



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 8, 2008  
SUBJECT: Mixed Use Business Park Proposal  
APPLICANT: The S. M. Coyne Company Inc.  
Attention: Steve Coyne  
1400 Quail Street, Suite 260  
Newport Beach, CA 92660  
REQUEST: To review and comment on a mixed-use business park with approximately 264,000 square feet of light industrial, office and retail space on 14.3 vacant acres located in the ML-ORL (Manufacturing Light – Organic Refuse Landfill) zone district  
PROPERTY INVOLVED: 20630 S. Figueroa Street

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#### COMMISSION ACTION

Concurred with staff  
 Did not concur with staff  
 Other

#### COMMISSIONERS' VOTE

| AYE | NO |                   | AYE | NO |         |
|-----|----|-------------------|-----|----|---------|
|     |    | Chairman Faletogo |     |    | Saenz   |
|     |    | Cannon            |     |    | Verrett |
|     |    | Graber            |     |    |         |

***Item No. 11-C***

## I. Background

### Proposed Mixed Use Business Park Project:

- The applicant Steve Coyne Company Inc. is proposing a Mixed Use Business Park with approximately 264,000 square feet of light industrial, office and retail space on a vacant 14.3 acres site located at 20630 S. Figueroa Street. The site is zoned ML-ORL (Manufacturing Light, Organic Refuse Landfill) and is surrounded by a mobile home park, a church, self storage, retail and light industrial businesses. The General Plan designates the site for Mixed Use Business Park use.
- The site is located within the former "Gardena Valley 1 & 2 Landfill Sites". The landfill sites were permitted to receive industrial and municipal wastes and operated from November 1956 to October 1959. The State Department of Toxic Substances Control (DTSC) approved a "Remediation Action Plan" in 1992 and issued a Negative Declaration for said project. In 1999 DTSC approved a "Design Implementation Plan". On June 19, 2008, DTSC entered into a "Reimbursement Agreement" for consultative services with the SM Coyne Company. The Remedial Design consists of: site cleaning and grubbing; earthwork; grading; cap construction; storm-water conveyance system; landfill gas collection and treatment system.
- The proposed mixed-use business park with approximately 264, 000 square feet of light industrial, office and retail floor space is a speculative project that does not have signed tenants. This project would be the first project that would be processed under the General Plan designation of Mixed Use Business Park. The site's existing ML-ORL zoning would require the processing of a conditional use permit application and the submittal of a report approved by the Building and Safety Division and the City Council prepared by a licensed civil engineer that would provide and include plans for a protective system or systems designated to eliminate or mitigate the potential hazards and environmental risks associated with the proposed use. The proposed project site is also within Redevelopment Project Area 1 and would therefore require the processing of a Design Overlay Review to evaluate the proposed buildings site plan and design characteristics.
- During the application review period, the applicant submitted several site plans with a range of square footage and truck loading facilities. Considerable discussion with the applicant focused on the types of uses typically permitted within a business park, parking standards and limitations on truck loading activities. Upon review of other business park zoning standards, there is generally a strict limitation on truck loading activities and a requirement to design the project to encourage office uses. Business park ordinances reviewed by staff typically provide parking standards to allow for a minimum of 50-60% office space. Business park developments often provide parking at standards to allow for a greater percentage of office use.



- Based on staff research and site visits to existing business park developments, the proposed development by the applicant appears to substantially comply with standards for business parks. Staff would support a square footage of approximately 264,000 square feet of light industrial, office and retail commercial floor space. Development at the recommended square footage would reflect a "Floor Area Ratio" (F.A.R.) of .42 which would be consistent with recommended lot coverage for Mixed Use Business Parks. The proposed 704 parking spaces would meet the 50 % / 50 % percent ratio of office/manufacturing parking standards (1/300 parking ratio for office and 1/500 parking ratio for manufacturing use).
- The proposed development limits the amount of truck loading activities. The majority of tenant spaces are provided with oversized doors to allow for the occasional receipt or shipping of product. These doors will not provide active truck loading. Four tenant spaces are currently designed with large dock high loading facilities. The loading has been placed internal to the tenant space with roll-up doors provided to allow any trailers to be secured and screened. Typically, business parks would not accommodate any dock high loading facilities. The applicant has requested some consideration due to the current market conditions and the unusual costs associated with the landfill condition. The proposed internalized design limits the amount of actual truck loading and will facilitate a broader range of businesses that would be attracted to the development.
- Staff is currently researching standards for the proposed business park zone. The current proposal is being used as a "test case" to determine acceptable standards. The proposed business park zone would likely prohibit or conditionally approve any active truck loading positions.
- The proposed site plan will include retail commercial space along Figueroa Street with a 25 foot average building setback in compliance with CMC requirements.
- Due to the site being a former landfill no deep-rooted plants or trees may be planted. However, any areas that may not be affected by the capping treatment of the Remediation Action Plan will be planted with landscaping that enhances the future Mixed Use Business Park development.
- The applicant is preparing a traffic study and will submit for a CUP and DOR entitlement processing upon the study's completion.
- Staff will review the traffic study and CEQA findings and will prepare an initial study. Based on the initial study, staff will determine the appropriate level of environmental review and will incorporate mitigation measures, if necessary, to address potentially significant impacts.



**II. Recommendation**

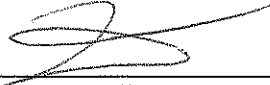
That the Planning Commission:

1. Review and provide comments on the proposed development; and
2. Direct staff to draft a Mixed Use Business Park Ordinance.

**III. Exhibits**

1. Development Plans

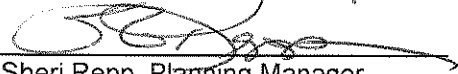
Prepared by: \_\_\_\_\_

  
Zak Gonzalez II, Associate Planner

Reviewed by: \_\_\_\_\_

  
John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_

  
Sheri Repp, Planning Manager