

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 02-1921**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING TO THE CITY COUNCIL APPROVAL OF DESIGN OVERLAY REVIEW NO. 02-08-795 FOR THE CONSTRUCTION AT 21710 RECREATION ROAD OF AN ELECTRONIC MESSAGE CENTER SIGN ASSOCIATED WITH THE NATIONAL TRAINING CENTER TO BE LOCATED AT THE CAMPUS OF CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** An application was duly filed by the applicant, Carson Redevelopment Agency, with respect to real property located at 21710 Recreation Rd. and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review (DOR) No. 02-08-795 for construction in the Electronic Marquee Signage Overlay District of the CG-D Zone (Commercial, General – Design Overlay Review.)

A public hearing was duly held on October 22, 2002, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of 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.** Pursuant to Section 9172.23(D) of the Carson Municipal Code (CMC), the Planning Commission finds that:

a) The proposed project adheres to the goals and policies described in the Land Use Element of the General Plan. According to this document, "commercial activities should be screened or buffered from adjacent residential uses wherever possible." The proposed project achieves this goal because it provides landscaping and the signs are compatible with the EMS Overlay District zoning.

b) The proposed project involves the construction of a sign to extend 115 feet above the ground level. The sign is to have a height of 89 feet above the freeway grade. The sign has a contemporary style design appearance involving a stark industrial looking metal pole structure and wire mesh frame. The height and design of the proposed signs are consistent with the Conceptual Drawings and Schematic Designs approved in the DDA executed by the Carson Redevelopment Agency, the City of Carson and Anschutz Southern California Sports Complex, LLC. The City therefore is required by the Cooperation Agreement executed with the Agency to approve the proposal as is.

c) The proposed project will not affect or impact the safe circulation of either pedestrian or vehicular traffic as the facility is essentially unmanned.

d) The height and design of the proposed sign is consistent with the Conceptual Drawings and Schematic Designs approved in the DDA. The City therefore is contractually obligated to approve the proposal as is.

e) No design standards or guidelines adopted pursuant to Section 9172.15 are applicable to the subject property. However, as explained above, the DDA approves Conceptual Drawings and Schematic Designs for the sign and allows the sign to have a height of approximately 105 feet above freeway grade. The City therefore is contractually obligated to approve the proposal as is.

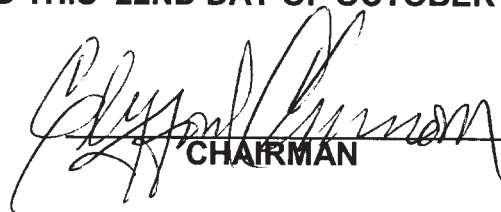
**Section 5.** This project has been reviewed pursuant to the National Training Center Environmental Impact Report (NTC EIR), State Clearing House No. 2000101041 which was certified on June 4, 2001 by the Board of Trustees of the California State University and College System and an Addendum to the NTC EIR by the California State University and College System. A determination has been made that no further environmental review is required for consideration of the proposed National Training Center signs to satisfy the requirements of the California Environmental Quality Act ("CEQA"). The City, as a responsible agency under CEQA, finds that there are not any feasible alternatives or feasible mitigation measures within its powers that would substantially lessen or avoid any significant effect the project would have on the environment. The City finds that the economic and social benefits of the National Training Center project outweigh any unavoidable adverse environmental effects of the proposed signs.

**Section 6.** Based on the aforementioned findings, the Planning Commission hereby recommends to the City Council approval of DOR No. 02-08-795 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 7.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 8.** This action shall become final and effective fifteen 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 22ND DAY OF OCTOBER 2002.**

  
CHAIRMAN

**ATTEST:**

  
SECRETARY

## LEGAL DESCRIPTION

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

LOT 6 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 RECORDER OF  
SAID COUNTY.

END OF LEGAL DESCRIPTION

**CITY OF CARSON  
DEVELOPMENT SERVICES  
PLANNING DIVISION**

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 02-08-795**

GENERAL CONDITIONS

1. If Design Overlay Review No. 02-08-795 is not used within one year of its effective date, the permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The NTC shall comply with all city, county, state and federal regulations applicable to this project.
3. The NTC shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission as Exhibits "C-1" and "D-1" respectively in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
4. The NTC shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission and City Council Resolutions.
5. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the permit(s) shall lapse, provided the NTC has been given written notice to cease such violation and has failed to do so for a period of thirty days.
6. The NTC 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.
7. The decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, 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.
9. All regulations and guidelines in accordance with any required Caltrans approval shall be strictly enforced.

10. The maximum height of the sign from ground level shall be 115 feet. Any future alteration or upgrades of the sign or property shall require prior approval from the City.
11. The sign structure, ground equipment, and landscape shall be maintained in good condition at all times.
12. The existing billboard on the property shall be removed by March 15, 2003.
13. Directional signage is necessary for businesses located on Recreation Road within the vicinity of the subject marquee sign. The applicant shall provide a location for the installation of a monument sign for adjacent businesses on Recreation Road as deemed necessary by the Development Services Group. Final design, location, and size to be subject to General Manager review and approval.
14. Final landscape and irrigation plan shall be approved by the Planning Division and be submitted in accordance with Planning Division requirements. The landscape plan shall be modified to incorporate roses and other plant materials in order to create consistency and compatibility with anticipated plans for the surrounding area.
15. The sign shall be subject to mitigation measures and associated analysis as required by the NTC Final Environmental Impact Report (State Clearing House No. 2000101041) and Addendum.
16. Anshutuz Southern California Sports Complex, LLC. (Developer) shall facilitate efforts by the City of Carson to create an appealing sense of entry into the city for people approaching from the freeway offramp. The City shall have the right to construct improvements on the subject property consisting of wayfinding signage or public art. The Developer shall endeavor to provide the designated area to the City if deemed necessary by the City Council.
17. The Planning Division shall monitor the subject facility to assure adequacy of maintenance and condition of the sign and property improvements. A revocation of this authorization shall be requested by the Planning Division if the facility is found to be in poor condition or repair. The NTC shall be provided with a minimum 30-day notice detailing the concerns or areas requiring correction prior to the Planning Commission conducting a hearing on said revocation.
18. All conditions herein shall be the responsibility of the NTC or any future assignee or transferee of the interests in the property and improvements or the property owner as appropriate under the law.

#### UTILITIES

19. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9126.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.

## PUBLIC WORKS REQUIREMENTS

20. NTC shall abide by the following conditions:

- a. A construction permit is required for any work to be done in the public right-of-way.
- b. The developer shall remove and replace existing broken curb and gutter per City of Carson Standard as directed by the City Engineer.
- c. The NTC shall submit plans, prepared by a Civil Engineer registered to practice in the State of California, to the Engineering Services 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.
- d. All infrastructures necessary to serve the proposed development shall be in operation prior to the issuance of the Certificate of Occupancy or Certificate of Completion.
- e. Prior to issuance of Building Permit, the following must be on file:
  1. Construction bond as required for all work to be done within the public right-of-way.
  2. Proof of Worker's Compensation and Liability Insurance.
- f. Any public improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.

## AESTHETICS

21. The specification of all colors and materials must be non-reflective and submitted and approved by the Planning Division prior to the issuance of any building permits.
22. Graffiti and litter shall be removed from all project areas within three days of written notification by the City of Carson. Should the graffiti or litter 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 modifications (i.e., fencing, landscaping, chemical treatment, etc.).

## BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

23. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.