



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** March 13, 2007

**SUBJECT:** Modification No. 1 to Conditional Use Permit No. 03-08-555

**APPLICANT:** Kruger Tow, Inc. – Mr. Paul Raedyn  
17803 S. Santa Fe Avenue  
Rancho Dominguez, CA 90221

**REQUEST:** Modification to a CUP to store additional impound vehicles within an existing industrial building, extend the hours of operation to 24 hours a day, seven days a week and to park company tow trucks on-site. The subject property is zoned MH (Manufacturing, Heavy).

**PROPERTY INVOLVED:** 2640 E. Del Amo Boulevard

### 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>                 |     |    |                |

## **I. Introduction**

The applicant, Kruger Tow, Inc., is requesting a modification to existing Conditional Use Permit No. 03-08-555 to expand its vehicle impound yard business. Applicant proposes to store additional impound vehicles within an existing industrial building; extend the hours of operation to 24 hours a day, seven days a week; and to park 10 company tow trucks along the eastern side of the building, outside of the required parking area. The request will modify condition numbers 10.5 and 17.5 of the approved CUP (see exhibit 3).

The subject property, located at 2640 E. Del Amo Boulevard, is zoned MH (Manufacturing, Heavy) with a Heavy Industrial General Plan land use designation. Surrounding uses include heavy and light industrial land uses to the north, east, south and west of the subject site.

## **II. Background**

On November 25, 2003, the Planning Commission, on a 6-1 vote, approved CUP No. 03-08-555 to allow the operation of a vehicle impound yard in conjunction with a warehouse business at the subject site. The 105,390 square foot industrial building on site had been subleased to a company for long term government storage operations. The vehicle impound yard occupied the parking area at the western portion of the property.

The former government storage business has relocated to another city and Kruger Tow, Inc. proposes to expand its vehicle impound yard by storing additional impound vehicles within the vacant industrial building and expanding the operation hours to 24 hours a day, seven days a week.

## **III. Operations/Proposed Modification**

Kruger Tow, Inc. has a contract with the Carson Sheriff's Station in which they impound primarily passenger type vehicles. A very small percentage of the impounded vehicles may include boats, RVs or other miscellaneous type of vehicles. On any given day, the applicant indicates that the average number of days a vehicle is held on site is approximately 40 days. If the impounded vehicle is not retrieved within the 40 days, the vehicle is sold at auction or is sold to a local junk yard.

The applicant anticipates storing 37 impound vehicles within the parking lot, at the western side of the property and storing approximately 196 impound vehicles within the now vacant building. Impound vehicles to be internally stored will enter the rear of the building via the western driveway aisle. There will be a total of 20 employees consisting of 10 tow truck drivers and 10 clerical staff. The proposed hours of operation will be 24 hours a day, seven days a week. The business currently generates approximately 8 to 15 tow yard-related trips per day. The applicant anticipates that the business expansion will now generate approximately four (4) tow

truck trips per hour, or 96 truck trips per day. The public will not have access to the vehicle storage areas; rather an employee will retrieve the vehicle via a special forklift designed for such task and bring the vehicle to the front of the property along the western side.

The applicant proposes to utilize the eastern portion of the property to store 10 company tow trucks not in operation and is proposing to install a car wash rack with clarifier to wash company tow trucks. As the car wash will be of manual operation and for company vehicles only, it is not subject to discretionary permits or review. Such uses will not impact on-site circulation nor interfere with the required parking areas.

#### *Site Improvements/Issues of Concern*

- Aesthetics:
  - Landscaping - Applicant shall refurbish the existing landscaping throughout the site, including adding ground cover and/or shrubs in barren planter areas. Irrigation shall be operational and reach all vegetation/landscaping areas on site.
  - Fencing – As a condition of approval of the original CUP 03-08-555, the applicant has constructed a 13 foot high concrete block wall with 24-inch high shepards crook above wall along the western property line and has installed a 13 foot high wrought iron gate with opaque screening located on the western side of the building to screen the impound yard from public view. Staff will condition that the gate's screening be primed and re-painted with anti-rust paint of color to blend with building color. The rear property line, south side, contains an existing 11 foot high wrought iron fence with two (2) foot shepards crook. The eastern portion of the property contains a nine (9) foot high chainlink fence with gate and shares a driveway with adjacent industrial land use.
  - All other conditions of the original conditions of approval associated with CUP 03-08-555 have been complied with by the applicant.
- Security:
  - There are eight (8) security cameras and light fixtures located at each exterior corner of the building. The applicant will provide additional interior security cameras to monitor the impounded vehicles stored within the building.
  - Staff has not received any negative comments by the Carson Sheriff Station for the proposed modification to the CUP.
- Noise:
  - Due to the location of the Alameda Street and Del Amo Boulevard, high ambient noise levels negate this potential impact.

#### IV. Analysis

##### CONDITIONAL USE PERMIT

The Planning Commission can approve a modification to an existing Conditional Use Permit based on the ability to make affirmative findings based on the following criteria:

**a. The proposed use and development will be consistent with the General Plan.**

The General Plan designates the subject property for Heavy Industrial land uses. The proposed modification to Conditional Use Permit No. 03-08-555 is consistent with permitted uses and adheres to the goals and policies described in the Land Use Element of the General Plan. The site is generally flat and is located on the south side of Del Amo Boulevard, within a Heavy Industrial land use setting. Surrounding uses include heavy and light industrial land uses to the north, east, south and west of the subject site.

The vehicle impound yard meets the requirements of Section 9141.1, Uses Permitted; Section 9148.1, Division 8 – Special Requirements for Certain Uses and Section 9172.21 – Conditional Use Permit criteria of the Carson Municipal Code. The proposed 24 hours a day, seven days a week operation schedule is consistent with industrial land use operations and will not negatively impact adjacent land uses.

**b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.**

The 5-acre site is generally flat and is adequate in size, shape, and topography and has access to required utilities as it is located within the heavy industrial part of the city. The proposed expansion of the vehicle impound yard will reduce the need for exterior vehicle storage on the western side of the property by accommodating vehicle storage within the 105,390 square foot industrial building. Approximately 37 vehicles will now be stored within the parking area of the western portion of the lot and 196 vehicles will be stored within the building.

**c. There will be adequate street access and traffic capacity.**

The proposed expansion of the business will not negatively affect the traffic flow or capacity on Del Amo Boulevard as delivery of impound vehicles will be scattered within a 24 hour period and not likely to occur during peak hour traffic. The site will be serviced by Del Amo Boulevard, a major highway capable of supporting the tow truck traffic volume. Tow trucks with attached impound vehicles will enter the site via the western driveway and there is adequate on-site staging to minimize potential impacts to Del Amo Boulevard. Section 9148.1 of the CMC requires a minimum of 18 parking spaces for the

vehicle impound yard, 71 on-site parking spaces are provided. Section 9148.1 of the CMC also requires five (5) off-street loading areas, five (5) off-street loading areas are provided. There is adequate on-site circulation and maneuvering areas to accommodate the impound vehicles and tow trucks. Staff is none the less requiring fire department approval for the location of the proposed loading areas and overall circulation prior to issuance of any building permits. No adverse traffic impacts are anticipated from the proposed business expansion.

**d. There will be adequate water supply for fire protection.**

The County Fire Department has reviewed the proposed project and concludes that adequate water supply exists to meet current and anticipated fire suppression needs.

**e. The proposed use and development will be compatible with the intended character of the area.**

The site is designated for Heavy Industrial land uses in both the General Plan and Zoning Ordinance. The proposed business expansion will not expand the existing structure and is compatible with the intended Heavy Industrial character of the area. The subject site, within the MH (Heavy Industrial) zone and General Plan land use designation, is an ideal location for a vehicle impound yard as there are no adjacent sensitive land uses.

**f. Such other criteria as are specified for the particular use in other Sections of this Chapter.**

The vehicle impound yard operations and storage will be conducted within an existing enclosed building and yard area enclosed by a solid block wall and screened fencing. The vehicle impound yard operations meets all requirements of the Zoning Code with the identified conditions of approval.

**V. Environmental Review**

This project is Categorically Exempt from the provisions of the California Environmental Quality Act based on Section 15332, Class 1 – Minor alteration of existing structures.

**VI. Recommendation**

That the Planning Commission:

- **APPROVE** Modification No. 1 to Conditional Use Permit No. 03-08-555 subject to the conditions of approval attached as Exhibit “B” to the Resolution; and

- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled “A Resolution of the Planning Commission of the City of Carson Approving Modification No. 1 to Conditional Use Permit No. 03-08-555 for property located at 2640 E. Del Amo Boulevard.”

**VII. Exhibits**

1. Zoning Map
2. Proposed Resolution
3. November 25, 2003 Planning Commission Staff Report (with Conditions of Approval)
4. November 25, 2003 Planning Commission Minutes
5. Proposed Plans (submitted under separate cover)

**Prepared by:** \_\_\_\_\_  
Rocio Lopez, Planner

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

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