



CARSON PLANNING COMMISSION STAFF REPORT

DATE: March 12, 2024
FROM: Christopher Palmer, AICP - Planning Manager
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SUBJECT: Site Plan and Design Review 1960-24 and Conditional Use Permit 1121-22 & 1122-22 (Freeway Tires)

PROJECT/APPLICANT INFORMATION

Project Summary: Finding a CEQA exemption and conditionally approving Site Plan and Design Review No. 1960-24 Conditional Use Permit No. 1121-22 and 1122-22 for a new truck tire sale & repair service shop (Freeway Tires), and being less than 100 ft from a residential zoned property.

Project Location: 21212 Alameda Street (APN # 7308-012-014)

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

Project Applicant: Jose Duran/Freeway Tires

I. OVERVIEW

A. Introduction

This item was presented to commission on February 27, 2024 to allow for the project to be viewed and begin the public hearing for the requested project. Staff presented and there were no public comments provided for this specific item. There were concerns that the business has not been following direction from staff to cease operation until proper approvals are acquired. Additional to the commissions concerns staff felt it necessary the item be continued to address various development aspects that needed to be re-visited. Our department followed up with both the business owner and code enforcement to re-iterate the concerns of operations on the site. The item was continued and is now being brought back to commission.

This project, which is located at 21212 Alameda Street, and involves the following three applications for the development of a 11,883.29 square foot property:

- Section 9141.1 of the CMC requires approval of a Conditional Use Permit (CUP) by the Planning Commission for the use of Vehicle Service and Repair. The project would be subject to the limitations of CMC 9138.14.
- Section 9148.8 of the CMC requires approval of a Conditional Use Permit (CUP) by the Planning Commission for Truck related uses located less than one hundred (100) feet from residential zone.
- Section 9113.2 designates the requirement for properties within a Design overlay zone to be subject to section 9172.23 for Site Plan and Design Review for any development that is \$50,000 or more.

B. Project Description

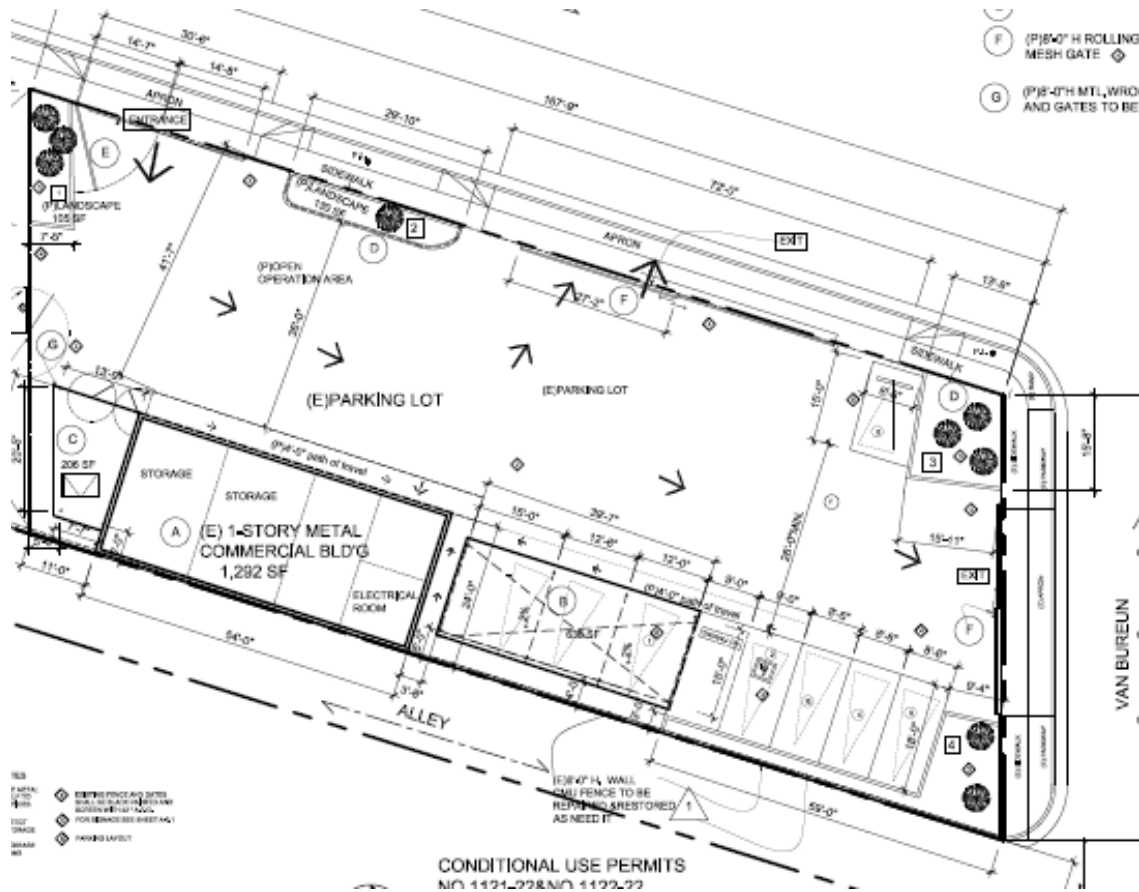
As shown in the attached site plan and floor plans, the proposed project would include one building as follows:

The building on site is existing and is being refurbished, not construction of a new structure. Daily operation of the location will be consistent of a tire shop, fixing and replacement of truck tires and passenger vehicles. The building would be 1,292 square feet on a 11,883.29 square foot lot. The building would include one story and contain an office, bathrooms, and storage space. The building has three roll up doors on which two of them will be maintained closed. The site is proposed to have an 8 ft wrought iron fence surrounding the property along Alameda St. and Van Buren St. The rear of the property is adjacent to an alley and will have a 6' block wall. The site will have two open patios to the sides of the building, one on each side. One of the patios will contain a screened fence to be used as the property's trash enclosure per Carson Municipal Code standards. Carson Municipal Code (CMC) Section 9162.21 requires a minimum of 5 parking spaces if the calculated amount is less than 5; The applicant is proposing 6 spaces as follows:

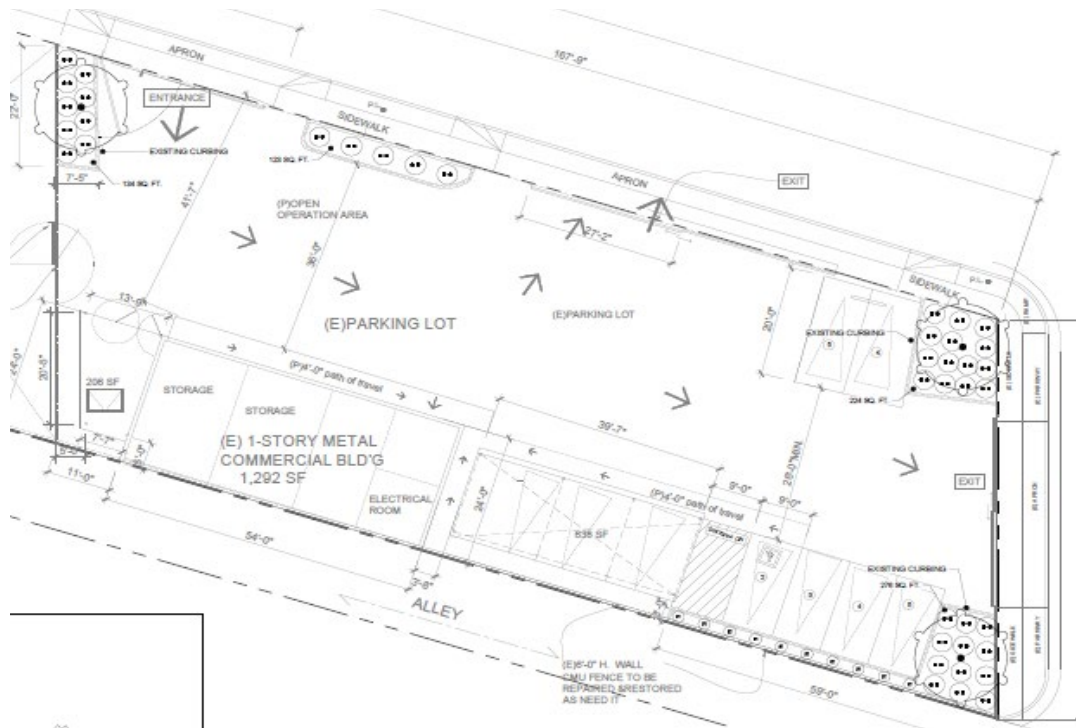
- 4 standard spaces (8'6"x18')
- 1 compact spaces (8'6"x15')
- 1 van accessible space (9' x 18') with 9' loading zone.

Vehicle access to the property is available primarily through three driveway entrances, two along Alameda Street and one along the residential street side of the property adjacent to Van Buren Street. The site is being proposed to only have trucks enter along the driveway furthest from Van Buren Street on Alameda. Trucks will exit on the second driveway located on Alameda and only passenger vehicles would be allowed to use the exit on Van Buren. This would prevent disruption of trucks trying to exit through the residential street where they may not adequately have space to turn out of the property. The proposed vehicle traffic through the property was reviewed by our city traffic engineer and found that there was adequate space for the proposed maneuvering of the trucks as proposed, but

conditioned the project to not allow any queuing of trucks on Alameda street if they are unable to enter the site.



The site will contain Landscaping on three of the four corners of the lot, and include a 5 ft planter between the two driveway entrees on Alameda St. The proposed landscaping is adhering to CMC Section 9162.52 for landscape requirements. The proposed landscaping is providing a total of 757 square feet of landscaping while only 597 square feet of that amount is counting towards the interior landscape requirement following the abovementioned section 9162.52. The amount of 597 square feet is meeting the required amount of 594 square feet, obtained by the following calculation (11,883.29 x .05) which demonstrates the 5% requirement. Section 9138.14 of Carson Municipal Code requires 10% landscaping which cannot be achieved because of the size of this property. Increasing the proposed landscaping would cause issues with driveway aisles required, parking size, and possibly ADA path of travel required. This new incorporation on to the site would provide a better visual to this property on a corridor which does not tend to meet landscape requirements due to original development along Alameda St.



C. Existing Conditions

1. Site Conditions

The subject property was a vacant lot at the time of submittal for the project. Originally developed in 1953 as a gas station according to building records that were on file. The site appears to have been vacant for an extensive amount of time prior to the application submitted by the business owner Jose. Our department took in the application and proceeded with the usual review and corrections of the submitted material. A few months after the initial reviews and comments were provided to the applicant, the site was developed without the proper approvals from the commission and or required building permits. Code enforcement and I reached out to the Business owner to make him aware he was not supposed to have developed the site until after the planning commission approval and building permits. He was advised to stop operating the business from the site until adequate approvals were obtained.

The business owner claimed that he developed due to an expiring lease on the neighboring property. He obtained commission approval for the same type of use in 2020. His need to find a new place led him to his action on the site where he applied for the Conditional Use Permits. He has since been operating from the neighboring site as previously approved while this application moves forward. Being that the site was developed without proper approvals our department has concerns regarding the color of the building being green along with the fence, we would like to preserve a more neutral color scheme that would better blend with the neighborhood immediately behind the project location. We do not support the color scheme the applicant has

painted the site and are conditioning the project approval for color change to the satisfaction of the Planning Manager.

2. Land Use Information

As shown on the attached development plans, the project site is located on the corner of Van Buren St and Alameda St. The site is 11,883 square feet in area and the APN number for the property is 7308-012-014.

The project site is surrounded by industrial uses except for properties to the East of the location, which contains residential development. This location is one of the largest truck routes not just in Carson, but for the whole Los Angeles area. The requested business is in a prime location to serve those who may need the provided service, considering the route they already travel along. The location is also at proximity to the residential homes to the east. With that in mind the development of this location is focused on not creating any hazards to the residential neighborhood. Via the conditions of approval and the development plans, we strived to maintain all operations away from the residential neighborhood and maintain truck traffic on the Alameda corridor.

The following table summarizes the surrounding land uses, zoning, and general plan designations.

Land Use Summary Table

	Existing Use	Zoning	General Plan
Subject Site	Vacant	ML-D (Manufacturing Light, Design Overlay)	Light Industrial
North of Subject Site (across Van Buren)	Window and Door manufacturing	ML-D (Manufacturing Light, Design Overlay)	Light Industrial
South of Subject Site	Truck Tire Shop	ML-D (Manufacturing Light, Design Overlay)	Light Industrial
East of Subject Site (across Alameda and rialroad)	Residential	RM-25	High Density Residential
West of Subject Site	Truck Trailer Parking	MH-D (Manufacturing Heavy, Design Overlay)	Heavy Industrial

II. ANALYSIS

A. General Plan Consistency

The proposed Truck Tire shop is consistent with the General Plan and General Plan designation (Light Industrial) of the site for the following reasons:

- Per the General Plan any expansion of existing light or heavy industrial uses adjacent to sensitive uses must include buffered setback areas and/or appropriate mitigation to ensure compatibility. This project complies with the requirements of the general plan by providing landscaping and other mitigation factors.

B. Zoning Ordinance Compliance

The proposed development project is consistent with the Zoning (“ML-D” – Manufacturing, Light) designation of the site, which allows for both vehicle service/repair and truck related uses within 100 ft from residential uses with a CUP. The proposed development complies with the following development and design standards of the CMC:

Code Section	Requirement	Proposed	Complies?
9141.1 – Uses permitted	Conditional Use Permit	Obtain proper CUP for operation	Process of complying
9136.12 - Building Height	No Height Limitation provided additional yard spaces.	13’6”	YES
9136.23 – Alameda St. (Front) Setback	5’ Minimum	5’	YES
9136.24 – Van Buren (Side) Setback	10’ minimum	21’6”	YES
9136.25 - Property Line (Rear) Setback	5’ minimum	Landscaping and parking in setback area as allowed per encroachments section of CMC	YES
9136.29 – Encroachments	Must meet encroachment requirements	Parking proposed to encroach in rear setback and meets requirements	YES
9146.3 – Fences, Walls and Hedges	8’ maximum	8’ Wrought Iron Fence 6’ CMU wall abutting alley	YES

Hours of Operation

Day(s)	Applicant’s Proposed Live Entertainment Hours	CMC 9147.3 Hours of Operation (Industrial Zones)
Monday - Friday	7:00 a.m. to 6:00 p.m.	7:00 a.m. to 9:00 p.m.
Saturday	7:00 a.m. to 4:00 p.m.	
Sunday	7:00 a.m. to 4:00 p.m. if open, closed most Sundays	

1. Conditional Use Permit and Site Plan and Design Review Application Section 9148.8.B of the CMC states that approval of a CUP for truck related uses within one hundred feet of a residential zone shall include development standards designed to mitigate existing and potential adverse impacts, such as noise, dust, fumes, and traffic, on the neighboring residential areas. Examples of these development standards may include, but are not limited to, walls, fences, buffer zones, landscaping, and other mitigating measures.

The applicant has agreed to implement the following measures to protect the neighboring residential area from adverse impacts, consistent with CMC 9148.8.B:

- Refurbishment/Installation of an existing 6-foot-high concrete masonry block wall, split faced along the eastern portion of the property.
- All existing vehicle parking will be located to the east side of the property and also include some landscaping.
- The subject property has two existing vehicular driveways on Alameda St. and one on Van Buren St.; the proposed project will not change the physical driveways but will adhere to the agreed condition of approval that has been recommended by our traffic engineer. Our city traffic engineer conditioned the project to prohibit queuing of trucks on Alameda St. and we are also including circulation conditions to prohibit trucks from using the driveway on Van Buren St. This will maintain truck traffic on the designated Alameda corridor which is a Truck route for the City of Carson.
- No truck queuing/idling would be permitted for any trucks if they are unable to enter the site due to a truck already being serviced, trucks cannot block traffic, back in, back out of the property or oversteer into adjacent lanes.

Carson Municipal Code Section 9172.21 (Conditional Use Permit) states that the Commission shall approve a CUP if it is able to make affirmative findings based on criteria that includes General Plan consistency, ability of the site to accommodate the proposed development, adequacy of street access, traffic capacity, and water supply for fire protection, and compatibility with the character of the area.

Section 9172.23 (Site Plan and Design Review) states that commission shall approved said project if the commission is able to make affirmative findings based on criteria that includes General Plan consistency, compatibility in architecture and design with the surrounding area and anticipated development, convenience and safety of circulation pf pedestrian and vehicles, attractiveness, effectiveness and restraint in graphics and color, and conformance with design standards.

In addition to being consistent with the General Plan, the project will improve site circulation and reduce truck congestion on the neighboring site where the business currently operates. The project will be adequately accommodated by the site and existing water supply due to the lack of any expansion of the existing use or building footprint. It will also improve compatibility with the surrounding uses in addition to being compatible with the intended character of the area (including consistent with existing zoning). This will be achieved through the color change required by the conditions of approval and the incorporation of the designated parking stalls and landscaping at the rear of the property. The building material will be metal panels like those on other industrial properties along the Alameda Corridor. A rebuilt CMU block wall was created at the rear of the property adjacent to the residential neighborhood to minimize impact of the location to the residential community. The applicant has demonstrated that they will take the proper measures to mitigate existing traffic circulation issues and limit the adverse impacts on neighboring residential properties to the east. The project does not include any outdoor storage of equipment, trucks, and tires. The operations only incorporate adjustments that do not require any disassembly as observed in typical vehicle service shops like automobile body shops. The noise generation from the changing of tires is not similar as that noise from fender and body work. The requirements for 9138.4 CMC are adequately met through their abovementioned information and incorporation of conditions of approval. All of the required findings per Carson Municipal Code Section 9172.21 and 9172.23 can be made in the affirmative.

C. Public Hearing Notice

Public Notice was given in accordance with Chapter 9173.22 of the CMC. The Planning Department mailed notification to property owners within a 750-foot radius of the site and notices were posted on-site.

D. Environmental Analysis

The project is categorically exempt under Class 1 (Existing Facilities) pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines and Class 3 (New Construction or Conversion of Small Structures) of the 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. 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 these examples and involves negligible or no expansion of existing or former use.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This project is exempt under Class 3 as it is a conversion of a small structure from one use to another and installation of small new equipment and facilities. The property was previously a gas station and has since been a vacant property until this development was proposed.

E. Other Departments Concerns and Requirements

The Department of Public Works' Traffic Engineer recommended a condition that is incorporated into the conditions of approval. The planning department has also included a special condition to mitigate the impact of truck movement on Van Buren St. which is located on the North end of the project site. The following are unique or special conditions of approval:

- No truck queuing will be allowed on Alameda St.
- Circulation of truck would be solemnly along the Alameda corridor, enter and exit from Alameda St. Van Buren exit of the site may only be used for passenger vehicles. There must be posting on site identifying this condition.

III. CONCLUSION AND RECOMMENDATION

Staff is recommending that the Planning Commission adopt PC Resolution 23-____, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1960-24 AND CONDITIONAL USE PERMIT NO. 1121-22 AND 1122-22 FOR A NEW TRUCK TIRE SALE & REPAIR SERVICE SHOP (FREEWAY TIRES), AND BEING LESS THAN 100 FEET FROM A RESIDENTIAL ZONED PROPERTY AT 21212 ALAMEDA STREET"

ATTACHMENTS

- 1) Development Plans
- 2) Radius Map
- 3) Draft Resolution No 23- ____
 - A. Legal Description
 - B. Conditions of Approval
- 4) Public Hearing Notice