



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 11, 2006
SUBJECT: Design Overlay Review No. 935-06
APPLICANT: Watson Land Company
Attn: Stefan Rubendall
22010 S. Wilmington Ave., Ste. 400
Carson, CA 90745
REQUEST: Construction of a new 102,000 square-foot, 46-foot high, speculative tilt-up industrial building on 5.16 acres in the ML (Manufacturing, Light) zone
PROPERTY INVOLVED: 2250 E. 220th Street

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell - Chairperson			Hudson
		Pulido – Vice-Chair			Saenz
		Diaz			Verrett
		Faletogo			Wilson
		Graber			

I. Introduction

Date Application Received

- April 6, 2006: Design Overlay Review No. 935-06

Applicant and Property Owner

- Watson Land Company; Attn: Stefan Rubendall; 22010 S. Wilmington Ave., Ste. 400; Carson, CA 90745

Project Address

- 2250 E. 220th Street

Project Description

- The applicant proposes to construct a new 102,000 square-foot, 46-foot high, speculative tilt-up industrial building.
- The project site is 5.16 acres in the ML (Manufacturing, Light) zone.
- A Design Overlay Review (DOR) is required because the property is located within the Merged and Amended Redevelopment Project Area.
- The project includes 99 vehicle parking spaces, 19 dock-high truck loading bays, one (1) grade-level loading bay, and three (3) truck parking spaces.
- Approximately 5,000 square feet of office is provided.
- The future use of the building is speculative. The property owner, Watson Land Company, intends to lease the building for warehousing and distribution use.

II. Background

Previous Uses of Property

- The subject property is currently vacant. No previous uses have existed at the project site.

Previously Approved Discretionary Permits

- Design Overlay Review No. 722-00: On October 24, 2000, the Planning Commission recommended approval to the Redevelopment Agency for the development of a 93,260 square-foot industrial concrete tilt-up building. Due to market conditions this project never proceeded and has since expired.
- Tentative Parcel Map No. 26236: On July 10, 2001, the Planning Commission approved the subdivision of 11.48 acres into three parcels. Parcel 1, which is the subject site, is 5.07 acres; Parcel 2 is 6.17 acres and has been developed with an industrial building; and Parcel 3, which is 0.24 acre, was subdivided for lease purposes only. A water tower currently exists on Parcel 3.
- Westward Avenue Street Vacation: On March 21, 2006, the City Council approved the vacation of Westward Avenue which abuts the subject property to the west. Finalization is contingent upon the relocation of utility easements and

approval of a lot line adjustment which will add the eastern half of Westward Avenue to the subject property.

Public Safety Issues

- The Public Safety Department has not reported any violations with this property.

III. Analysis

Location/Site Characteristics/Existing Development

- The project site is located in the eastern-central portion of the city north of the 405 Freeway.
- The surrounding properties are used for industrial purposes. The property owner, Watson Land Company, leases the abutting property to the southwest to the California Water Service Company (formerly the Dominguez Water Corporation).
- The 405 Freeway abuts the subject property to the south. Across the 405 Freeway are properties within the Carson Auto Row district, including Cormier Chevrolet and Cruise America.
- The subject property contains the following easements:
 - California Water Service Company (formerly Dominguez Water Corporation);
 - LA County Flood Control easements associated with the vacation of Westward Avenue; and
 - Southern California Edison.
- Regional access is provided from the 405 Freeway to the south. Access to the 405 Freeway is available one-half mile to the west via Wilmington Boulevard and one mile to the east via Carson Street and Alameda Street.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned ML (Manufacturing, Light). The surrounding properties to the north, east, and west are also zoned ML. The properties south of the 405 Freeway are zoned CA (Commercial, Automotive).
- The General Plan Land Use Element designates the subject property and adjacent properties to the north, east, and west as Light Industrial. The properties south of the 405 Freeway are designated as Regional Commercial.
- The subject property and surrounding area are within the Merged and Amended Redevelopment Project Area.

Applicable Zoning Ordinance Regulations

- The following table summarizes the consistency with current site development standards for the ML zone district and other zoning code sections applicable to this type of proposed use:

Table 1: Applicable Zoning Ordinance Sections

	Compliance	Non-Compliance
Section 9141.1 – Uses Permitted	x	
Section 9145.3 – Street Frontage and Access	x	
Section 9146.12 – Height of Buildings and Structures	x	
Section 9146.23 – Front Yard	x	
Section 9146.24 – Side Yard	x	
Section 9146.25 – Rear Yard	x	
Section 9146.27 – Space Between Buildings	x	
Section 9146.4 – Trash and Recycling Areas	x	
Section 9146.6 – Parking, Loading, Truck Maneuvering and Driveways		See Issues of Concern
Section 9146.7 – Signs	x	
Section 9146.8 – Utilities		See Issues of Concern
Section 9146.9 – Site Planning and Design	x	
Section 9162.21: Parking Spaces Req'd		See Issues of Concern
Section 9162.24: Parking for the Disabled and Associated Signing and Ramping	x	
Division 7 – Environmental Effects	x	
Part 6 – General Development Standards	x	

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness and restraint in signing, graphics and color.

- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

All of the required findings pursuant to Section 9172.23(d), “Site Plan and Design Review, Approval Authority and Findings and Decision” can be made in the affirmative. Details can be found in the attached Resolution.

Issues of Concern / Proposed Condition/Change:

- Issue – Number of parking spaces: Pursuant to Section 9162.21 of the Carson Municipal Code (CMC), the proposed project is required to provide one parking space for each 1,500 square feet of warehousing and one parking space for each 500 square feet of manufacturing. The proposed project is a speculative building that provides for 98 onsite vehicle parking spaces. Based on the city’s parking requirement, the proposed building could have up to 22% of manufacturing use or up to 21,420 square feet of total office space with a warehousing use. According to the applicant, the future use would be exclusively for warehousing, which would require less overall parking than a use that includes manufacturing. The building design supports this claim because of its design and the number of dock-high loading areas being provided, which significantly limits the building to warehousing use. Table 2, below, compares the parking requirements for various uses.

Table 2: Parking Requirement Table for Various Uses

	Use	Code Requirement	Required Vehicle Parking
Option A	100% Warehouse	Warehouse – 1:1,500 sq. ft.	Warehouse: 68 spaces
	0% Manufacturing	Manufacturing – 1:500 sq. ft.	Manufacturing: 0 spaces
	(Including up to 10% Office)	Office – 1:300 sq. ft. (counted only if greater than 10% of total building area)	Total: 68 spaces
Option B	79% Warehouse		Warehouse: 61 spaces
	0% Manufacturing		Office: 37 spaces
	21% Total Office (21,420 s.f.)		Total: 98 spaces

Option C	78% Warehouse	Warehouse – 1:1,500 sq. ft. Manufacturing – 1:500 sq. ft. Office – 1:300 sq. ft. (counted only if greater than 10% of total building area)	Warehouse: 53 spaces
	22% Manufacturing (Including up to 10% Office)		Manufacturing: 45 spaces
			Total: 98 spaces
Option D	50% Warehouse		Warehouse: 34 spaces
	50% Manufacturing (Including up to 10% Office)		Manufacturing: 102 spaces
Option E	0% Warehouse 100% Manufacturing (Including up to 10% Office)		Warehouse: 0 spaces Manufacturing: 204 spaces

Based on Table 2 above, the applicant could not have more than 21% of total office space based on Option B or 22% of manufacturing use based on Option C. Although it is unlikely that the building will be used for anything other than warehousing, to ensure that future uses do not exceed the parking requirement, a condition is included to restrict future uses to less than 21% of total office, less than 22% for manufacturing, or warrant a redesign of the parking area to provide for additional parking.

- *Proposed Condition/Change:* Future occupancy of the building shall be limited to up to 22% of manufacturing use and less than 21% of total office use. In the event that a future use exceeds the required number of parking, the parking layout shall be redesigned to meet the requirements found in Section 9162.21 of the Carson Municipal Code (CMC).
- Issue – Utilities/Street Vacation: The City Council approved the street vacation for Westward Avenue. In order to finalize the street vacation, utility and access easements may have to be relocated onto the subject property under the direction of the City Engineer. This can occur during the review of the lot line adjustment and is not expected to significantly impact the proposed project. However, in the event that the street vacation is unsuccessful, staff has included the following condition.

- *Proposed Condition/Change:* Approval of Design Overlay Review No. 935-06 is contingent upon final vacation of Westward Avenue. All onsite easements must be secured prior to issuance of a building permit.
- Issue – Impacts to the Wilmington Avenue/223rd Street intersection: The project has been reviewed by the City Traffic Engineer and it has been determined that it will add approximately 390 vehicle trips per day, of which up to 160 will be truck trips. A previous comprehensive traffic study for the area has been prepared which includes development of the subject property. The City Traffic Engineer has reviewed the comprehensive traffic study and did not require a separate traffic study for the proposed project. However, based on the project description, mitigation measures have been included to reduce any traffic impacts to the greatest extent feasible. The conditions include a requirement that the applicant participates in the traffic mitigation fees for the intersection of Wilmington Avenue and 223rd Street.
 - *Proposed Condition/Change:* Mitigation measures have been included as conditions of approval. A specific condition has been included to address the impacts to the intersection of Wilmington Avenue and 223rd Street:
 - The applicant shall participate in a phased construction of offsite traffic improvements through payment of a traffic mitigation fee to the City of Carson in the amount to be determined by the City Traffic Engineer.
- Issue – Less Than Significant Impacts: The Mitigated Negative Declaration (MND) indicates potentially significant air quality and traffic impacts unless mitigation measures are implemented. Less than significant impacts are expected with incorporation of the mitigation measures.
 - *Proposed Condition/Change:* Mitigation measures have been included as conditions of approval.

IV. Environmental Review

An Initial Study for this project was prepared in accordance with the California Environmental Quality Act (CEQA). After reviewing the Initial Study and any applicable mitigating measures for the project, the Planning Division has determined that this project will not have a significant effect on the environment. Accordingly, a Mitigated Negative Declaration has been prepared pursuant to California Public Resources Code Section 15070. Mitigation measures have been included for air quality and transportation/traffic (see Exhibit 2).

V. Recommendation

That the Planning Commission:

- **APPROVE** the Mitigated Negative Declaration;
- **APPROVE** Design Overlay Review No. 935-06 subject to the Conditions of Approval;
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 935-06 FOR THE CONSTRUCTION OF AN INDUSTRIAL BUILDING LOCATED AT 2250 E. 220th STREET."

VI. Exhibits

1. Resolution
2. Mitigated Negative Declaration/Initial Study
3. Development Plans (under separate cover)

Prepared by: _____
John F. Signo, AICP, Acting Senior Planner

Approved by: _____
Sheri Repp, Planning Manager

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