




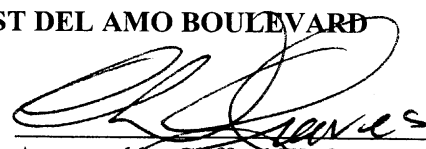
# City of Carson

## Report to Mayor and City Council

April 5, 2011  
Unfinished Business

**SUBJECT: CONSIDER RESOLUTION NO. 11-042 AFFIRMING THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 792-10 FOR THE DEVELOPMENT OF A 150-SPACE RECREATIONAL VEHICLE STORAGE LOT LOCATED AT 2900 EAST DEL AMO BOULEVARD**

  
Submitted by Clifford W. Graves  
Economic Development General Manager

  
Approved by Clifford W. Graves  
Interim City Manager

### **I. SUMMARY**

This item was continued from the December 7, 2010, January 18, 2011, and March 16, 2011 City Council meetings. The City Council closed the public hearing and directed staff to prepare conditions of approval to address concerns with potential traffic impacts caused by the proposed RV storage, loss of landscaping, Caltrans' master planning for the I-710 freeway expansion and Army Corps of Engineers' Compton Creek flood overflow mitigation plans. These conditions are provided in Exhibit "B" of the attached draft resolution (Exhibit No. 1).

### **II. RECOMMENDATION**

WAIVE further reading and ADOPT Resolution No. 11-042, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AFFIRMING THE DECISION OF THE PLANNING COMMISSION TO APPROVE CONDITIONAL USE PERMIT NO. 792-10 FOR THE DEVELOPMENT OF A 150-SPACE RECREATIONAL VEHICLE STORAGE LOT LOCATED AT 2900 E. DEL AMO BOULEVARD."

### **III. ALTERNATIVES**

1. REVERSE the decision of the Planning Commission.
2. REFER the item back to Planning Commission for reconsideration.
3. TAKE another action the City Council deems appropriate.

### **IV. BACKGROUND**

This item has been the subject of significant discussion during the Planning Commission and City Council hearings held to date. The Planning Commission's approval of Conditional Use Permit (CUP) No. 792-10 considered the project's potential traffic impacts, fire department concerns of adequate access and safety issues, adjacent neighboring property owners' concerns regarding homelessness, graffiti, safety and crime, the project's adjacency to the Compton Creek, related safety and environmental concerns, and the ability to obtain regulatory agency

safety and environmental concerns, and the ability to obtain regulatory agency approvals (i.e. Los Angeles County Department of Public Works and Army Corps of Engineers). The applicant has worked diligently with staff, property owners, community stakeholders, and regulatory agencies to mitigate these issues and provide a development plan that attempts to alleviate the concerns of all parties involved. These issues have been discussed in previous staff reports.

The majority of issues raised thus far have been resolved through the applicant's efforts and conditions of approval added by the Planning Commission. On March 16, 2011, the City Council identified areas that might benefit from additional conditions of approval (Exhibit No. 2).

#### Conflict with Compton Creek Master Plan

It has been suggested that the proposed development may conflict with existing and draft master plans for the Compton Creek watershed which address flood mitigation, as well as enhancement and restoration of the Creek. The applicant is working with the Army Corps of Engineers, the agency responsible for the flood mitigation study, to design site development standards which fulfill the objectives of the flood mitigation plans. The applicant has received tentative approval of a cantilevered deck design which involves the construction of concrete pylons upon which the flat-surfaced parking lot will rest. This plan was considered and approved by the the Planning Commission as an alternative to the original design of backfilling the sides of the subject property up to grade-level with the existing access road. The Army Corps of Engineers prefers the deck design as it will facilitate the drainage of potential spill-over of the Compton Creek in the event of a major (100-year) storm event. The Army Corps of Engineers has also suggested the use of a parapet wall adjacent to the downslope of the creek to use as additional protection from potential spillover. Although the project is adjacent to the Compton Creek, it will not encroach upon the vegetative habitat that occupies the earthen bed of the creek which is the study area for other enhancement and restoration projects.

Condition No. 67 has been included in Exhibit "B" of the draft resolution to address the preferred Army Corps of Engineers design.

#### Bicycle Path

There was concern raised that the project site would conflict with concept plans to extend the existing bicycle trail running along the Compton Creek. There is an approximate five-mile bicycle trail which runs south through Compton and terminates at the north side of the Del Amo Boulevard overpass, across the street from the subject property. Although bicyclists can continue south on the subject property, the property terminates at the I-710 Freeway overpass. A potential bicycle trail extension for this portion of the Compton Creek was discussed between staff and conservation agency representatives. It was determined that it would be cost-prohibitive to modify the existing overpass structure to

accommodate an extension to the existing trail. The preferred alternative is to seek improvements to Del Amo Boulevard to provide a bicycle lane and safe linkage between the Compton bike trail with other trails in the vicinity.

Such a plan has yet to be developed and is therefore not a consideration at this time. Thus, no conditions of approval have been added to address this issue.

#### Potential Traffic Issues

Several residents raised concern with potential traffic impacts along Del Amo Boulevard. The proposed development is to provide an RV-storage parking lot which will accommodate long-term storage of personal RV's. The applicant intends to widen the existing driveways to the extent required for safe ingress and egress of RV's. The expected number of vehicle trips per day is minimal. In response to the City Council request, the city's traffic engineer provided a memorandum (Exhibit No. 3) with recommendations for conditions of approval addressing driveway requirements and a requirement that the applicant advises tenants to make all reasonable efforts to avoid entering or exiting the property between the hours of 3:00 and 6:00 p.m. on Monday through Friday, except holidays.

Conditions No. 61 and No. 62 have been included in Exhibit "B" of the draft resolution to address potential traffic concerns.

#### I-710 Corridor

Several residents focused on the potential conflict of the proposed project on future plans for the I-710 Freeway Corridor Expansion. The widening of the I-710 Freeway overpass adjacent to the subject property was completed late last year. The more significant improvements associated with the I-710 Freeway Corridor Expansion will likely occur in 10-15 years. Mr. Jerry Wood, special consultant to the Gateway Cities Council of Governments regarding oversight of the I-710 expansion study, indicates that the I-710 plans are being revised to address the anticipated Army Corp of Engineer plans to raise the levee. He also notes that Del Amo Boulevard might involve widening adjacent to the north side of the subject property requiring some redesign of the driveway entrances. Mr. Wood noted that if there are any impacts from the I-710 plan on the subject property, they would have to be determined at a later date and the property compensated for those impacts.

The I-710 plans are conceptual. Therefore, conditions of approval related to this issue are not necessary at this time.

Los Angeles County Department of Public Works

The LADPW stated an initial denial of the project in November, 2010. The basis for this denial is much the same as the issue areas herein. The applicant has requested a re-consideration by LADPW in light of recent Army Corp of Engineers comments; other updated information and is still awaiting a response. The applicant indicates that LADPW has verbally withdrawn the initial denial and will provide plan check comments based upon a resubmittal of plans.

At this point, staff is confident that the applicant is making progress in obtaining regulatory agency approvals for the proposed project. Based upon comments received from the city's traffic engineer, LADPW staff, and the I-710 Corridor consultant, staff believes that issues and concerns raised thus far have been sufficiently reviewed and mitigated.

**V. FISCAL IMPACT**

A new RV-storage use at the currently vacant site will contribute a slight increase in overall business license revenue.

**VI. EXHIBITS**

1. Resolution No. 11-042. (pgs. 5-17)
2. March 16, 2011 Item No. 21 City Council disposition. (pg. 18)
3. Interoffice Memorandum from Mr. Richard Garland, Traffic Engineer, dated March 24, 2011. (pg. 19)

Prepared by: Steven Newberg, AICP, Associate Planner

TO:Rev010511

Reviewed by:

City Clerk	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

**Action taken by City Council**

Date \_\_\_\_\_ Action \_\_\_\_\_

RESOLUTION NO. 11-042

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA  
AFFIRMING THE DECISION OF THE PLANNING COMMISSION  
TO APPROVE CONDITIONAL USE PERMIT NO. 792-10 FOR THE DEVELOPMENT  
OF A 150-SPACE RECREATIONAL VEHICLE STORAGE LOT  
LOCATED AT 2900 E. DEL AMO BOULEVARD

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY FINDS, RESOLVES, AND  
ORDERS AS FOLLOWS:

**Section 1.** On September 28, 2010, the Planning Commission adopted Resolution No. 10-2341 on a 5-3 vote (one absent) approving Conditional Use Permit (CUP) No. 792-10 authorizing the development and operation of a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district at 2900 E. Del Amo Boulevard.

**Section 2.** On October 13, 2010, an appeal was filed by Councilmember Davis-Holmes, pursuant to the requirements of Carson Municipal Code (CMC) Section 9173.4.

**Section 3.** Public hearings were duly held by the City Council on December 7, 2010, January 18, 2011, and March 16, 2011 at Carson City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meetings was duly given. Evidence, both written and oral, was duly presented to and considered by the City Council at the said hearings.

**Section 4.** The City Council hereby finds that:

- a) The subject property is identified as a flood control facility which is described as General Open Space in Section 3.1 of the Carson General Plan Open Space and Conservation Element. Section 9151.1 of the Carson Municipal Code allows for a parking lot use, such as RV storage, in the Open Space zone designation. As such, it is intended for passive recreational uses, including those uses specifically permitted in the Open Space section of the city's municipal code. The RV-storage use will be consistent with the surrounding uses and is appropriate for the subject property. The Compton Creek watershed will not be affected in terms of its ability to contain flood waters from tributaries leading to it. Therefore, the use will not detract from the intended open space character of the area
- b) The site is currently developed as an access road for maintenance of facilities serving the Compton Creek watershed between Del Amo Boulevard to the north and the 710 Freeway overpass to the south. The road is flat with a slope condition along the interior edges leading to the Compton Creek. Once the project grading is complete, the project site will be flat and rectangular-shaped. The location is convenient for vehicular access and there are sufficient utilities to serve and

EXHIBIT NO. - 1

[MORE]



accommodate the proposed use. There are no permanent buildings proposed to be located on the new surface.

- c) The project site is accessed on the east and west sides of the Compton Creek via driveways onto Del Amo Boulevard. The existing 12-foot wide access easement provided for LA County will continue to be maintained once the development is complete. The completed road will be 22-foot wide, which is compliant with publicly accessed commercial one-way driveways per Section 9162.8 of the Carson Municipal Code. The plan includes two turn-a-round areas on each side of the property, as well as 'pull-over' areas in between each turn-a-round which provides adequate maneuvering area for vehicular ingress and egress to the site. Therefore, there is adequate street access and traffic capacity to accommodate the proposed use.
- d) There are no permanent structures proposed to be located on the new surface. The intended use is for the short and long-term storage of recreational vehicles, including boats, trailers and campers. There will be adequate water supply for fire protection.
- e) The proposed project is for a passive storage use which does not include the development of any new buildings. Adjacent to the east and west sides of the subject property are warehouse and light-industrial uses consisting of large, one-story buildings with truck parking and loading located onsite. The subject property fronts Del Amo Boulevard to the north and terminates on the south side where it is adjacent to the 710 Freeway. The surrounding land uses are comprised of light-industrial, office and open-space uses, with which the intended use on the subject property is compatible.
- f) The anticipated number of vehicle trips to and from the subject site is below fifty (50) vehicles during the peak hour of operation. The general guideline for the Los Angeles region is that a traffic study would be required for a development project that surpasses that anticipated number of vehicle trips. An RV storage facility such as the one proposed would typically generate less than five vehicle trips per hour, which is well below the established threshold for requiring a traffic study.
- g) Widening of the I-710 Freeway overpass on the south end of the subject property was completed in 2010. Future expansion plans for the I-710 Freeway corridor, as they have been conceptually presented in recent community group meetings, will not significantly inhibit the proposed use.
- h) The Army Corps of Engineers recently completed a study of potential flood impacts resulting from the existing design of the Compton Creek. In this study, certain sections of the Compton Creek have been deemed insufficient to alleviate a potential flood condition (i.e. "100-year storm event"). The subject property is

[MORE]



identified as one of these areas. Design standards as recommended by the Army Corps of Engineers will be implemented in the proposed development.

- i) Section 9151.1 of the Carson Municipal Code allows for certain passive uses in the Open Space zone designation, subject to site development restrictions. Due to its irregular size, shape, and unique location, the subject property can only accommodate a limited number of uses. Ultimate use of the property will be subject to non-City agency cooperation, review and approvals. City Council approval will be insufficient to allow the proposed use on the property if other required non-City approvals are not obtained.

**Section 5.** Based on the aforementioned findings, the City Council hereby affirms the Planning Commission decision set forth in Resolution No. 10-2341 which grants Conditional Use Permit No. 792-10, with respect to the property described in Exhibit "A" attached herewith, and subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The City Clerk shall certify to the adoption of the Resolution.

**PASSED, APPROVED and ADOPTED** this 5<sup>th</sup> day of April, 2011.

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Mayor Jim Dear

ATTEST:

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City Clerk Helen S. Kawagoe

APPROVED AS TO FORM:

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City Attorney

[MORE]



**CITY OF CARSON**  
**CITY COUNCIL**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**CONDITIONAL USE PERMIT NO. 792-10**

**Property Address:** 2900 E. Del Amo Boulevard

**Parcel Identification Number:** 7306-011-029

Those portions of Lots 3 and 4 of Block D of Parcel Map 100-47, in the City of Carson, County of Los Angeles, State of California as per Map recorded in a Book of Maps in the Office of the County Recorder of Said County.

[MORE]





**CITY OF CARSON**

**CITY COUNCIL**

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 792-10**

GENERAL CONDITIONS

1. If Conditional Use Permit No. 792-10 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. 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.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. Project grading shall comply with Section 9166.1 of the Carson Municipal Code and any other applicable zoning codes.
5. The applicant 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.
6. 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.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
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

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property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

9. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 792-10. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

#### PARKING

10. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
11. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
12. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
13. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either
  - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
  - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
14. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
15. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.



LANDSCAPING/IRRIGATION

16. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
17. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
18. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
19. 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.
20. The applicant shall provide a minimum of ten (10) specimen trees to be placed on public property as designated by the city. The applicant shall either plant the trees per city specifications or pay an in lieu fee to cover costs of trees, materials and labor.
21. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Vine-like landscaping along perimeter walls;
  - b. Annual flowers wherever possible; and,
  - c. Irrigation system designed to commercial grade standards.

SIGNS

22. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23. Directional signs and site restrictions shall be properly posted in conspicuous locations on the subject site, pursuant to a plan that is reviewed and approved by the Planning Division.



### FENCES/WALLS

23. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.
24. A six-foot-high wrought-iron fence with a 'shepherds-crook' at the top shall be placed along the full extent of the east and west property lines, subject to the discretion and approval of the Planning Division. Concrete parking blocks or other type of vehicular barrier to be located adjacent to such fence shall be reviewed and approved by the Planning Division prior to the issuance of grading permit(s).

### LIGHTING

25. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.
26. 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.

### TRASH

27. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any grading permit(s).
28. Disposal of recreational vehicle waste products, i.e. "black water", "gray water", or other collection tank material(s), is prohibited. Facilities for the storage, disposal collection, or removal of such waste are not permitted on the subject property.

### AIR QUALITY

29. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
30. Truck deliveries shall be consolidated when possible.
31. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.

[MORE]



32. Active grading sites shall be watered at least twice daily.
33. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
34. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
35. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
36. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
37. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
38. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
39. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

#### NOISE

40. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
  - a. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.
  - b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
  - c. Machinery, including motors, shall be turned off when not in use.

#### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

41. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Chief for all land shown on the map to be recorded.
42. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.

43. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
44. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
45. All required hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
46. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
47. Approved Fire Department turn-a-rounds shall be shown, as stamped and approved by said Fire Department, on the approved plans on file with the Planning Division.

#### THE GAS COMPANY

48. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.

#### PUBLIC SAFETY - CITY OF CARSON

49. Automobile fluid leakage shall be disposed of properly. Leakage shall be prevented flowing to storm drains and shall be properly treated so that no potential harm to the environment or to persons exists.
50. Concrete barriers shall be installed on the interior edges of each half of the subject property to prevent vehicles from going down slope into the Compton Creek. Such barriers shall be reviewed and approved by the Planning Division. If required, building permits for such barriers shall be obtained prior to the issuance of a grading permit(s) for the site. If in the event that concrete barriers are not permitted due to easement restrictions, the applicant shall have a plan for prohibiting unauthorized entry into the channel from the channel-side of the reciprocal easement area reviewed and approved by the Los Angeles County Department of Public Works. Proof of approval of such plan shall be submitted to the Planning Division prior to the issuance of a grading permit.
51. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department. Prior to approval of land use permits, the applicant shall meet with the County Fire Department to review placement of additional fire

hydrants throughout the site. Hydrants shall be installed prior to grading permit issuance.

52. The applicant shall provide a security plan for the property, including the placement locations for security cameras, type and height of wrought-iron fencing, and schedule for periodic inspections of the site. Video surveillance of both sides of the RV storage park shall be recorded 24-hours per day, 7-days a week and stored electronically for future review. The applicant shall utilize technology that allows the Los Angeles County Sheriff's Department to obtain internet access to the security cameras, if possible. Such plan shall be submitted to the Sheriff's Department and Planning Division for review and approval prior to the issuance of a grading permit.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

53. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
54. Repair any broken or raised sidewalk, curb and gutter along Del Amo Boulevard within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
55. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
56. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
57. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 40 feet.
58. A construction permit is required for any work to be done in the public right-of-way.
59. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.

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60. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

#### TRAFFIC DEPARTMENT, CITY OF CARSON

61. For each proposed driveway, the applicant shall provide a Case 2 Commercial Driveway, per City of Carson Standard Drawings, 40 feet in width, with a flared taper on each side of the driveway. The design and location of such driveways are subject to review and approval by the Planning Officer and City Engineer.
62. The applicant shall be required to provide documentation to all tenants and signs shall be posted at the driveways requesting that they make all reasonable efforts to avoid entering or exiting the property between the hours of 3:00 P.M. and 6:00 P.M., Monday through Friday, with the exception of holidays.

#### GRAFFITI

63. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. 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 modifications (i.e., fencing, landscaping, chemical treatment, etc.).
64. Such project areas described in Condition No. 63 shall include the west wall of the buildings located adjacent to the east side of the subject property, known as 20425 and 20435 S. Susana Road, Carson, CA 90810. The applicant shall obtain an easement or other agreement as necessary to authorize access for removal of graffiti from such buildings that are immediately accessible from the subject property. The applicant shall not be responsible for graffiti removal if such easement or agreement is not reasonably provided by the adjoining property owner.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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





OTHER

66. The Recreational Vehicle (RV) operator shall provide adequate notice to customers advising of any restrictions to access and circulation caused by maintenance and/or repair work to the flood control area.
67. The applicant shall utilize the Army Corps of Engineers' preferred design alternative from the following: a) earthen backfill along adjacent property lines to existing surface grade; b) cantilevered design supported by concrete pylons. Whichever design is approved by the Army Corp of Engineers shall be deemed as the approved design and accepted by the Planning Division.



**ITEM NO. (21) CONTINUED PUBLIC HEARING TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 792-10 FOR THE DEVELOPMENT OF A 150-SPACE RECREATIONAL VEHICLE STORAGE LOT LOCATED AT 2900 E. DEL AMO BOULEVARD (ECONOMIC DEVELOPMENT)**

This item was heard at 11:39 P.M.

RECOMMENDATION for the City Council:

TAKE the following actions:

1. OPEN the public hearing
2. WAIVE further reading and ADOPT Resolution No. 11-042, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA AFFIRMING THE DECISION OF THE PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 792-10". (Exhibit No. 1)

ACTION: Mayor Dear declared the Continued Public Hearing opened, heard testimony, and closed the hearing.

It was moved to direct staff to bring back the conditions of approval which would include: vegetation, concrete barrier, traffic study, and hours of operation on motion of Davis-Holmes, seconded by Santarina and unanimously carried by the following vote:

Ayes:	Mayor Dear, Mayor Pro Tem Santarina, Council Member Davis-Holmes, Council Member Gipson, and Council Member Ruiz-Raber
Noes:	None
Abstain:	None
Absent:	None

EXHIBIT NO. 02



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**CITY OF CARSON  
INTEROFFICE MEMORANDUM**

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**TO:** STEVE NEWBERG, ASSOCIATE PLANNER  
**FROM:** RICHARD GARLAND, TRAFFIC ENGINEER  
**SUBJECT:** PC RESO 10-2341 (CUP 792-10)  
PROPOSED RV STORAGE FACILITY ON DEL AMO BOULEVARD  
REVIEW OF TRAFFIC ISSUES AND CONDITIONS OF APPROVAL  
**DATE:** MARCH 24, 2011

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In response to your request to provide conditions of approval relative to traffic and access issues for the proposed RV storage facility that is proposed on the south side of Del Amo Boulevard west of the Long Beach Freeway (I-710), I submit the following recommendations.

- The project should be required to provide a Case 2 Commercial Driveway (from the City of Carson's Standard Drawings) with a 40-foot driveway width plus a flared taper on each side of the driveway. This requirement is subject to design review and approval by the City Engineer.
- The applicant should be required to provide documentation to all tenants requesting that they make all reasonable efforts to avoid entering or exiting the property between the hours of 3:00 and 6:00 p.m. on Monday through Friday, except holidays.

A traffic study for this project is not required because it is anticipated that the project would generate relatively low traffic volumes, particularly during the peak weekday commuter periods. The general guideline for the Los Angeles region is that a traffic study would be required for a development project if the proposed land use is expected to generate at least 50 vehicle trips during the peak hour. An RV storage facility such as the one proposed would typically generate less than 5 vehicle trips per hour, which is well below the threshold.

