



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: May 22, 2007

SUBJECT: Design Overlay Review No. 964-06

APPLICANT: Prime Wheel Corporation
17703 S. Main Street
Carson, CA 90745

REQUEST: Construction of a new 100,000 square-foot, 35-foot high, industrial building for the purpose of warehouse use on 3.63 acres

PROPERTY INVOLVED: 17680 S. Figueroa Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell – Chairman			Saenz
		Pulido – Vice-Chairman			Tyus
		Faletogo			Verrett
		Graber			Wilson
		Hudson			

I. Introduction

Date Application Received

- September 13, 2006: Design Overlay Review No. 964-06

Applicant

- Frank Politeo & Associates: 1300 S. Beacon St., No. 225; San Pedro, CA 90731

Property Owner

- Prime Wheel Corp.; Attn: Henry Chen; 17703 S. Main Street; Carson, CA 90745

Project Address

- 17680 S. Figueroa Street

Project Description

- Construction of a new 100,000 square-foot, 35-foot high, industrial building for the purpose of warehouse use.
- The building includes office space, three dock-high loading bays in the front of the building facing Figueroa Street, and three dock-high loading bays in the rear of the building to the east.
- The project provides 69 vehicle parking spaces and two truck parking spaces of which one will be located in front and the other in the rear.
- The project includes paving, landscaping, signage, and related site improvements.
- The applicant indicates the proposed building will be used for warehouse use only. Prime Wheel Corp. owns and operates an aluminum wheel manufacturing business on the properties to the south and southeast, but indicates that the use for the proposed warehouse building would be separate from the operations of the existing business. Prime Wheel Corp. intends to use the proposed warehouse building to store aluminum wheels that have been imported from China via the Ports of Los Angeles and Long Beach. The aluminum wheels would be stored and distributed from the warehouse as needed.

Site Location/Zoning/Land Use Designation

- The project site is 3.63 acres located on the northeastern corner of the intersection of Figueroa Street and Albertoni Street.
- The subject property is zoned MH (Manufacturing, Heavy), but has a General Plan land use designation of Light Industrial. The City is currently processing a Zone Change Case to make the zoning consistent with the General Plan.
- The subject property is located within Redevelopment Project Area No. 1.

II. Analysis

Staff has met with the applicant in regards to the size of the proposed building and the City's requirements for parking, landscaping, and floor area ratio. Although it is feasible to revise the proposed project to meet all of the City's requirements, the property owner is considering whether to continue pursuing this project or use the subject property for outdoor storage. The application is currently held in abeyance pending revised plans and direction from the property owner.

III. Recommendation

That the Planning Commission:

- **OPEN** the public hearing, take testimony; and
- **CONTINUE** this item indefinitely.

Prepared by: _____
John F. Signo, AICP, Senior Planner

Reviewed and Approved by: _____
Sheri Repp, Planning Manager