



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 23, 2008
SUBJECT: Relocation Review No. 3038.08
APPLICANT: Marsulex – Los Angeles
Attn: Mark Berger
2160 E. Sepulveda Boulevard
Carson, CA 90810
REQUEST: To construct a 720-square-foot modular office building within the Tesoro oil refinery plant.
PROPERTY INVOLVED: 2160 E. Sepulveda Boulevard

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. 11E

I. **Introduction**

The applicant is requesting approval of Relocation Review No. 3038.08 to authorize the construction of a 720-square-foot modular office building. The building will occupy an open area centrally located within the approximately 300-acre Tesoro oil refinery plant located in the southeastern portion of the city adjacent to the city of Los Angeles. This building is considered semi-permanent as Marsulex intends to use it for the duration of their contract with the property owner Tesoro. Marsulex, a contractor for the owner, has been operating in that location for over twenty years through a contract which must be renewed every eighteen months. The property is located at 2160 E. Sepulveda Boulevard, within the MH (Manufacturing, Heavy) zone.

II. **Background**

The approximately 300-acre subject property is used as an oil refinery with tank storage and is located southeast of the Alameda Street and Sepulveda Boulevard intersection. The subject property occupies the entire southeast tip of Carson's city boundary shared by the city of Los Angeles with parts of the property within Los Angeles' jurisdiction. The proposed location of the modular office building is within an area called Station No. 4, near a large conveyor belt and conveyor tunnel. There is a similar modular building and a workshop within 200 feet of the proposed location. The applicant intends to remove a smaller office trailer once the proposed modular building has been placed onsite. Three employees currently utilize the smaller office trailer for administrative support of field work in the refinery and will move to the new modular building once complete. There will not be an increase in employees as a result of the proposed development.

III. **Analysis**

Relocation Review No. 3038-08

The 60-foot by 12-foot (720 square feet) modular office building will be constructed off-site, hauled to the property, and assembled on a foundation. Carson Municipal Code (CMC) Section 9172.26, Relocation Review, states that a development plan must be approved by the Planning Commission when a structure is proposed to be relocated to a site within Carson. The Planning Commission shall approve a development plan if it is able to make affirmative findings base on the following criteria:

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

The modular office structure is a permitted use in the MH zone. The zoning for the subject property is consistent with the General Plan Land Use designation of Heavy Industrial. The proposed modular office will not significantly alter the heavy industrial nature of the refinery and tank farm. Therefore, the proposed use and development will be consistent with the General Plan.



- b. **Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, age, and scale of structures and open spaces and other features relating to a harmonious and attractive development of the area.**

The subject property is located in a heavy industrial area, approximately 300 acres in area, and served by existing utilities. The proposed modular office building is consistent in design and layout with existing modular offices located near the project site, which is within the center of the subject property. The proposed modular office is compatible with existing and anticipated development in the vicinity. The modular office building will be used for administrative support and personnel equipment for work related to the refinery, and is consistent with the intended character of the area.

- c. **Convenience and safety of circulation for pedestrians and vehicles.**

The main access point to the project site from the public right-of-way is Gate No. 22, on Sepulveda Boulevard. This gate is manned by a guard at all times, and is only accessible by registered personnel. Existing paved roads lead from that gate to the project site. These roads are only traveled by company vehicles which do not leave the premises. Thus, access to the subject site for the general public is controlled. In this way, the safety and circulation of pedestrians and vehicles is maintained.

- d. **Attractiveness, effectiveness, and restraint in signing, graphics, and color.**

Apart from basic directional and building identification signs, there are no other signs proposed for the project. All signs will comply with the requirements of the CMC.

- e. **Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.**

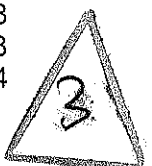
The proposed project meets all applicable design standards and guidelines of the CMC.

IV. **Environmental Review**

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 16 (Categorical Exemptions) the project is deemed categorically exempt under Section 15332 (In-Fill Development Project) and will not result in significant adverse effects on the environment.

V. **Recommendation**

That the Planning Commission:



WAIVE further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING RELOCATION REVIEW NO. 3038-08 FOR THE CONSTRUCTION OF A 720-SQUARE-FOOT MODULAR OFFICE TRAILER LOCATED AT 2160 E. SEPULVEDA BOULEVARD."

VI. Exhibits

1. Land Use Map
2. Draft Resolution
3. Development Plans (Under Separate Cover)

Prepared by:



Steven C. Newberg, AICP, Associate Planner

Reviewed by:



John F. Signo, AICP, Senior Planner

Approved by:



Sheri Repp, Planning Manager

RR 303808sn



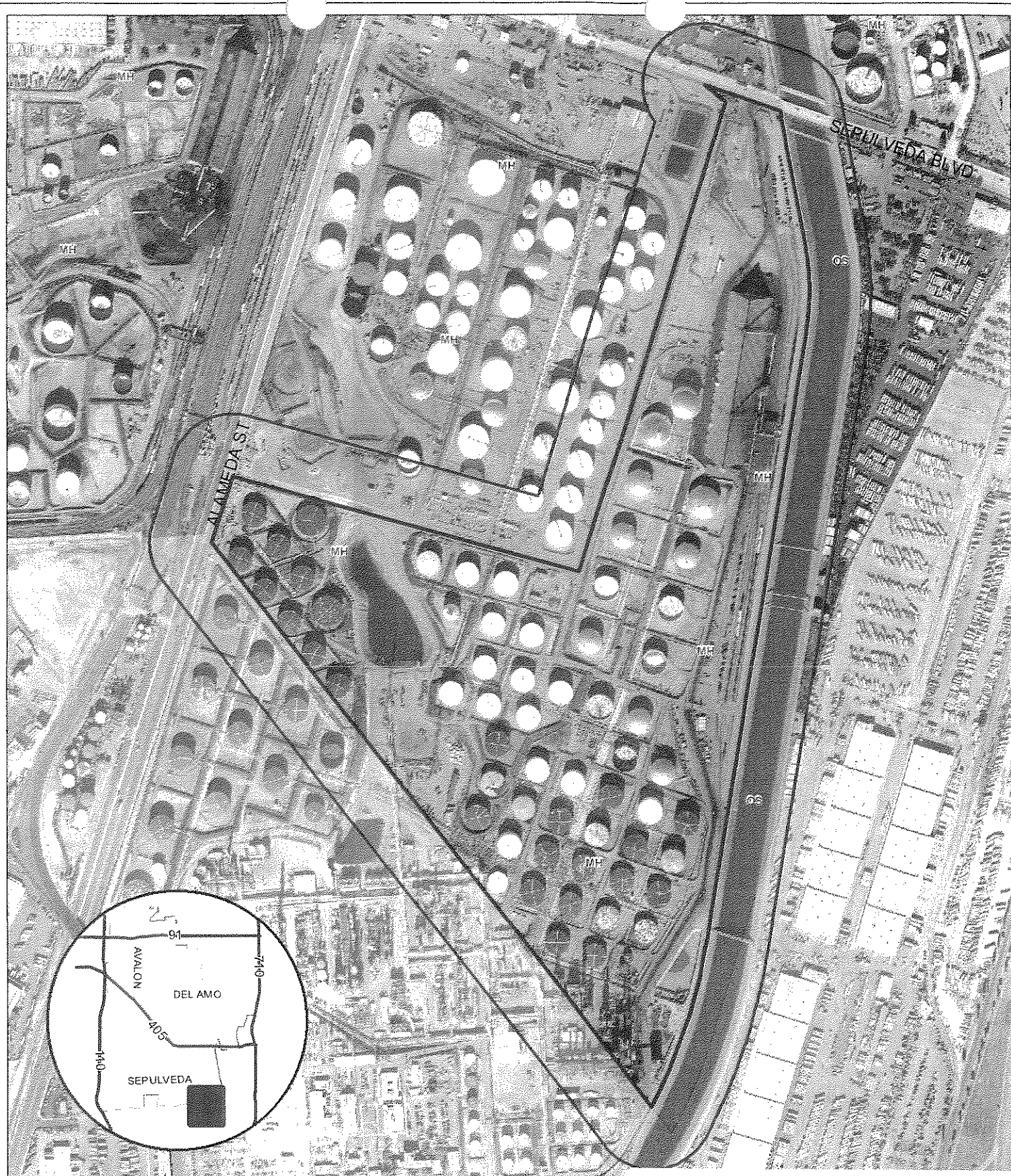
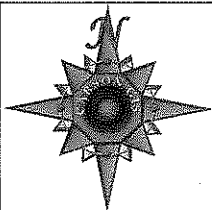


EXHIBIT NO. 1

**City of Carson
300 Foot Radius Map
2160 E Sepulveda Blvd**



09/02/2008
G:\Planning_Division
Addresses\Sepulveda_Bldv
E:\150\AR\303805
Zoning Map and Meeting Labels
ZoningMap.mxd

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING RELOCATION REVIEW NO. 3038-08 FOR THE CONSTRUCTION OF A 720-SQUARE-FOOT MODULAR OFFICE TRAILER LOCATED AT 2160 E. SEPULVEDA BOULEVARD

THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Marsulex, with respect to real property located at 2160 E. Sepulveda Boulevard and described in Exhibit "A" attached hereto, requesting the approval of Relocation Review No. 3038-08, for the construction of a 720-square-foot modular office building located in the Tesoro oil refinery plant. The subject property is located in the MH (Manufacturing, Heavy) zoning district.

A public hearing was duly held on September 23, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- A) The modular office structure is a permitted use in the MH zoning district. The zoning for the subject property is consistent with the General Plan Land Use designation of Heavy Industrial. The proposed modular office will not significantly alter the heavy industrial nature of the refinery and tank farm. Therefore, the proposed use and development will be consistent with the General Plan.
- B) The subject property is approximately 300 acres and located in a heavy industrial area that is served by existing utilities. The proposed modular office building is consistent in design and layout with existing modular offices located near the project site. The proposed modular office is compatible with existing and anticipated development in the vicinity. The building will be used for administrative support and personnel equipment for work related to the refinery, and is consistent with the intended character of the area.
- C) The main access point to the project site from the public right-of-way is Gate No. 22, coming from Sepulveda Boulevard. This gate is manned by a guard at all times, and is only accessible by registered personnel. Existing paved roads lead from that gate to the project site. These roads are only traveled by company vehicles which do not leave the premises. Thus, access for the general public is controlled, and the safety and circulation of pedestrians and vehicles is maintained.

Section 4. Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 16 (Categorical Exemptions) the project is deemed categorically exempt under Section 15332



(In-Fill Development Project) and will not result in significant adverse effects on the environment.

Section 5. Based on the aforementioned findings, the Commission hereby approves Relocation Review No. 3038-08 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 23rd DAY OF SEPTEMBER 2008.

CHAIRMAN

ATTEST:

SECRETARY



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "A"
LEGAL DESCRIPTION
RELOCATION REVIEW NO. 3038-08

Property Address: 1333 E. 223rd Street

The land referred to as assessor parcel no. 7315-014-008 is situated in the County of Los Angeles, State of California and is described as follows:

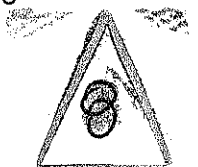
Those portions of lot 45 of Maria Dolores Dominguez de Watson land grant 3365.95 in the City of Carson of said County.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
RELOCATION REVIEW NO. 3038-08

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Relocation Review No. 3038-08, said permit shall be declared null and void unless an extension of time is requested prior to their expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the approved development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.



7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
9. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Relocation Review No. 3038-08. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PARKING

10. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
11. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
12. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

UTILITIES

13. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
14. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

SIGNS

15. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and



Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.

16. All permitted business signs must be in compliance with the provisions of Section 9136.7 of the Zoning Ordinance.

FENCES/WALLS

17. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (commercial zones) of the Zoning Ordinance.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

18. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
19. Submit fire flow information to this Los Angeles County Fire Department, Land Development Division office for approval.

PUBLIC SAFETY - CITY OF CARSON

20. Ensure compliance with current seismic mitigation codes.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

21. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

