



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 26, 2007

SUBJECT: Tentative Parcel Map No. 68153

APPLICANT: Plotnik and Associates / Zvi Plotnik
for Watson Partners, L.P.
18710 S. Wilmington Avenue Ste. 203
Rancho Dominguez, CA 90220

REQUEST: Subdivision of one, eight-acre parcel into two parcels for property located within the SP-2-ML (Specific Plan – 2- Manufacturing, Light) zone district.

PROPERTY INVOLVED: 1457 & 1511 E. Glenn Curtiss Street

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Hudson			Saenz
		Cannon			Verrett

Item No. 11A

I. Introduction

The applicant, Zvi Plotnik, on behalf of the property owner, Watson Partners, L.P., is proposing to subdivide one industrial zoned parcel into two parcels. The subject property, 1457 & 1511 E. Glenn Curtiss Street, is located within the SP-2-ML (Specific Plan – 2- Manufacturing, Light) zone with a General Plan designation of Light Industrial.

Pursuant to Section 9203.16 of the Carson Municipal Code (CMC), Subdivision Regulations, and the Subdivision Map Act a tentative parcel map is required for the subdivision of four or fewer parcels.

II. Background

The subject site is located on the northwest corner of Glenn Curtiss Street and Beachey Place. The subject site has two existing, detached industrial warehouse buildings which were simultaneously constructed and finalized in July 2006 according to building permit records.

The site is located within the Dominguez Technology Center Specific Plan and is surrounded by large industrial warehouse buildings which have been recently constructed within the last five years. Watson Partners, L.P. (aka Watson Land Company) owns most of the land within the Dominguez Technology Center.

III. Project Description

The applicant proposes to subdivide an existing eight-acre parcel into two parcels. Parcel 1 will contain 4.39 acres and contains an existing 76,415 square foot industrial warehouse building. Parcel 2 will contain 3.61 acres and contains an existing 46,301 square foot industrial warehouse building (see table below). No other improvements are being proposed at this time.

PARCEL, BUILDING AREA AND REQUIRED PARKING

Parcel	Parcel Size	Building Size	Required Parking	Provided Parking
1	4.39 acres	76,415 sq.ft.	78	97
2	3.61 acres	46,301 sq.ft.	69	91

Both parcels meet the Carson Municipal Code (CMC) requirements with regard to building setbacks, adequate landscaping and parking criteria. A minimum of eight parking spaces shall be devoted to Parcel 2 along the east side of the building within

Parcel 1. Section 9162.3 of the CMC states: “When the required parking is provided on a lot other than the lot on which the use to be served is located, a copy of a recorded deed or covenant shall be filed with the Community Development Department which provides that the parking lot is restricted for parking of the use served and shall be used for no other purpose unless the required parking is met in some other way in accordance with the requirements of this Chapter.” The owner shall record a covenant on both parcels reserving said parking spaces and for shared driveway access to both parcels.

IV. Analysis

The applicant’s proposal involves the approval of several discretionary permits by the Planning Commission.

Tentative Parcel Map

Pursuant to Section 66474 of the Government Code, a city shall deny approval of a tentative map if any of the following findings can be made:

a. That the proposed map is not consistent with applicable general and specific plans in Section 65451.

The proposed subdivision is consistent with the SP-2-ML (Specific Plan – 2-Manufacturing, Light) zone and with the General Plan designation of Light Industrial. The proposal therefore complies with the requirements of the City’s Subdivision Ordinance and the California Government Code.

b. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

This site is currently developed with two, detached industrial warehouse buildings which were constructed in July 2006. The proposed subdivision is consistent with the city’s General Plan Light Industrial designation and is consistent with the Municipal Code. The subdivision conforms to all development standards of the zoning ordinance and with the General Plan policies, including maximum floor area ratio of the existing buildings. The subdivision is compatible with adjacent light industrial land uses.

c. That the site is not physically suitable for the proposed development.

This site is currently developed with two, detached industrial warehouse buildings which were constructed in July 2006. The proposed subdivision will not alter the existing characteristics of the fully developed site.

d. That the site is not physically suitable for the proposed density of development.

This site is currently developed with two, detached industrial warehouse buildings which were constructed in July 2006. The proposed subdivision will not alter the density of the fully developed site.

- e. That the design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.**

The current land use at this site is that of two, fully developed detached industrial warehouse buildings. The proposed subdivision will therefore not cause substantial environmental damage or substantially injure fish or other wildlife. The property is adequately zoned to support the subdivision.

- f. That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

The proposed subdivision will create two parcels from one large eight (8) acre parcel. The subdivision will enable each stand alone building to be located within its own parcel. The subdivision is proposed along the center of the shared driveway along Glenn Curtiss Street. Each parcel will be required to provide adequate sewer, water and other utility connections. This project will therefore not cause any serious public health problems to the existing or future occupants or adjacent property owners.

- g. That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements for access of use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.**

The proposed subdivision will not conflict with easements, acquired by the public at large, as there are two existing light industrial warehouse buildings and no other improvements are proposed at this time. The site is adequate in size, shape, and topography and has access to required utilities as it is located within an urbanized, industrial area.

V. Environmental Review

Pursuant to Section 15300 of the California Environmental Quality Act (CEQA), the proposed subdivision is Categorically Exempt based on Class 15 (Minor Land Divisions) and does not have the potential for causing a significant effect on the environment.

VI. Conclusion

The proposed subdivision is consistent with the requirements within the SP-2-ML (Specific Plan – 2- Manufacturing, Light) zone, with the goals and polices stated in the General Plan designation of Light Industrial, and with the Subdivision Map Act. Watson Land Company has done an exceptional job of keeping the property very well maintained including, lush landscaping, attractive and well maintained buildings and overall site maintenance.

VII. Recommendation

That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Tentative Parcel Map No. 68153 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 TENTATIVE PARCEL MAP NO. 68153 FOR THE SUBDIVISION OF ONE EIGHT-ACRE PARCEL INTO TWO FOR THE PROPERTY LOCATED AT 1457 & 1511 GLENN CURTISS STREET."

VIII. Exhibits

1. Proposed Resolution
2. Tentative Parcel Map & Site Plan (Under separate cover)

Prepared by: _____
Rocio Lopez, Planner

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

Approved by: _____
Sheri Repp, Planning Manager