



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 27, 2006

SUBJECT: Conditional Use Permit No. 615-06

APPLICANT: Kimberly Thress  
US Blanks  
416 E. Alondra Boulevard  
Gardena, CA 90248

REQUEST: To operate a polyurethane foam manufacturing facility on a .99 acre lot in the ML (Manufacturing, Light) zone district within Redevelopment Area No. 4.

PROPERTY INVOLVED: 416 E. Alondra Boulevard

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### COMMISSION ACTION

- Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		<b>Cottrell - Chairperson</b>			<b>Saenz</b>
		<b>Pulido - Vice-Chair</b>			<b>Tyus</b>
		<b>Faletogo</b>			<b>Verrett</b>
		<b>Graber</b>			<b>Wilson</b>
		<b>Hudson</b>			

***Item No. 11E***

## I. Introduction

### *Date Application Received*

- April 25, 2006

### *Applicant / Property Owner*

- Kimberly Thress, 416 E. Alondra Boulevard, Gardena, CA 90248

### *Project Address*

- 416 E. Alondra Boulevard

### *Project Description*

- The applicant proposes to operate a polyurethane foam manufacturing facility for the production and distribution of the inner core of a surfboard, known as surfboard blank. The business will operate in a 20,000 square-foot, one-story industrial building consisting of 12, 434 square feet of warehouse area, 5,760 square feet of manufacturing area and 1,546 square feet of office area. The proposed facility is located on a .99 acre lot in the ML (Manufacturing, Light) zone district within Redevelopment Area No. 4.

## II. Background

### *Previous Uses of Property*

- The subject property has been continuously used as an industrial building since 1957.

### *Previously Approved Discretionary Permits*

- There are no previously approved discretionary permits for the subject property.

## III. Analysis

### *Location/Site Characteristics/Existing Development*

- The subject property has been recently purchased by US Blanks and is located at 416 E. Alondra Boulevard, bounded by Avalon Boulevard to the east, E. Gardena Boulevard to the south and S. Main Street to the west;
- The Harbor Freeway (1-110) is located approximately 5,000 feet west of the project site and approximately 6,500 feet to the northeast of the Compton/Wooley Airport. The Rancho Dominguez Mobile Home Park is located approximately 200 feet from the subject property.
- The adjacent uses of the proposed property to the east, west and north of Alondra Boulevard are industrial in nature.

### *Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned ML (Manufacturing, Light) with all of the adjacent properties sharing the same zoning designation; and

- The General Plan Land Use designation of the subject property and all adjacent properties is consistent with the zoning designations for said properties.

*Applicable Zoning Ordinance Regulations*

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

<b>Applicable Zoning Ordinance Sections</b>	<b>Compliant</b>	<b>Non-Compliant</b>	<b>Comments</b>
<b>Industrial Development Standards</b>			
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	Legal non-conforming front yard setback area. Compliance is subject to conditions of approval.

<b>Applicable Zoning Ordinance Sections</b>	<b>Compliant</b>	<b>Non-Compliant</b>	<b>Comments</b>
9146.3, Fences, Walls and Hedges	X		
9146.4, Trash and Recycling Areas	X		
9146.6, Parking, Loading, Truck Maneuvering and Driveways		X	Compliance will be required as a condition of approval.
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		
<b>General Development Standards</b>			
9161.1(A), Street Improvements	X		
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	Compliance will be required as a condition of approval.
9162.41, Automobile Parking Stall Size	X		

<b>Applicable Zoning Ordinance Sections</b>	<b>Compliant</b>	<b>Non-Compliant</b>	<b>Comments</b>
9162.42, Parking for the Disabled and Associated Signing and Ramping	X		
9162.51, Standards for Automobile Parking Lot Design	X		
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	Compliance will be required as a condition of approval.
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		
<b>Procedures</b>			
9171.2, Elements of Procedure	X		

<b>Applicable Zoning Ordinance Sections</b>	<b>Compliant</b>	<b>Non-Compliant</b>	<b>Comments</b>
9171.4, Environmental Review Requirements	X		
9172.21, Condition Use Permit	X		
9173.1 through 9173.9, Elements of Procedure	X		

The proposed facility would be equipped to receive and store supplies for the creation of surfboard blanks including chemical resins, bonding agents, and lumber. The facility would house equipment used in the creation of surfboard blanks including hydraulic presses, chemical and cement mixing equipment, curing ovens, forklifts, drum rollers, various saws, sanders and shop tools to cut lumber and shape the blanks.

Also to be considered in conjunction with the subject matter is a Negative Declaration that has been prepared pursuant to the California Environmental Quality Act (CEQA). After reviewing the Initial Study and any applicable mitigating measures for the project, it has been determined that this project will not have a significant effect on the environment. Therefore, a Negative Declaration has been prepared and circulated. In accordance with the public review comment period for the proposed project, staff has not received any comments during the 20-day public review period which expired on June 22, 2006.

The proposed project is adjacent to primarily industrial and manufacturing uses. Currently, the proposed facility is vacant and the applicant has retained the property in order to produce and distribute polyurethane foam surfboard blanks. The proposed project is located in the South Coast Air Basin which is managed by the South Coast Air Quality Management District (SCAQMD) and subject to the air quality regulations of SCAQMD. Based on the nature of the project, SCAQMD would ensure that the proposed project meets the environmental thresholds required for this type of project.

According to the Initial Study, the proposed facility would emit emissions during the foaming and bonding process. The foaming process would require the use of Toluene Di-isocyanate (TDI) and it is estimated that the facility will emit approximately 4.128 pounds per month of TDI. The volatile organic compound emissions from the bonding process is estimated to emit a VOC emissions level of 459 pounds per month of polyester bonding resins, well below the SCQAMD threshold of 667 pounds per month. Other emissions from delivery trucks, employee vehicles, and maintenance vehicles are anticipated to be minor and emissions associated with the proposed project are anticipated to be within the SCAQMD threshold limits.

Short-term impacts that may be associated with the proposed project in terms of exhaust emissions and odors from construction equipment used on-site would be temporary and cease upon completion of the construction of interior improvements to the building.

Due to the size of the proposed operation, emissions threshold levels are not anticipated to exceed SCAQMD regulations, result in the violation of any air quality standard or contribute substantially to an existing or projected air quality violation.

To ensure an acceptable air quality measure, the applicant would implement double bagged dust collection systems for the saws used to cut and shape the foam surfboard blanks, a dust collection system for sanders used to shape the foam surfboard blanks, a ventilation system for the foaming process area, and a breathing air filtration system.

The Los Angeles County Fire Department reviewed the proposed business operations and did not find any significant issues associated with the use of this property for the proposed polyurethane foam manufacturing facility. The building provides fire sprinklers and the business will be required to meet all standard fire code requirements.

*Required Findings: Conditional Use Permit No. 615-06*

Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. The proposed use and development will be consistent with the General Plan;
- b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development;
- c. There will be adequate street access and traffic capacity;
- d. There will be adequate water supply for fire protection;
- e. The proposed use and development will be compatible with the intended character of the area;
- f. Such other criteria as are specified for the particular use in other Sections of Chapter 9 of the Carson Municipal Code.

All of the required findings pursuant to Section 9172.21(d), "Conditional Use Permit, Commission Findings and Decision", can be made in the affirmative. Specific details regarding the applicable findings identified for each of the discretionary permits are incorporated in the attached resolution.

*Issues of Concern /Proposed Condition/Change: Conditional Use Permit No. 615-06*

Parking: There are some issues of concern with the parking in terms of location. A condition has been included to require the relocation or removal of parking located in the front yard setback and the required truck load and maneuvering area.

**IV. Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA) staff has prepared an initial study of 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 ends on June 22, 2006.

**V. Recommendation**

That the Planning Commission:

- **APPROVE** the Negative Declaration and Initial Study; and
- **ADOPT** Resolution No.\_\_\_\_\_, entitled "A Resolution of the Planning Commission of the City of Carson Approving Conditional Use Permit No. 615-06.

**VI. Exhibits**

1. Resolution for Conditional Use Permit No. 615-06 (under separate cover)
2. Land Use Map;
3. Negative Declaration and Initial Study;
4. Site plan, elevations, floor plans (under separate cover)

**Prepared by:** \_\_\_\_\_  
Mary V. Darby, Associate Planner

**Reviewed by:** \_\_\_\_\_  
John Signo, Acting Senior Planner

**Approved by:** \_\_\_\_\_  
Sheri Repp, Planning Manager