



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 24, 2007

SUBJECT: Conditional Use Permit No. 647-06

APPLICANT: Sterling Express Services, Inc.
Attn: Billy Chang
1161 E. Watson Center Road
Carson, CA 90745

REQUEST: To operate a truck yard with dispatch operations in the MH (Manufacturing, Heavy) zone district.

PROPERTY INVOLVED: 1161 E. Watson Center Road

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. 11B

I. Introduction

The applicant, Sterling Express Services, is requesting authorization to operate a truck yard with dispatch operations at 1161 E. Watson Center Road. The subject property is located in the MH (Manufacturing, Heavy) zone, has a General Plan land use designation of Heavy Industrial, and is within the Merged and Amended Redevelopment Project Area.

Pursuant to Section 9141.1 of the Carson Municipal Code (CMC), a Conditional Use Permit is required in order to operate a truck yard within the MH (Manufacturing, Heavy) zone.

II. Background

The subject site is located near the intersection of Watson Center Road and Lucerne Street. The property contains a 5,040 square-foot office building which was constructed in 1972 according to building permit records. The adjacent property, located to the east of the subject site, is also owned by the same property owner and contains a 200,400 square-foot light industrial warehouse building. A common driveway is shared between the adjacent property and the subject property.

On December 21, 2004, the City Council adopted Ordinance No. 04-1308 relating to truck yards and truck terminals in the ML (Manufacturing, Light) and MH (Manufacturing, Heavy) zones. Ordinance No. 04-1308 was created to address the proliferation of existing and new truck yards and truck terminals which had resulted in adverse impacts throughout the city. These are the new requirements for truck yards in the Carson Municipal Code (CMC):

- Truck yards are prohibited within the ML (Manufacturing, Light) zone.
- Truck yards require a Conditional Use Permit within the MH (Manufacturing, Heavy) zone.
- Section 9148.9 (Truck Terminal and Truck Yard Development Standards) was created to establish development standards for truck terminal and truck yard uses.

Sterling Express Services, Inc. has been in operation for less than a year at this location. The company applied for a business license and was directed to apply for a Conditional Use Permit in order to comply with the new ordinance.

III. Project Description

The applicant is leasing the subject site, measuring 266 feet wide by 645 feet deep, from the property owner for truck parking from the existing yard and dispatch operations from the 5,040 square foot office building. The yard is fully paved with

asphaltic material and will be striped to accommodate 81 double body trucks and 67 standard parking stalls.

The site shall comply with the new truck yard development standards, Section 9148.9, which includes a minimum 25-foot, front landscaped setback area; large screen trees; a growing vine along the eastern chainlink fence where trucks are visible from the public right-of-way (within the 138 foot adjacent office parking area); solid masonry wall with a wrought iron gate with opaque screening at the entry area; and obscure slats throughout the remaining interior chainlink fencing.

Operations

Sterling Express Services, Inc. is a trucking company for hire. The company specializes in moving containers from the port to various locations in Southern California and has approximately 60 owner operator truck drivers. In the truck yard, drivers will park their trucks over night so they are off the road. Containers will also be parked within the yard and are delivered within 24 hours. Freight items include various types of commodity items such as shoes, garments, auto accessories and electronic components. There is an existing guard shack at the entrance into the yard. The company provides truck parking for the owner operators and there is no lease involved between the company and the truck drivers.

The office building will be utilized for the company dispatch operations and employs approximately 25 people. Hours of operation are from 5:00 a.m. to 9:00 p.m.

IV. Analysis

Section 9172.21 (D) of the CMC requires that the Planning Commission, by Resolution, render its approval for a Conditional Use Permit based on the ability to make affirmative findings concerning the following:

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

The proposed truck yard with dispatch operations is a use consistent with the General Plan Land Use Designation of Heavy Industrial and conforms to the MH (Manufacturing, Heavy) zone. The proposed use meets the goals and policies described in the General Plan Land Use Element. The use is compatible with adjacent Heavy Industrial land uses and the development of the truck yard will conform to the strict new development standards in the CMC applicable to all truck yards.

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

The size of the site is adequate to support the proposed use and all associated support development including parking spaces, office space and

landscaped setback areas. The shape of the lot is rectangular, measuring 266 feet wide by 645 feet deep. The site will contain adequate landscape and fence screening to buffer the use from surrounding industrial land uses. The site is flat and the location is appropriate for this proposal in that the surrounding neighborhood has similar light and heavy industrial development. Truck and vehicular ingress and egress will be provided on Watson Center Road. Access to the office parking lot area is provided via a shared driveway located on the adjacent property, owned by the same property owner as subject site. Utilities, including electricity, telephone lines, water, and sewer are adequately provided. Therefore, this finding can be made in the affirmative.

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

The proposed use is consistent with adjacent land use traffic and will not generate significant amounts of traffic. Adequate street access is provided on Watson Center Road. Adequate on-site truck and vehicular parking is provided throughout the site. Thus, this finding can be made in the affirmative.

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

The Fire Department has reviewed the project for adequate street access, driveway width, fire hydrants, and fire flow. As the project does not involve the development or alteration of existing buildings and structures, there is adequate water supply for fire protection. Therefore, this finding can be made in the affirmative.

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

The project site is located in a heavy industrial developed, urban community. Surrounding uses include warehouse and manufacturing industrial land development to the north, east, south and west. The proposed truck yard will be consistent with the industrial character of the surrounding uses. The truck yard will be developed with the strict truck yard development standards imposed by the CMC. Therefore, this finding can be made in the affirmative.

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

All additional and applicable sections can be satisfied provided that the conditions of approval are applied. Therefore, this finding can be made in the affirmative.

V. Environmental Review

Pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), the proposed project is located within an urbanized, industrial area and does not have the potential for causing a significant effect on the environment and is found to be Categorically Exempt.

VI. Conclusion

The proposed truck yard is consistent with the requirements of the MH (Manufacturing, Heavy) zone, including development standards for truck yards, and with the goals and polices stated in the General Plan land use designation of Heavy Industrial. The truck yard will include lush landscaping with large screen trees, slats within interior chainlink fencing, and a new decorative masonry wall with wrought iron fencing and opaque screening within the front setback area to screen the truck yard operations.

VII. Recommendation

That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Conditional Use Permit No. 647-06 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 CONDITIONAL USE PERMIT NO. 647-06 FOR A TRUCK YARD FOR THE PROPERTY LOCATED AT 1161 E. WATSON CENTER ROAD."

VIII. Exhibits

1. 500 Foot Radius Map
2. Proposed Resolution
3. Site Plan (Under separate cover)

Prepared by: _____
Rocio Lopez, Planner

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

Approved by: _____
Sheri Repp, Planning Manager