

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 989-07 AND CONDITIONAL USE PERMIT NO. 657-07 AND RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT NO. 658-07 TO THE CITY COUNCIL FOR THE CONSTRUCTION OF A 273,870 SQUARE-FOOT INDUSTRIAL BUILDING AND DEVELOPMENT OF A SURFACE PARKING LOT FOR LONG HAUL TRUCK TRANSPORT TRAILERS LOCATED AT 2211-2307 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, ProLogis, represented by Frederick Schumacher, with respect to real property located at 2211-2307 E. Carson Street, and described in Exhibit "A" attached hereto, requesting approval of a 273,870 square-foot industrial building and development of a 9.5-acre surface parking lot for long haul truck transport trailers in the MH-D-ORL (Manufacturing, Heavy; Design Review; Organic Refuse Landfill) zone. The request includes the following:

- Design Overlay Review No. 989-07 for site plan and design review;
- Conditional Use Permit No. 657-07 for a truck yard; and
- Conditional Use Permit No. 658-07 for development on property designated as ORL (Organic Refuse Landfill).

A public hearing was duly held on June 12, 2007, June 26, 2007 and July 10, 2007 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 meetings were 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.** The Planning Commission finds that:

- a) The General Plan designates the property as Heavy Manufacturing with which the proposed use is compatible. The proposed industrial facility and truck yard will be complementary to the surrounding industrial uses and will be appropriate for the subject property. The proposed industrial facility and truck yard meet the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore 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.

- b) The project will be compatible in 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) The site is also adequate in size, shape, topography, location, utilities, and other factors to accommodate the existing use and development. The surrounding land uses are primarily industrial uses and the proposed industrial facility and truck yard are compatible with these uses. The site is 21.6 acres in area, flat and located in an industrial area. Utilities, including electricity, telephone lines, water, and sewer will be adequately provided.
- d) The proposed industrial facility and truck yard will not alter the off-street parking requirements significantly and the required number of parking spaces will be provided. Circulation on the adjacent public streets will not be adversely impacted and mitigation measures have been included as conditions of approval to impacts on parking and circulation. Vehicular ingress and egress will be provided on Carson Street. Adequate interior vehicular and pedestrian circulation will be provided.
- e) To ensure attractiveness, effectiveness and restraint for existing and proposed signage, the applicant shall obtain approval from the Planning Department for any proposed sign.
- f) Adequate water supply shall be provided for fire protection. The applicant shall provide adequate driveway access, fire hydrants, and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection.
- h) The proposed use is subject to the requirements of Section 9148.9 - Truck Terminal and Truck Yard Facilities. Conditions of approval have been included to mitigate existing and potential noise, dust, fumes, traffic and other adverse environmental impacts affecting neighboring residential and commercial areas. The applicant shall participate in a traffic mitigation fee program for needed street improvements in the area, specifically the intersection of Wilmington Avenue and 223<sup>rd</sup> Street/405 Freeway.
- i) The proposed use is subject to the requirements of Section 9141.12 - Uses Permitted on Organic Refuse Landfill Sites. Approval by the Building and Safety Division of a report submitted by the applicant, which shall provide and include plans for a protective system or systems designated to eliminate or mitigate the potential hazards and environmental risks associated with the proposed use, shall be required prior to issuance of any building permit(s).
- (j) A street dedication exists for the easterly 30 feet of the subject property. Existing and proposed development patterns do not require the completion of the street. Therefore, a street vacation will be processed

with authorization received by the City Council as appropriate. The street vacation must be completed prior to the issuance of a building permit.

**Section 4.** The Planning Commission further finds the proposed use will not alter the predominantly industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment. Potential environmental impacts of the proposed project were identified which could be mitigated. The applicant shall comply with all applicable Department of Toxic Substances Control (DTSC) and Regional Water Quality Control Board (RWQCB) requirements. Staff has prepared a Mitigated Negative Declaration pursuant to Section 10571 of CEQA.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 989-07 and Conditional Use Permit No. 657-07 and recommends approval of Conditional Use Permit No. 658-07 to the Carson City Council with respect to the properties 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 10<sup>th</sup> DAY OF JULY, 2007**

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**CHAIRMAN**

**ATTEST:**

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**SECRETARY**