

City of Carson

Planning Commission

Resolution No. 99-1763

**A Resolution of the Planning Commission
of the City of Carson Granting Variance No. 401-97**

The Planning Commission of the City of Carson hereby finds, resolves, and orders as follows:

Section 1. An application was duly filed by the applicant, Mr. Robert Harris, with respect to real property located at 21830 Recreation Road and described in Exhibit "A" attached hereto requesting approval of Variance No. 401-97 to expand a recreational driving skill facility with no added off-street parking. The proposed expansion is located within the CG-D (Commercial, General-Design Overlay Review) zoned district. A public hearing was duly held on January 27, 1998, February 10, 1998, May 11, 1999, and May 25, 1999, at 6:30 p.m., at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The applicant is requesting a variance from Section 9133 and 9162.21 of the Carson Zoning Ordinance for less than the required off-street parking for a driving skill track.
- b) The proposed expansion and development is compatible with the General Plan of the City which designates the property for general commercial development.
- c) The proposed project is consistent with all applicable provisions of the Carson Zoning Ordinance excepting the provision for this variance request, for less than required off-street parking and less than required front yard setback (modification to Variance No. 358-92).
- d) The driving skill facility received initial approval for use (CUP No. 392-92) design (DOR No. 564-92), and a reduction in front yard setback (Variance No. 358-92) by the Planning Commission on July 28, 1992. The Design Review received Redevelopment Agency approval on August 18, 1992.
- e) There are unique circumstances applicable to the property that would warrant the granting of a variance. The dimensions of the site, ranging from 80 to 100 feet in depth, differ (smaller) from those normally found in CG (Commercial, General) zones throughout the city.


- f) The applicant conducted a parking demand survey which demonstrated the adequacy of off-street parking for the existing and proposed road course. Recreation Road is a cul-de-sac and is capable of providing access to only four, low traffic generating businesses. The half-mile roadway can accommodate on-street parking on both sides of the street, up to 100 vehicles, and is capable of handling any overflow of vehicles from driving skill course parking lot. Any overflow of vehicles will not pose a threat to traffic flow or create congestion or circulation problems.
- g) Due to the smallness of the lot few commercial businesses could establish themselves on the subject site, as demonstrated by its vacant state. The subject site would have to be combined with an adjacent parcel in order to provide any significant commercial development. Few commercial businesses could establish themselves on the subject site without deviating from some section of the zoning ordinance in order to accommodate a building, a parking lot, front yard setback, landscaping, etc. In this case, the applicant needs to reduce the 25-foot front yard setback requirement in order to provide enough space for safe road course turns.
- h) The project involves no potential of any adverse effect, either individually or cumulatively, on wildlife resources; and, therefore, a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes 1991.

Section 4. Based on the aforementioned findings, the Commission hereby grants Variance No. 401-97 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the Negative Declaration.

Section 5. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 6. This action shall become final and effective fifteen (15) days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 25th DAY OF MAY, 1999.


CHAIRMAN

ATTEST:


SECRETARY

Variance No. 401-97

Exhibit "A"

Lot 4 and 5 of Tract No. 43751, in the City of Carson, County of Los Angeles, State of California, as per map filed in Book 1107, Pages 93 to 95, inclusive, of maps, in the Office of the County Recorder of said county.

Also known as: Book 7328, Page 1, Parcels 015 and 016 under the Los Angeles County Assessor Information.

Commonly known as 21830 Recreation Road.