

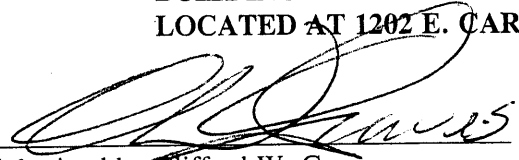


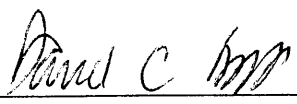
# City of Carson

## Report to Redevelopment Agency

January 17, 2012  
New Business Consent

**SUBJECT: CONSIDER RESOLUTION NO. 12-08 APPROVING DESIGN OVERLAY REVIEW NO. 1401-11 TO CONSTRUCT A NEW 3,825 SQUARE-FOOT AUXILIARY BUILDING TO BE USED FOR A PROPOSED TRUCK WASH AND LUBE FACILITY LOCATED AT 1202 E. CARSON STREET**

  
Submitted by Clifford W. Graves  
Economic Development General Manager

  
Approved by David C. Biggs  
City Manager

### **I. SUMMARY**

On December 13, 2011, at a noticed public hearing, the Planning Commission considered and recommended approval of Design Overlay Review (DOR) No. 1401-11 to the Redevelopment Agency for the construction of a new 3,825-square-foot auxiliary building to be used as a diesel truck wash and lube facility in conjunction with a new diesel truck sales and repair facility run by the Inland Group (dba Inland Kenworth) (Exhibit No. 1). The subject property is located at 1202 E. Carson Street in the CG-D (Commercial, General; Design Overlay) zone and within the Carson Consolidated Redevelopment Project Area.

### **II. RECOMMENDATION**

TAKE the following actions:

1. APPROVE Design Overlay Review No. 1401-11, subject to the conditions of approval attached as Exhibit "B" to the Resolution (Exhibit No. 2).
2. WAIVE further reading and ADOPT Resolution No. 12-08, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1401-11 FOR CONSTRUCTION OF A NEW 3,825-SQUARE-FOOT AUXILIARY BUILDING TO BE USED FOR A PROPOSED TRUCK WASH AND LUBE FACILITY LOCATED AT 1202 EAST CARSON STREET."

### **III. ALTERNATIVES**

1. DENY the request.
2. CONTINUE the request.
3. REFER the item to the Planning Commission for further consideration.
4. TAKE another action the Agency Board deems appropriate.

**IV. BACKGROUND**

The applicant, Lord Constructors (Jim Allman), on behalf of The Inland Group (Inland Kenworth), is requesting authorization to construct an accessory building to conduct truck wash and lubrication-related truck repairs (oil change/brake fluid, etc.) On December 13, 2011, the Planning Commission adopted Resolution No. 11-2415 (Exhibit No. 3) approving Conditional Use Permit Nos. 864-11, 865-11, and 866-11 to authorize a new diesel truck (over two tons) sales use, an associated diesel truck repair use, and the diesel truck wash use. The design review before the Agency is to consider approval of the accessory structure intended to house the approved truck wash and minor repair ("lube") uses, as depicted on the proposed development plans (Exhibit No. 4).

The subject property is located between Recreation Road to the west and Acarus Avenue to the east. Regional vehicular access to the subject property is served by Carson Street. The 405 freeway is within 1/10th of a mile, and the 710 and 110 freeways are within 2 ½ miles, both accessible from or near Carson Street. Adjacent uses include single-family residential property, the Dominguez Channel, and 405-Fwy overpass. A mixture of light industrial and commercially-zoned properties (both currently vacant) are to the north of the subject property across Carson Street. The subject property is trapezoidal-shaped, with the longest length on the east side of 494 feet and the Carson Street frontage being 230 feet. The lot size is 62,840 square feet or 1.44 acres.

The proposed truck wash and lube building is 3,825 square feet, 18-feet high, and consists of two bays: one for truck washing via electronically-controlled mechanical equipment with state-of-the-art water capturing, filtration, and recycling facilities; and the other is a truck lube (oil change and fluid changes) area. It also includes a 1,500-square-foot storage area. The new building will be finished with a metal-panel applied with stucco and painted to match the existing sales and service building. The service bay doors are corrugated metal roll-up doors with vertically corrugated metal frames.

The property is paved with a concrete-asphalt base per Municipal Code standards with landscaping along the interior lot lines and in the front yard setback area. A total of 29 automobile parking spaces are provided, including two disabled parking spaces. There are a total of 28 truck parking spaces provided for display of new diesel trucks for sale. Vehicular access onto the subject property is adequately served by the two existing driveways located on the property. Circulation on the subject property is facilitated by the removal of the existing building from the center of the property. Trailers will not be stored on, or sold from the property.

Inland Kenworth plans to initially employ nine people with an anticipated increase of at least five additional employees after the first year of business, with additions to parallel growth thereafter. The sales center will be open six days per week to start, Monday through Friday, for parts/service and will operate from 7 a.m. to 7

p.m., and Saturday parts/service from 7 a.m. to 4 p.m. Sales activities will occur during these same hours. The business will be closed on Sundays.

The Inland Group ([www.inland-group.com](http://www.inland-group.com)) currently operates six truck dealerships in the southwest United States, with the closest located in Montebello, CA, and operates thirteen truck dealerships in British Columbia and Canada. The company is headquartered in Burnaby, BC, Canada.

**V. FISCAL IMPACT**

The proposed diesel truck sales use is expected to generate significant tax revenue for the city. Projected sales in truck units are 40 new and 20 used during the first year up to 100 new and 60 used by year three, resulting in taxable sales ranging from six to 25 million dollars annually, increasing year-after-year.

**VI. EXHIBITS**

1. Planning Commission draft disposition dated December 13, 2011. (pg. 4)
2. Draft Redevelopment Agency Resolution No. 12-08 approving Design Overlay Review No. 1401-11 (pgs. 5-15)
3. Planning Commission Resolution No. 11-2415, recommending approval of Design Overlay Review No. 1401-11 to the Redevelopment Agency. (pgs. 16-26)
4. Development Plans are available in the City Clerk's Office for public viewing.

Prepared by: Steven C. Newberg, AICP, Associate Planner

TO:Rev102511

Reviewed by:

|                         |                      |
|-------------------------|----------------------|
| City Clerk              | City Treasurer       |
| Administrative Services | Development Services |
| Economic Development    | Public Services      |

**Action taken by Redevelopment Agency**

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



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 13, 2011

SUBJECT: Design Overlay Review No. 1401-11; Conditional Use Permit No. 864-11; Conditional Use Permit No. 865-11; Conditional Use Permit No. 866-11

APPLICANT: Inland Kenworth  
c/o: Lord Constructors, Inc. (Jim Allman)  
1920 W. Eleventh Street  
Upland, CA 91786

REQUEST: To construct a 3,825-square-foot truck wash and lube facility to be used in conjunction with a new truck sales (over two tons) use, showroom, and repair facility in the CG-D (Commercial, General; Design Overlay) zone and within the Carson Consolidated Redevelopment Project Area.

PROPERTY INVOLVED: 1202 E. Carson Street

#### COMMISSION ACTION

- ☒ Concurred with staff  
☐ Did not concur with staff  
☐ Other

Commissioner Diaz moved, seconded by Commissioner Brimmer, to concur with staff's recommendation, thus adopting Resolution No. 11-2415. Motion carried 8-0 (absent Commissioner Williams).

#### COMMISSIONERS' VOTE

| AYE | NO |                   | AYE    | NO |          |
|-----|----|-------------------|--------|----|----------|
| X   |    | Chairman Faletogo | X      |    | Saenz    |
| X   |    | Vice-Chair Gordon | X      |    | Schaefer |
| X   |    | Brimmer           | X      |    | Verrett  |
| X   |    | Diaz              | Absent |    | Williams |
| X   |    | Goolsby           |        |    |          |

EXHIBIT NO. 01



CITY OF CARSON  
REDEVELOPMENT AGENCY  
RESOLUTION NO. 12-08

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1401-11 FOR CONSTRUCTION OF A NEW 3,825-SQUARE-FOOT AUXILIARY BUILDING TO BE USED FOR A PROPOSED TRUCK WASH AND LUBE FACILITY LOCATED AT 1202 EAST CARSON STREET

THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

**Section 1.** An application was duly filed by the applicant, Lord Constructors (Jim Allman), on behalf of The Inland Group (Inland Kenworth), with respect to real property located at 1202 E. Carson Street, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review No. 1401-11 to construct a new 3,825-square-foot auxiliary building to be used for a proposed truck wash and lube facility. The subject property is located in the CG-D (Commercial, General; Design Overlay) zone and within the Carson Consolidated Redevelopment Project Area.

The Planning Commission held a duly noticed public hearing on December 13, 2011, 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. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid hearing. At the conclusion of said hearing, the Planning Commission adopted Resolution No. 11-2415 recommending approval of Design Overlay Review No. 1401-11 to the Carson Redevelopment Agency.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Redevelopment Agency at the aforesaid meeting.

**Section 3.** The Redevelopment Agency finds that:

- a) The proposed use and development is consistent with the General Plan and the Carson Consolidated Redevelopment Project Area. The land use designation of the subject property is General Commercial, which permits the proposed use.
- b) The proposed project is compatible with the architecture and design of existing and anticipated development in the vicinity, including site planning, land coverage, landscaping, appearance, scale of structures and open space. There is no specific plan for the area.
- c) A total of 29 automobile parking spaces are provided, including two disabled parking spaces. There are a total of 28 truck parking spaces provided for display of new diesel trucks for sale. Vehicular access onto the subject property is adequately served by the two existing driveways located on the property. Circulation on the subject property is facilitated by the removal of the existing building from the center of the property.
- e) The project will have adequate circulation to assure the convenience and safety of pedestrians and vehicles. The subject property is located between Recreation Road to the west and Acarus Avenue to the east. Regional vehicular access to the subject property is served by Carson Street; the 405 freeway is within 1/10 of a mile, and the 710 and 110 freeways are within 2 ½ miles, both accessible from or near Carson Street.



**Section 4.** The Redevelopment Agency further finds that the use permitted by the proposed Design Overlay Review will not have a significant effect on the environment. The proposed use will not alter the character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Article 19, Section 15332 of the California Environmental Quality Act (CEQA) Guidelines.

**Section 5.** Based on the aforementioned findings, the Redevelopment Agency hereby approves Design Overlay Review No. 1401-11 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 7.** 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 17<sup>th</sup> DAY OF JANUARY, 2012**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

[MORE]



**EXHIBIT A**

**LEGAL DESCRIPTION**

THAT PORTION OF LOT 32 OF TRACT NO. 4546, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 50, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

[MORE]



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1401-11**

**GENERAL CONDITIONS**

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 1401-11 is not submitted to the City of Carson within one year of its effective date, said permit shall be declared null and void unless an extension of time is requested prior to expiration and 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 comply with all city, county, state and federal regulations applicable to this project.
4. The applicant 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.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval 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.

[MORE]





7. 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. 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 applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
9. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
10. 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.
11. The 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 Design Overlay Review No. 1401-11. 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.
12. All repair and service activities, including storage of equipment and materials, shall be within an enclosed building and conducted in such a manner as not to be a nuisance to the occupants of adjacent properties.
13. All washing of vehicles construed as an automobile laundry, as defined in Section 9138.13 and permitted by this resolution, shall adhere to the standards found in Section 9138.13.

#### PARKING

14. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
15. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.

[MORE]



16. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
17. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
18. 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.
19. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
20. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

21. 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.
22. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
23. 6" x 6" concrete curbs are required around all landscaped planter areas unless otherwise approved by the Planning Division.
24. 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.
25. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. A minimum 10-foot width landscaped setback area for the entire property line fronting Carson Street;
  - b. Minimum 24" box trees spaced 30-40 feet on center within property unless otherwise approved by the Planning Division;
  - d. Annual flowers wherever possible;
  - e. Irrigation system designed to commercial grade standards.

[MORE]



## AESTHETICS

26. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into all building facades, subject to Planning Division approval.
27. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
28. Graffiti shall be removed from all project areas within 15 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.).

## SIGNS

29. 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.

## FENCES/WALLS

30. A minimum six-foot high wrought-iron fence shall be constructed along the south and west property lines. The design of such fence is subject to review and approval of the Planning Division and required to be installed prior to the final approval of a building permit for the new truck wash and lube structure.
31. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9136.3 (commercial zones) the Zoning Ordinance.

## LIGHTING

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

## TRASH

33. The trash enclosure(s) shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

34. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.

[MORE]



35. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.
36. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
37. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

#### PUBLIC SAFETY - CITY OF CARSON

38. Ensure compliance with non-structural seismic mitigation measures, e.g. overhead glass treatments should use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment should be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

39. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
40. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
41. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
42. A construction permit is required for any work to be done in the public right-of-way.

**Prior to issuance of Building Permit**, the proposed development is subject to the following:

43. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
44. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
45. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.

[MORE]



46. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
47. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
48. The Developer shall submit improvement plans to the Development Services Group – Engineering 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.
49. Sewer Main Improvements (if any) along Carson Street as determined by the aforementioned sewer area study.
50. Storm Drain Improvements (if any) along Carson Street as determined by the aforementioned requirement.
51. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
52. Proof of Worker's Compensation and Liability Insurance.

**Prior to issuance of Certificate of Occupancy**, the proposed development is subject to the following:

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/sagged sidewalk, curb and gutter within the public right of way along Carson Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
55. Fill in any missing sidewalk within the public right of way along Carson Street abutting this proposed development
56. Remove and replace any broken/damaged driveway approach within the public right of way along Carson Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
57. The Developer shall modify existing driveways within the public right of way along Carson Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.

[MORE]



58. All existing overhead utility lines less than 12 kilovolts along Carson Street abutting the proposed development, shall be undergrounded to the satisfaction of the City Engineer. Coordinate and contact Southern California Edison and AT&T for removal of existing wooden poles along the sidewalk and undergrounding of utility lines. [SCE: (310)608-5041 and AT&T (626) 570-5454]
59. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
60. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
61. Install striping and pavement legend per City of Carson standard.
62. Paint Curbs Red along Carson Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
63. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
64. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
65. Comply with mitigation measures recommended by the water purveyor.
66. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
67. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
68. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
69. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

[MORE]



BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

70. 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.

[MORE]



**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 11-2415**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NOS. 864-11, 865-11, AND 866-11, AND RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1401-11 TO THE CARSON REDEVELOPMENT AGENCY FOR CONSTRUCTION OF A NEW DIESEL TRUCK WASH AND LUBE FACILITY TO BE USED IN CONJUNCTION WITH A NEW DIESEL TRUCK SALES (OVER TWO TONS) USE, SHOWROOM, AND REPAIR FACILITY LOCATED AT 1202 E. CARSON STREET.**

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

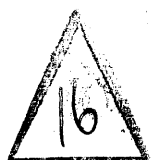
**Section 1.** An application was duly filed by the applicant, Lord Constructors (Jim Allman), on behalf of Inland Kenworth, with respect to real property located at 1202 E. Carson Street and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review 1401-11 and Conditional Use Permit Nos. 864-11, 865-11, and 866-11 to authorize the operation a new diesel truck (over two tons) sales and showroom with accessory truck wash and repair facilities in the CG-D (Commercial, General; Design Overlay) zone and within the Carson Consolidated Redevelopment Project Area.

A public hearing was duly held on December 13, 2011, 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 9133, Conditional Use Criteria; Section 9172.23(d), Site Plan and Design Review, Approval Authority and Findings and Decision; and Section 9171.21(d), Conditional Use Permit, Commission Findings and Decision, the Planning Commission finds that:

- a) The subject lot size is approximately 1.44 acres. The existing 1,200-square-foot former gas station building located in the center of the property will be demolished to provide additional open and paved area on the property. The applicant intends to display up to 28 deisel trucks for sale. Additional trucks may be on hand for repair which will be located within the repair bays on the west side of the existing service center. The number and size of diesel trucks on hand and the appearance thereof will not create the character of a truck yard or industrial use in the commercial, general zone.
- b) The project site is located within the CG-D (Commercial, General – Design Overlay) zoning district. The General Plan Land Use designation for the property is General Commercial which is compatible with the property's zoning. Adjacent uses include single-family residential property and the Dominguez Channel and 405-Fwy overpass. A mixture of currently vacant light industrial and commercially-zoned properties lie to





the north of the subject property across Carson Street, with which the proposed use is compatible.

- c) The proposed truck wash and lube building is 3,825 square feet, 18-feet high, and consists of two bays: one for truck washing via electronically-controlled mechanical equipment with state-of-the-art water capturing, filtration, and recycling facilities; and the other a truck lube (oil change and fluid changes) area; and a 1,500-square-foot storage area. The new building will be finished with a metal-panel, stuccoed and painted to match the existing sales and service building. The proposed structure is designed to be consistent and compatible with the existing sales and service building located on the subject property, which are contemporary in design and layout, consistent with newer automobile sales and service centers elsewhere in the community.
- d) The subject property is paved with a concrete-asphalt base per Municipal Code standards with landscaping along the interior lot lines and in the front yard setback area. A total of 29 automobile parking spaces are provided, including two disabled parking spaces. There are a total of 28 truck parking spaces provided for display of new diesel trucks for sale. Vehicular access onto the subject property is adequately served by the two existing driveways located on the property. Circulation on the subject property is facilitated by the removal of the existing building from the center of the property. Trailers will not be stored on the property, nor are they sold from the property. The property is designed with the convenience and safety for the circulation of pedestrians and vehicles in mind.
- e) Preliminary sign locations have been proposed along the front of the existing sales and service building, with additional potential locations, which appear to be in compliance with current zoning code requirements. Sign approval will be considered by planning staff when sign permits have been applied for after the discretionary entitlement process. The existing pole sign located at the northwest corner of the property will continue to be used and will be refaced with new sign panels. The buildings are painted an earthen tone, with darker beige accent colors throughout. The proposed project displays an overall attractiveness, effectiveness and restraint in signing, graphics and color.
- f) The subject property is trapezoidal-shaped with the longest length on the east side of 494 feet and the Carson Street frontage being 230 feet. The lot size is 62,840 square feet, or 1.44 acres. The site is adequate in size, shape, topography, location and utilities to accommodate the proposed use and development.
- g) The subject property is located at 1202 E. Carson Street in the City of Carson, between Recreation Road to the west and Acarus Avenue to the east. Regional vehicular access to the subject property is served by Carson Street; the 405 freeway is within 1/10 of a mile, and the 710 and 110 freeways are within 2 ½ miles, both accessible from or near Carson Street. The subject property is within a stretch of Carson Street which is a designated truck route. There is adequate street access and traffic capacity.
- h) There is adequate water supply from nearby fire hydrants, as well as fire suppression sprinklers in the existing sales/service building and for the proposed wash/lube/storage



building, which facilitate protection of the buildings and nearby structures in the event of a fire.

- i) The proposed use is consistent with permitted uses in the commercial zone and is compatible with intended character of the area.
- j) The project conforms to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

**Section 5.** The Planning Commission further finds that the proposed structure and use will not have a significant effect on the environment and is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332(a-e) of the CEQA guidelines, which exempts this project as an in-fill development. No further significant environmental impacts would result from this proposal.

**Section 6.** Based on the aforementioned findings, the Commission hereby adopts the categorical exemption and grants approval of Conditional Use Permit Nos. 864-11, 865-11, and 865-11, and recommends approval of Design Overlay Review No. 1401-11 to the Carson Redevelopment Agency, 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 this 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 13<sup>TH</sup> DAY OF DECEMBER, 2011.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



20 W. ...  
PLAND, CA 91786  
PHONE: 909-946-6729  
FAX: 909-946-3626

COORLAND ...  
3997 MISTRAL DRIVE  
HUNTINGTON BEACH, CA 92649

APN 7328-002-044

## EXHIBIT "A"

### LEGAL DESCRIPTION

THAT PORTION OF LOT 32 OF TRACT NO. 4546, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 50, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOUNDED NORTHERLY BY THE NORTHERLY LINE OF SAID LOT 32; BOUNDED EASTERLY BY THE WESTERLY LINE OF THE EASTERLY 154.77 FEET OF SAID LOT 32; BOUNDED SOUTHWESTERLY BY THE SOUTHWESTERLY LINE OF SAID LOT 32; AND BOUNDED WESTERLY BY THE WESTERLY LINE OF THE EASTERLY 324.77 FEET OF SAID LOT 32.

EXCEPT THEREFROM THE SOUTHWESTERLY 25 FEET THEREOF AS CONDEMNED BY FINAL ORDER OF CONDEMNATION IN FAVOR OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, RECORDED AUGUST 18, 1964 AS INSTRUMENT NO. 53 II OF OFFICIAL RECORDS.

EXCEPT THEREFROM THE NORTHERLY 20 FEET THEREOF, AS DEEMED TO THE COUNTY OF LOS ANGELES RECORDED APRIL 18, 1967 AS INSTRUMENT NO. 1795 OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM ALL OIL, MINERALS, AND HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED BY ANGELINA ESPINOZA BY DEED RECORDED JANUARY 7, 1960 AS INSTRUMENT NO. 1585, OFFICIAL RECORDS.



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**DESIGN OVERLAY REVIEW NO. 1401-11; CONDITIONAL USE PERMIT NO. 864-11;  
CONDITONAL USE PERMIT NO. 865-11; CONDITIONAL USE PERMIT NO. 866-11**

**GENERAL CONDITIONS**

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 1401-11 and Conditional Use Permit Nos. 864-11, 865-11, and 866-11 are not submitted to the City of Carson within one year of their effective dates, said permits shall be declared null and void unless an extension of time is requested prior to expiration and 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 comply with all city, county, state and federal regulations applicable to this project.
4. The applicant 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.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval 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. 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. 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 applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
9. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
10. 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.
11. The 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 Design Overlay Review No. 1401-11 and Conditional Use Permit Nos. 864-11, 865-11, and 866-11. 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.
12. All repair and service activities, including storage of equipment and materials, shall be within an enclosed building and conducted in such a manner as not to be a nuisance to the occupants of adjacent properties.
13. All washing of vehicles construed as an automobile laundry, as defined in Section 9138.13 and permitted by this resolution, shall adhere to the standards found in Section 9138.13.

#### PARKING

14. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.



15. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
16. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
17. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
18. 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.
19. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
20. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

21. 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.
22. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
23. 6" x 6" concrete curbs are required around all landscaped planter areas unless otherwise approved by the Planning Division.
24. 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.
25. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. A minimum 10-foot width landscaped setback area for the entire property line fronting Carson Street;
  - b. Minimum 24" box trees spaced 30-40 feet on center within property unless otherwise approved by the Planning Division;
  - d. Annual flowers wherever possible;
  - e. Irrigation system designed to commercial grade standards.



## AESTHETICS

26. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into all building facades, subject to Planning Division approval.
27. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
28. Graffiti shall be removed from all project areas within 15 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.).

## SIGNS

29. 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.

## FENCES/WALLS

30. A minimum six-foot high wrought-iron fence shall be constructed along the south and west property lines. The design of such fence is subject to review and approval of the Planning Division and required to be installed prior to the final approval of a building permit for the new truck wash and lube structure.
31. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9136.3 (commercial zones) the Zoning Ordinance.

## LIGHTING

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

## TRASH

33. The trash enclosure(s) shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

34. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
35. Fire Department access shall be extended to within 150 feet distance of any portion of structure to be built.



36. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
37. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

#### PUBLIC SAFETY - CITY OF CARSON

38. Ensure compliance with non-structural seismic mitigation measures, e.g. overhead glass treatments should use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment should be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

39. The Developer shall submit a copy of approved Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
40. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
41. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
42. A construction permit is required for any work to be done in the public right-of-way.

**Prior to issuance of Building Permit**, the proposed development is subject to the following:

43. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
44. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
45. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
46. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development.





If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.

47. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
48. The Developer shall submit improvement plans to the Development Services Group – Engineering 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.
49. Sewer Main Improvements (if any) along Carson Street as determined by the aforementioned sewer area study.
50. Storm Drain Improvements (if any) along Carson Street as determined by the aforementioned requirement.
51. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
52. Proof of Worker's Compensation and Liability Insurance.

**Prior to issuance of Certificate of Occupancy**, the proposed development is subject to the following:

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/sagged sidewalk, curb and gutter within the public right of way along Carson Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
55. Fill in any missing sidewalk within the public right of way along Carson Street abutting this proposed development
56. Remove and replace any broken/damaged driveway approach within the public right of way along Carson Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
57. The Developer shall modify existing driveways within the public right of way along Carson Street abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
58. All existing overhead utility lines less than 12 kilovolts along Carson Street abutting the proposed development, shall be undergrounded to the satisfaction of the City Engineer. Coordinate and contact Southern California Edison and AT&T



for removal of existing wooden poles along the sidewalk and undergrounding of utility lines. [SCE: (310)608-5041 and AT&T (626) 570-5454]

59. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
60. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
61. Install striping and pavement legend per City of Carson standard.
62. Paint Curbs Red along Carson Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
63. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
64. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
65. Comply with mitigation measures recommended by the water purveyor.
66. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
67. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
68. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
69. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

70. 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.

