



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 12, 2006  
SUBJECT: Special Use Permit No. 1-68, Modification No. 3  
APPLICANT: Chemoil Terminals Corporation  
Attn: Ted Chrestensen  
2365 E. Sepulveda Blvd.  
Long Beach, CA 90810-1944  
REQUEST: Construction of seven (7) new storage tanks and related piping, pumps, and control systems to an existing petroleum storage facility  
PROPERTY INVOLVED: 2365 E. Sepulveda 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-Chairman</b>			<b>Tyus</b>
		<b>Faletogo</b>			<b>Verrett</b>
		<b>Graber</b>			<b>Wilson</b>
		<b>Hudson</b>			

## I. Introduction

### *Date Application Received*

- January 9, 2003: Modification No. 3 to Special Use Permit No. 1-68

### *Applicant and Property Owner*

- Chemoil Terminals Corporation; Attn: Ted Chrestensen; 2365 E. Sepulveda Blvd., Long Beach, CA 90810-1944

### *Project Address*

- 2365 E. Sepulveda Boulevard

### *Project Description*

- The applicant, Chemoil Terminals Corporation, requests the construction of seven (7) new storage tanks and related piping, pumps, and control systems to an existing petroleum storage facility. The tanks include five 50,000-barrel tanks and two 20,000-barrel tanks. Each 50,000-barrel tank will have an 88.5-foot diameter and 48-foot height and will occupy 6,221 square feet. Each 20,000-barrel tank will have a 55-foot diameter and 48-foot height and will occupy 2,376 square feet. The project will add an additional 300,000 barrels to the existing facility, which currently stores 800,000 barrels.
- The proposed project will increase storage capacity by 37.5 percent over an estimated five (5) year period, based on market demand.
- The project site is located on 2.2 acres of the 14.78-acre facility.
- The subject property is in the MH (Manufacturing, Heavy) zone district and within the Merged and Amended Redevelopment Project Area.

## II. Background

### *Previous Uses and Approved Discretionary Permits*

- **1968** – Special Use Permit No. 1-68 (SUP No. 1-68) was issued to the then lessee, Southern California Refining Company, to permit the construction and operation of an oil refinery consisting of a crude unit, vacuum unit, reformer and isomax units, asphalt packaging and loading unit, along with tanks, pumps, pipelines and other related equipment to operate the above units. This approval allowed for approximately three (3) million barrels of storage capacity. At the time, the site was 59.9 acres. Due to economic constraints, many of the approved refinery related facilities were not built, and the facility functioned solely as a storage and transfer facility for petroleum products.
- **1982** – The Planning Commission approved Modification No. 1 to SUP No. 1-68 to allow the applicant to store vehicles on the subject site for three (3) years (Resolution No. 82-634).
- **1985** – All on-site vehicle storage ceased.

- **1986** – Tentative Parcel Map No. 16223 (TPM 16223) was approved to subdivide the 59.9-acre property into nine (9) parcels. The future Chemoil facility would be located on the southeastern 14.78 acres. The remaining parcels would be sold to the Southern Pacific Railroad for utilization related to the Intermodal Container Transfer Facility (ICTF).
- **1988** – Chemoil obtained the subject property and commenced operation as a storage and transfer facility for petroleum products.
- **1994** – Chemoil closed its refinery in Signal Hill and transferred some of its operation to Carson, including its crude oil distillation operation.
- **2000** – Chemoil requested Planning Commission approval of Modification No. 2 to SUP No. 1-68 in order to construct a crude oil distillation unit and an auxiliary wastewater treatment unit. In addition, the applicant requested approval of Relocation Review No. 3035.45 (RR 3035.45) to retain an existing modular coach to be used as an office. On July 11, 2000, the Planning Commission approved the modification and relocation review (Resolution Nos. 2000-1817 and 2000-1818). The wastewater treatment unit has been constructed to meet the Air Quality Management District (AQMD) and Regional Water Quality Control Board (RWQCB) requirements. The crude oil distillation unit was not built.

*Existing Facility*

- The existing facility is located on 14.78 acres and includes an office building, control room and parking area; approximately 800,000 barrels of storage tank capacity; piping and pumping systems necessary for the operation of the facility; a heating system including a boiler and heat exchangers and truck loading and unloading facilities along with the necessary vapor recovery and disposal systems.

*Public Safety Issues*

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

**III. Analysis**

*Location/Site Characteristics/Existing Development*

- The Chemoil facility is located in a heavy industrial area in the southeastern portion of the City of Carson.
- Directly north and east of the site are Intermodal Way and properties owned by the Southern Pacific Railroad for uses related to the Intermodal Container Transfer Facility (ICTF), which is a container storage facility for the Port of Los Angeles.
- To the south across Sepulveda Boulevard are the Kinder Morgan Tank Storage Terminals LLC, which is a large petroleum storage facility similar to the Chemoil facility, and the Flexi-Van Service Center, which stores and leases trailers and ship containers.
- To the west are the Dominguez Channel, Air Products, Lovco Construction, Inc., and BP (British Petroleum, formerly the Atlantic Richfield Co.) Refinery.

- The nearest residential uses are about one-quarter mile east of the site in the City of Long Beach.

*Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned MH (Manufacturing, Heavy) as well as all adjacent properties to the north, east, south, and west.
- The General Plan Land Use Element designates the land use for the subject property and all adjacent properties as Heavy Industrial.
- The subject property and all adjacent properties north of Sepulveda Boulevard 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 MH zone district and other zoning ordinance sections applicable to this type of proposed use:

**TABLE 1: APPLICABLE ZONING ORDINANCE SECTIONS**

	<b>Compliance</b>	<b>Non-Compliance</b>
Section 9141.1 – Uses Permitted	x	
Section 9143 – Conditional Use Criteria	x	
Section 9145.3 – Street Frontage and Access	x	
Section 9146.12 – Height of Buildings and Structures	x	
Section 9146.22 – Future Rights-of-Way	x	
Section 9146.23 and 9146.24 – Front Yard and Side Yard Abutting a Street	x	
Section 9146.29 - Encroachments	X	
Section 9146.3–9146.6 – Other Site Development Standards (Parking, Trash and Recycling Areas, Walls, Etc.)	X	
Section 9146.7 – Signs	n/a	
Section 9146.8 – Utilities	X	
Section 9146.9 – Site Planning and Design	x	
Division 7 – Environmental Effects	x	
Part 6 – General Development Standards	x	
Section 9172.21 – Conditional Use Permit	x	
Division 3 – Elements of Procedure	x	

*Required Findings: Special Use Permit*

The tank farm facility was approved by the County of Los Angeles prior to the City's incorporation under their requirements for a Special Use Permit (SUP). The City has adopted the findings for a Conditional Use Permit (CUP) to be applicable to active SUPs issued by the County of Los Angeles. Pursuant to Section 9172.21, Conditional Use Permit (CUP), 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 this chapter (Zoning Ordinance).

The proposed project is for expansion of an existing tank farm located in a heavy manufacturing area. The proposed project is consistent with the General Plan designation of Heavy Industrial, and the site is adequate in size, shape, topography, location, utilities, and other factors to support such a project. There will be adequate street access along Sepulveda Boulevard and Intermodal Way, and the applicant will abide to all fire protection and safety requirements. Adequate water supply is provided. Please refer to the draft resolution for further findings for the modification to the SUP.

*Issues of Concern / Proposed Condition/Change:*

- Issue – Potentially Significant Environmental Impacts: The Mitigated Negative Declaration (MND) includes mitigation measures to ensure that project emissions during construction and operation activities are reduced to a minimum. Issues that have been identified in the MND relate to potential air quality and cultural resources impacts. Potential air quality impacts during construction and operation activities involve the release of carbon monoxide (CO), sulfur oxides (SO<sub>x</sub>), volatile organic compounds (VOCs), and particulate matter (PM<sub>10</sub>). Activities during excavation and grading may impact unknown archaeological resources (see Exhibit 2).
  - *Proposed Condition/Change:* A condition of approval has been added to ensure that the applicant meets all mitigation measures described in the MND.

- Issue – Phased Development: The applicant indicates that the proposed project will increase storage capacity by 37.5 percent over an estimated five (5) year period, based on market demand. Since the construction phase creates a multitude of impacts that deal with traffic, air quality, noise, and aesthetics, a condition has been added to avoid prolonging the construction phase beyond five (5) years, unless the Planning approves a subsequent modification.
  - *Proposed Condition/Change*: All construction of the proposed project shall cease after five (5) years of the effective date of this Modification No. 3 to Special Use Permit No. 1-68 regardless of the amount completed, unless a subsequent modification to Special Use Permit No. 1-68 is approved by the Planning Commission.
  
- Issue – Aesthetics: Painting the color a bright or obnoxious color would draw unnecessary attention to the storage tanks. Thus, a condition has been added to require that the new tanks be painted a neutral color, subject to the satisfaction of the Planning Division. A second condition has been added to require the applicant to maintain the storage tanks in good condition at all times.
  - *Proposed Condition/Change*: The storage tanks shall be painted a neutral color in order to minimize attention. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
  - *Proposed Condition/Change*: The tanks shall be maintained in good condition at all times. Accumulation of rust or deterioration shall be eliminated in a timely manner.
  
- Issue – Aesthetics/Landscaping: It is staff's policy to require chain-link fence to be removed and replaced with decorative wrought iron with vines. The existing landscaping along Sepulveda Boulevard is being maintained but can be improved with additional vines in certain areas. The Planning Commission can consider staff's policy for wrought-iron fencing, or require the applicant to enhance the landscaping to further screen the tanks. Staff has prepared conditions of approval requiring that the applicant replace the chain-link fence with wrought iron *and* plant additional landscaping. As a side note, the original condition for SUP No. 1-68 required the applicant to erect a solid block wall; Modification No. 2 approved in July 2000, which has since expired, required chain-link with wooden slats. The Planning Commission does have the authority to require upgrades to the site as it sees fit.
  - *Proposed Condition/Change*: Additional landscaping shall be provided along Sepulveda Boulevard to screen the facility to the satisfaction of the Planning Division. This shall include, but is not limited to:
    - Vine-like landscaping along perimeter walls and fencing;

- Mounded landscaping along Sepulveda Boulevard to a maximum height of thirty-six inches or a screening hedge along the full-length of the property; and
  - Annual flowers wherever possible.
- *Proposed Condition/Change:* Chain-link fencing, including barbed and concertina wire, shall be replaced with decorative wrought iron fencing along Sepulveda Boulevard.

**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, 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 (see Exhibit 2). Mitigation measures have been included for potential impacts to air quality, cultural resources, geology and soils, and hazards and hazardous materials.

**V. Recommendation**

That the Planning Commission:

- **ADOPT** the Mitigated Negative Declaration;
- **APPROVE** Modification No. 3 to Special Use Permit No. 1-68 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 MODIFICATION NO. 3 TO SPECIAL USE PERMIT NO. 1-68 FOR THE CONSTRUCTION OF SEVEN NEW STORAGE TANKS AND RELATED PIPING, PUMPS, AND CONTROL SYSTEMS TO AN EXISTING PETROLEUM STORAGE FACILITY LOCATED AT 2365 E. SEPULVEDA BOULEVARD."

**VI. Exhibits**

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

**Prepared by:** \_\_\_\_\_  
John F. Signo, AICP, Senior Planner

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