior to the adoption of the new Phase 1 zoning code (Ordinance No. 24-2405).
- c) The proposed development plan provides for convenience and safety of circulation for

pedestrians and vehicles. The proposed development will have adequate street access for pedestrians and vehicles, and adequate capacity for parking and service. The project contains four vehicular driveways, with two located on Albertoni St. and two located on Central Avenue. The proposed project provides 59 parking spaces, well in excess of the required 26 parking spaces according to the Carson Municipal Code.

- d) There is no proposed signage for the project. Any signage associated with the project will be pursuant to a separate permit and shall exhibit attractiveness, effectiveness, and restraint in signing graphics and color.
- e) The proposed project meets the development standards required by the Carson Municipal Code including minimum lot area, setbacks, design, landscaping, and hours of operation, as conditioned.
- f) The proposed development will be in one phase (i.e., will not be a phased development).
- g) The required findings pursuant to Carson Municipal Code (“CMC”) Section 9172.23(D), “Site Plan and Design Review,” can be and are made in the affirmative.

SECTION 3. With respect to the **Conditional Use Permit No. 1076-18**, the Planning Commission finds as follows:

- a) A CUP for the carwash is required pursuant to CMC Section 9138.14. The proposed carwash use and development is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Corridor Mixed Use, which allows for the proposed use, and the proposed use is compatible with the General Plan’s objectives and policies.
- b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed carwash use and development.
- c) The proposed use and development will have adequate street access, including adequate access for pedestrians and vehicles, and adequate traffic capacity, including adequate capacity for parking and service. The subject project proposes four vehicular driveways, with two located on Albertoni St. and two located on Central Ave.
- d) The proposed use and development will have adequate water supply for fire protection.
- e) The proposed use and development will be compatible with the intended character of the area, which is commercial and residential according to the Corridor Mixed Use General Plan land use designation.
- f) The proposed use and development conforms to the applicable requirements of CMC Section 9138.14(F). Specifically: (i) no building or structure of the proposed project is located within thirty (30) feet of any public street or within twenty (20) feet of any interior property line of a residential use or residential district, and vehicle lanes for car wash openings are screened from public streets to a height of at least forty (40) inches; and (ii) the hours of operation are limited to 8:00 a.m. to 8:00 p.m., seven (7) days a week given that the project abuts a residential district.

SECTION 4. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, which consists of construction and location of

limited numbers of new, small facilities or structures. None of the exceptions to the categorical exemption set forth in CEQA Guidelines Section 15300.2 apply to the proposed project.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings set forth above, does hereby approve Site Plan and Design Review No. 1747-18 and Conditional Use Permit No. 1076-18 for the proposed use and development of a new drive through car wash located at 17455 Central Ave., a 2.5 acre property that is currently developed with an existing Chevron gas station and McDonalds, subject to the Conditions of Approval contained in Exhibit B.

SECTION 6. 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 CMC Section 9173.4.

SECTION 7. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and **ADOPTED** this 13th day of May 2025.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE 273.89 ACRE TRACT IN THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ALLOTTED TO THE MERCHANTS EXCHANGE BANK OF THE DECREE OF PARTITION OF A PORTION OF SAID RANCHO IN CASE NO. 939 OF THE SUPERIOR COURT IN SAID COUNTY, SHOWN AS PARCEL 4, ON MAP FILED IN [BOOK 82 PAGES 31](#) AND 32 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED ON THE SOUTH AND SOUTHWEST BY THE GENERAL SOUTHERLY LINE OF PARCEL 4 OF LAND ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 45337) RECORDED IN [BOOK D3872 PAGE 421](#) OF OFFICIAL RECORDS IN SAID OFFICE, AND BOUNDED ON THE EAST AND NORTH BY THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE WESTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS HAVING A BEARING OF SOUTH 89° 35' 53" WEST, AND A DISTANCE OF 30.00 FEET IN SAID GENERAL SOUTHERLY LINE; THENCE PARALLEL WITH THE EASTERLY LINE OF SAID LAST-MENTIONED PARCEL 4, NORTH 0° 24' 07" WEST, 211.57 FEET; THENCE NORTH 43° 25' 03" WEST, 40.59 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1538.00 FEET; THENCE WESTERLY, ALONG SAID CURVE, FROM A TANGENT WHICH BEARS NORTH 88° 50' 17" WEST, THROUGH AN ANGLE OF 7° 29' 49" AN ARC DISTANCE OF 201.24 FEET; THENCE TANGENT TO SAID CURVE, NORTH 81° 20' 28" WEST 419.30 FEET TO THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN SAID GENERAL SOUTHERLY LINE DESCRIBED AS HAVING A BEARING OF NORTH 60° 15' 47" WEST AND A LENGTH OF 113.87 FEET.

EXCEPT THAT PORTION OF SAID LAND LYING BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF SAID LAND, AS DESCRIBED IN DEED FROM UNION OIL COMPANY OF CALIFORNIA TO STEVENSON VILLAGE RECORDED OCTOBER 28, 1965 AS [INSTRUMENT NO. 1423, OFFICIAL RECORDS](#).

EXCEPT ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE PRESENT SURFACE OF SAID LAND TOGETHER WITH THE RIGHT OF ENTRY BELOW SAID DEPTH OF 500 FEET BY SLANT OR DIRECTIONAL DRILLING FROM OTHER LANDS TO DEVELOP AND PRODUCE OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND OTHER MINERALS, AND THE RIGHT TO USE THE STRUCTURES BELOW SAID DEPTH OF 500 FEET FOR THE STORAGE AND SUBSEQUENT REMOVAL OF GAS OR OTHER SUBSTANCES, BUT WITHOUT ANY RIGHT OF SURFACE ENTRY, AS RESERVED BY ADELE DATES, ET AL, IN VARIOUS DEEDS, BEING RECORDED DECEMBER 1, 1964, MARCH 10, 1965, MARCH 22, 1965, MARCH 25, 1965 AND APRIL 1, 1965.

**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
CONDITIONS OF APPROVAL
EXHIBIT "B"**

**SITE PLAN AND DESIGN REVIEW NO. 1747-18,
CONDITIONAL USE PERMIT NO. 1076-18**

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 shall comply with all city, county, state and federal regulations applicable to this project.
3. 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.
4. 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.
5. 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.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. 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.
8. 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.
9. 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 therefore, or work may cease on the Project.

10. 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.
 11. The hours of operation for the carwash shall be limited to 8am to 8pm, seven days a week.
 12. The project shall incorporate silencers to each of the 12 proposed blowers and a new 10ft CMU wall near the entrance of the Carwash as detailed in what is referred to as “Option A” or “Mitigation Option A” in the Acoustical Noise Study dated July 26, 2024, that the applicant submitted to the City for review. The carwash shall not operate at any time with more than 12 blowers, nor at any time when silencers are not in place on all blowers. The City may conduct on-site sound level measurements of the operational car wash at any time to verify and ensure the noise levels as referenced on pages ii and 27 of the Acoustical Noise Study are met, and failure to meet such noise levels shall constitute a violation of this condition of approval. Details for the 10 ft CMU wall should be provided to the planning department for approval prior to submittal with Building and Safety for plan check.
 13. ***Interim Development Impact Fee:*** In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code (“CMC”), the applicant, property owner, and/or successor to whom these project entitlements are assigned (“Developer”) shall be responsible for payment of one-time interim development impact fees (“IDIF”) at the applicable amounts/rates detailed below for each square foot of commercial development constructed for the project. If the project increases or decreases regarding the square footage constructed, the total IDIF amount will be adjusted accordingly at the applicable rate. Additionally, s u b j e c t to the review, verification, and approval of the Community
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Development Director, the applicant *may* be eligible for development impact fee credits for demolition of an existing permitted structure or structures. To be eligible for credits, **prior to demolition**, please make the credit request with James Nguyen at jnguyen@carsonca.gov in the Community Development Department. Awarded fee credits shall reduce the final development impact fee amount and are applied when development impact fees are due. Final IDIF rates and amounts are calculated and due prior to issuance of the building permit(s). No building permit shall be issued prior to the full payment of the required IDIF amount, which payment shall be made in one lump sum installment. IDIF amounts/rates are subject to adjustment every July 1st based on State of California Construction Cost Index (Prior March to Current March Adjustment), per CMC Section 11500. IDIF amounts/rates for commercial development have been set at \$6.38 per square foot for Fiscal Year 2024-25, effective July 1, 2024, through June 30, 2025. Based on these rates, the Developer would be responsible for payment of IDIF in the amount of \$20,071.48 for the proposed project, calculated as follows: 3,146 square feet X \$6.38 per square foot = \$20,071.48. However, if the IDIF for the project is not paid by the end of the 2024-25 fiscal year (i.e., by June 30, 2025), a new IDIF rate/amount will apply for the period of July 1, 2025, through June 30, 2026, based on the IDIF rate for Fiscal Year 2025-26, and so on for subsequent fiscal year(s).

Notice of Imposition of Interim Development Impact Fees; Right to Protest

Pursuant to CMC Section 11503, Developer is hereby notified of the IDIF imposed on the project, as described and in the amount stated above. In accordance with Government Code Section 66020, Developer may protest the imposition of the IDIF on the project by complying with the requirements set forth in CMC 11900. Any such protest shall be filed within ninety (90) days after the effective date of the City's approval/conditional approval of the project. If you have any questions or comments regarding this notice, please contact James Nguyen at jnguyen@carsonca.gov or (310) 952-1700 ext. 1310.

II. 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. The building shall be addressed as 17457 Central Avenue, and an application to assign unit numbers shall be filed with the City prior to plan check submittal.
 5. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
 6. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
 7. A geotechnical and soils investigation report is required; the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
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- a) Observation of cleared areas and benches prepared to receive fill;
 - b) Observation of the removal of all unsuitable soils and other materials;
 - c) The approval of soils to be used as fill material;
 - d) Inspection of compaction and placement of fill;
 - e) The testing of compacted fills; and
 - f) The inspection of review of drainage devices.
8. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
 9. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
 10. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link
<https://www.dropbox.com/scl/fi/up1jbcg2e9sv4i0t6vrp3/CARSON-LID-PLAN-CHECKLIST-MS4-1-FORM.pdf?rlkey=1y5bsf2iladt6mzv56qgyz7cj&dl=0>
 11. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
 12. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
 13. Separate application and plan review is required for Electrical plans.
 14. Separate application and plan review is required for Mechanical plans.
 15. Separate application and plan review is required for Plumbing plans.
 16. Project shall comply with the CalGreen Non-Residential mandatory requirements.
 17. Proposed canopy shall be designed to comply with the fire-resistance rating per Table 705.5 and opening protection requirements per Table 705.8 of the Building Code based on the fire separation distance between the canopy and the carwash tunnel building, unless the two structures are designed to comply with Exception 1 under Section 705.3, considering the two as one building.
 18. Angled accessible parking spaces shall be designed to comply with Figure 11B-502.2 of the Building Code.
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19. Prior to the issuance of building permit, a written consent shall be obtained from the current easement holder(s) for any proposed development encroaching into existing easement(s).
20. 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.
21. Separate permit is required for Fire Sprinklers.
22. A reciprocal easement for ingress and egress, sanitary sewer, utility, drainage, water shall be provided for each property that does not front on or have direct access to the public way. Services to each property shall be underground and shall be located in a trench within this easement.

III. LA COUNTY FIRE DEPARTMENT

1. Install 1 public fire hydrant s noted by fire department. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. The required fire flow for public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours.

IV. AESTHETICS

1. 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.
2. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
3. 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. 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.).
4. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.

V. FENCE/WALLS

1. The proposed 8' tall masonry block wall at the southern portion of the property shall remain and be maintained free from graffiti and painted when necessary.

VI. LANDSCAPE/IRRIGATION

1. The project shall comply with the provisions of Section 9168.1 (Adoption of Water Efficient Landscape Ordinance) and 9138.14 (Automobile/Vehicle Service) of the Zoning Ordinance.
 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. The proposed irrigation system shall include best water conservation practices.
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4. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
5. Prior to issuance of Building Permit, the applicant shall submit a set of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are subject to approval by the Planning Division prior to issuance of Building Permit.

VII. LIGHTING

1. The project shall provide adequate lighting for the parking areas.
2. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9137.1 (Exterior Lighting) of the Zoning Ordinance.
3. 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.

VIII. PARKING

1. Prior to the issuance of Building Permit, the Developer shall submit a revised parking plan in accordance with Section 9162.21 of the Zoning Ordinance.
2. All driveways shall remain clear. No encroachment into driveways shall be permitted.
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.

IX. TRASH

1. A trash enclosure shall be provided on site, at a location approved by the Planning Division.
2. Trash collection shall comply with the requirements of the City's trash collection company.

X. 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.
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