

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 MODIFICATION NUMBER 4 TO SPECIAL USE PERMIT (SUP) NUMBER 1-68 AND MODIFICATION NUMBER 1 TO DESIGN OVERLAY REVIEW (DOR) NUMBER 872-04 FOR THE CONSTRUCTION OF TWO PETROLEUM STORAGE TANKS, LOCATED AT AN EXISTING PETROLEUM STORAGE TANK FARM.

WHEREAS, on October 23, 2023, the Department of Community Development, Planning Division received an application from Olympus Terminals, LLC for real property located at 2365 E. Sepulveda Boulevard and described in Exhibit “A” attached hereto, requesting approval of a Modification to Special Use Permit (SUP) number 1-68 and a Modification to Design Overlay Review (DOR) number 872-04 for the construction of two petroleum storage tanks, located at an existing petroleum storage tank farm; and

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 twenty seventh day of February, 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 February 14, 2024; 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 the **Modification No. 1 to DOR No. 872-04**, the Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. There is no applicable specific plan. The project site has a General Plan Land Use designation of Heavy Industrial and the proposed installation of two petroleum storage tanks is compatible with the surrounding uses.
- b) The architecture and design of the proposed project is compatible with existing and anticipated development in the vicinity. The project conforms to the site development requirements of the Manufacturing, Heavy Zone and is consistent with the existing development of the project site.
- c) The proposed development will provide for convenience and safety of circulation for pedestrians and vehicles, as it will have adequate street access for pedestrians and

vehicles and adequate capacity for parking and service. Vehicular ingress and egress are facilitated via an existing driveway on Intermodal Way, linking to Sepulveda Boulevard to the south, and a, existing driveway directly onto Sepulveda Boulevard. Regional access is available to the north via the 405 Freeway through Alameda Street and to the east via the 710 Freeway through Sepulveda Boulevard. Furthermore, the project will not result in the increase of employees and maintains the existing approved vehicle and pedestrian circulation and parking conditions.

- d) The project will not include any signage.
- e) The proposed development will occur in one phase.

- f) The proposed project meets the development standards required by the municipal code including minimum lot area, building height, design, landscaping.

SECTION 3. With respect to the **Modification No. 4 to SUP No. 1-68**, the Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Heavy Industrial and is compatible with the uses in the surrounding area, which consist of an intermodal container transfer facility to the east and north, an oil refinery to the west, and an intermodal chassis leasing company to the south.
- b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development of two additional petroleum storage tanks on an existing petroleum storage tank farm with 21 existing tanks.
- c) The proposed use and development will have adequate street access for pedestrians and vehicles, and adequate traffic capacity, including for parking and service. Vehicular ingress and egress are facilitated via a, existing driveway on Intermodal Way, linking to Sepulveda Boulevard to the south, and a, existing driveway directly onto Sepulveda Boulevard. Regional access is available to the north via the 405 Freeway through Alameda Street and to the east via the 710 Freeway through Sepulveda Boulevard. Furthermore, the project will not result in an increase in the number of employees and maintains the existing approved vehicle and pedestrian circulation and parking conditions. The proposed use and development is anticipated to generate just an additional seven truck trips per day compared to the current volume.
- d) The project has been designed to meet all Fire Department requirements, and has been approved by the Fire Department as meeting such requirements. There will be adequate water supply and circulation for fire protection.
- e) The proposed use and development is compatible with the intended character of the area, which is heavy industrial.
- f) The proposed use and development is not anticipated to result in adverse effects.

SECTION 4. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, in-fill-development, which consists of in-fill development meeting the conditions described in Guidelines Section 15332. Those conditions are met with respect to the proposed project, and no

exception applies. 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 5. The Planning Commission of the City of Carson, pursuant to the findings set forth above, does hereby approve Modification No. 1 to DOR No. 872-04 and Modification No. 4 to SUP No. 1-68 for the construction of two new petroleum storage tanks at an existing petroleum storage tank farm on the real property located at 2365 E. Sepulveda Boulevard and described in Exhibit "A" attached hereto, 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 in accordance with Section 9173.4 of the Zoning Ordinance.

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

APPROVED and ADOPTED this 27th day of February, 2024.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT A
Legal Description

For [APN/Parcel ID\(s\): 7315-011-013](#)

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

PARCEL 3 OF PARCEL MAP NO. 16223, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN [BOOK 192, PAGES 40](#) TO 42 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET, MEASURED VERTICALLY, FROM THE CONTOUR OF THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT FOR ANY PURPOSE WHATSOEVER TO ENTER UPON, INTO OR THROUGH THE SURFACE OF SAID LAND OR ANY PART THEREOF LYING BETWEEN SAID SURFACE AND 500' BELOW SAID SURFACE, AS EXCEPTED IN THE GRANT DEED RECORDED DECEMBER 24, 1980 AS [INSTRUMENT NO. 80-1289859](#) IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIFORNIA.

[APN: 7315-011-013](#)

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

**MODIFICATION NO. 4 SPECIAL USE PERMIT NO. 1-68
MODIFICATION NO. 1 SITE PLAN AND DESIGN REVIEW NO. 872-04**

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 applicant 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. 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.
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. 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. 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. 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.).
3. The tanks shall be maintained in good condition at all times, subject to the satisfaction of the Community Development Director. Accumulation of rust or deterioration shall be eliminated in a timely manner.
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.

III. LIGHTING

1. Lighting for the project site, including the new storage tanks, shall be directed downward and inward in order to minimize glare to other properties and the roadways.
2. Lighting shall be installed for safety purposes only and not to direct attention to the storage tanks.

IV. 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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