



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 26, 2010

SUBJECT: Design Overlay Review No. 1332-09

APPLICANT/REPRESENTATIVE: Greve Financial Services, Inc.
Attention: Joseph Kennedy
P.O. Box 1684
Lomita, CA 90717

REQUEST: To continue the public hearing indefinitely for the construction of a recreational vehicle (RV), boat, and portable unit storage facility and the construction of a new 884-square-foot office building located in the ML-D (Manufacturing, Light - Design Overlay) zoning district and within Redevelopment Project Area No. 1

PROPERTY INVOLVED: 19130 South Figueroa Street

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Park
		Vice-Chair Saenz			Schaffer
		Brimmer			Verrett
		Gordon			
		Graber			

Item No. 11A

I. Introduction

The representative, Mr. Joseph Kennedy, on behalf of the property owner, Greve Financial Services, Inc. is requesting an indefinite continuation of Design Overlay Review (DOR) No. 1332-09 for the construction of a recreational vehicle (RV), boat, and portable unit storage facility and for the construction of a 884-square-foot office building at 19130 South Figueroa Street. The site is within the ML-D (Manufacturing, Light – Design Overlay) zoning district and within Redevelopment Project Area No. 1.

II. Background

Prior to the applicant purchasing the site in 2005, Southwest Steel Rolling Mills owned and operated the site as a private, permitted, Class III waste disposal facility from July 30, 1957 until June 29, 1968. During this time, the site became contaminated with slag and building debris. The owners were allowed to dispose of their materials on-site. The primary material deposited in the landfill was imported soil, followed by bricks and other debris, then by steel mill slag. No waste liquids were deposited at the landfill and there was no public access to the facility.

Due to the nature and materials of the landfill, the California Regional Water Quality Control Board (RWQCB) was designated as the "lead agency" for site clean-up.

In June 2009, the contaminated site was voluntarily excavated and tested for clean-fill criteria by the applicant. The soil overlaying the slag zone (called "overburden"), was removed and all overburden that failed the clean-fill criteria was transported off-site to a landfill.

The applicant submitted an application for DOR 1332-09 on August 20, 2009 for the construction of a RV, boat, and portable unit storage facility. At that time, staff felt it was appropriate to categorically exempt the project from the California Environmental Quality Act (CEQA) and move forward with formal plan review since there were no foreseeable significant environmental impacts.

On January 6, 2010 a letter from the California Regional Water Quality Control Board (RWQCB) was received by the Carson Redevelopment Agency stating that the site still had some outstanding environmental issues that needed to be addressed prior to a "no further action" determination being made.

Taking into account the new information obtained by the RWQCB, staff has determined an exemption status from CEQA is no longer appropriate until clearance from RWQCB is received. As such, it is anticipated that the applicant will need to have an environmental document prepared and circulated to satisfy the requirements of the California Environmental Quality Act (CEQA) or postpone moving forward with the project until a "no further action" determination is made by the RWQCB.



Due to the time required for staff to prepare an environmental document, gather the appropriate environmental studies, and coordinate with RWQCB a continuance to a specific date may result in additional continuance requests.

Therefore, staff recommends this item be continued indefinitely and that a new public hearing notice be posted and mailed when a new date, agreed upon by staff and the applicant, is decided. The applicant agrees with staff that an indefinite continuance is appropriate for the applicant to address CEQA requirements.

III. Recommendation

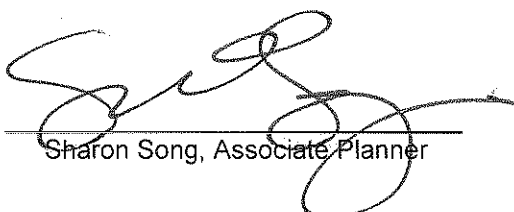
That the Planning Commission:

- OPEN the Public Hearing;
- TAKE Public Testimony; and,
- CONTINUE the Public Hearing indefinitely.

IV. Exhibits

None.

Prepared by:


Sharon Song, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp-Loadsman, Planning Officer