



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 10, 2006
SUBJECT: Design Overlay Review No. 914-05
APPLICANT: Shook Building System
c/o Mr. Nick Capriotti
4442 Parkhurst Street
Mira Loma, CA 91752
REQUEST: To permit the construction of an approximate 13,200 square foot office and warehouse on an approximate one (1) acre parcel in the MH (Manufacturing, Heavy) zone district and within Redevelopment Project Area 1.
PROPERTY INVOLVED: 16801 Main 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

Item No. 11B

I. Introduction

Date Application Received

- August 31, 2005: Design Overlay Review No. 914-05.

Applicant / Property Owner

- James Choi, 21311 Hawthorne Blvd. – Suite 103, Hawthorne, CA 90503

Project Address

- 16801 Main Street

Project Description

- Proposed construction of an approximate 13,200 square foot office and warehouse building on an approximate one (1) acre parcel in the MH (Manufacturing, Heavy) zone and within Redevelopment Project Area No. 1.

II. Background

Previous Uses of Property

- The subject property was previously used as an automobile dismantling yard. The property is currently vacant.

Previously Approved Discretionary Permits

- Special Use Permit No. 026-70 was issued in 1970 for an automobile dismantling yard.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 16801 Main Street, bounded by Main Street to the east and Broadway to the west, 168th Street to the North and Walnut Street to the south;
- Adjacent to the west of the subject property are small industrial buildings; to the south is an automobile dismantling yard; across Main Street to the east is an Air Products distribution facility; and to the north across 168th Street is an industrial steel fabrication company;
- The subject property is 148 feet wide and 280 feet deep, comprising a total area of approximately 40,000 square feet, or approximately one (1) acre; and
- The lot is currently vacant.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned MH (Manufacturing, Heavy) with all adjacent properties sharing the same zoning designation; and
- The General Plan Land Use designation of the subject property and all adjacent properties is Heavy Industrial, which is consistent with the zoning designations for said properties.

Applicable Zoning Ordinance Regulations

The following table summarizes the proposed project's consistency with current site development standards for the MH zone district and other zoning code sections applicable to the proposed use:

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
Industrial Development Standards			
9141.1, Uses Permitted	X		
9145.1, Applicability	X		
9145.2, Minimum Lot Area;	X		
9145.3, Street Frontage and Access	X		
9145.4, Minimum Lot Width	X		
9146.12, Height of Buildings and Structures	X		
9146.22, Future Rights-of-way	X		
9146.23, Front Yard	X		
9146.24, Side Yard	X		
9146.25, Rear Yard	X		
9146.27, Space Between Buildings	X		
9146.29, Encroachments	X		
9146.3, Fences, Walls and Hedges	X		
9146.4, Trash and Recycling Areas	X		

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
9146.6, Parking, Loading, Truck Maneuvering and Driveways	X		
9146.7(B), Signs	X		
9146.8, Utilities	X		
9146.9, Site Planning and Design	X		
9147.1, Exterior Lighting	X		
9147.2, Performance Standards	X		
General Development Standards			
9161.1(A), Street Improvements	X Conditions of Approval will ensure compliance		
9161.10(A-E), Parkway Trees			
9162.0, Paving and Draining of Vehicular Areas			
9162.21, Parking Spaces Required	X		
9162.3, Location of Parking	X		
9162.41, Automobile Parking Stall Size	X		
9162.42, Parking for the Disabled and Associated Signing and Ramping	X		
9162.51, Standards for Automobile Parking Lot Design	X		

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
9162.52(A,B,C,D), Landscaping Requirements	X		
9162.53, Lighting	X		
9162.55, Perimeter Guards	X		
9162.56, Marking of Automobile Parking Area	X		
9162.7, On-site Automobile and Truck Maneuvering Standards	X		
9162.8, Driveway Widths, Driveway Approaches and Traffic Sight Distance	X		
9164.3, Non-Residential Trash Areas	X		
9164.5, Design Standards for Trash and Recycling Areas	X		
9167.1, Signs	X		
9168.1, Water Efficient Landscaping	X		To be determined upon analysis of landscaping/irrigation plans.
Procedures			
9171.2, Elements of Procedure	X		
9171.4, Environmental Review Requirements	X		
9172.23, Site Plan and Design Review	X		

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
9173.1 through 9173.9, Elements of Procedure	X		

Project Details

- The two-story building is approximately 13,200 square feet consisting of two stories of office area of 4,800 square feet total, and a warehouse on the ground floor at the rear of the building totaling. There are a total of four roll-up doors on the warehouse section of the building with two 16'x15' doors on the west side and two 20'x14' on the south side;
- The James Steel Company, which is primarily a steel tubing fabrication and distribution business, will occupy the building once complete;
- The building is constructed out of standard concrete-masonry units (CMU). The bottom half of the building will be split face CMU and painted gray. A steel colored 'stuccotek' panel will be placed along the top half of the building with a regal blue rib metal panel separating the two halves. The architecture of the building includes a steel awning over the main entryway and decorative accent color striping. The roll-up loading doors are of horizontally-corrugated metal;
- Preliminary sign locations have been proposed along the front of the building, 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 property will be paved with a concrete-asphalt base per Municipal Code standards with landscaping along the interior lot lines and in the front and side yard setback areas. A total of 24 automobile parking spaces, including one handicapped space are provided (and are required to be consistent with zoning code requirements). Vehicular access onto the subject property is adequately served by driveways located to the south and west of the proposed building. Circulation around the subject property is facilitated by the placement of the proposed building along the north edge of the side yard setback, allowing for the maximum area for truck and vehicular movement;
- Adequate lighting is provided via light poles placed along the front and side yard setbacks and light packs mounted to the walls; and
- An 8' high CMU wall will be stuccoed and painted to match the color of the building. It will be located along the north property line facing 168th Street.

Required Findings: Design Overlay Review No. 914-05

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, provided that the conditions of approval are adhered to. Specific details regarding the findings are incorporated in the attached resolution.

Issues of Concern / Proposed Condition/Change: Design Overlay Review No. 914-05

- Issue – Street Dedication: The City of Carson's Master Street Plan requires a street width of 70 feet for 168th Street.
 - *Proposed Condition/Change:* To facilitate the future widening of 168th Street, an irrevocable offer of dedication for a road deed must be signed by the subject property owner to the City of Carson. The northerly 5-feet of the subject property is required for the future street widening. Staff informed the applicant of this requirement in the first status letter sent to them after their initial plan submittal. The applicant revised the plans accordingly and all setback lines facing 168th Street were measured from the 'new' property line resulting from the required 5-foot dedication. Staff accounted for the 'new' property line during the review of applicable code sections and determined that the revision complies. A condition has been added to Exhibit "B" of the resolution to reflect this requirement.

- Issue – Right-of-Way Improvements: Improvements to street frontage along 168th Street.
 - *Proposed Condition/Change:* Currently, 168th Street is lacking right-of-way improvements such as curb, gutter, sidewalk, street lights and street trees, etc. As a condition of approval, the applicant will be required to post a bond in the amount determined by the City of Carson Engineering Division to agree to complete the improvements in a specified amount of time. Alternatively, the applicant may provide in-lieu fees to cover the costs of future right-of-way improvements once a capital improvement project area has been established by the City Of Carson Engineering Division after the completion of all of the necessary street dedications along 168th Street. A condition of approval has been added to Exhibit “B” of the resolution to reflect this requirement.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) staff has prepared an Initial Study for the project and determined that it will not create significant impacts on the surrounding environment. Therefore, a Negative Declaration was prepared and the request for comments was given with the public hearing notice for this project. The comment period expires January 10, 2006.

V. Recommendation

That the Planning Commission:

- **WAIVE** further reading;
- **ADOPT** the Negative Declaration; and
- **ADOPT** Resolution No._____, entitled “A Resolution of the Planning Commission of the City of Carson Recommending Approval of Design Overlay Review No. 914-05 to the Redevelopment Project Agency”.

VI. Exhibits

1. Draft Resolution for DOR No. 914-05
2. Land Use Map
3. Negative Declaration and Initial Study
4. Site plan, elevations, floor plans (under separate cover)

Prepared by: _____
Steven Newberg, Acting Assistant Planner

Reviewed and Approved by: _____
John F. Signo, AICP, Acting Senior Planner