



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: September 14, 2010

SUBJECT: Conditional Use Permit No. 792-10

APPLICANT AND  
PROPERTY OWNER: Compton Creek, LLC  
c/o Mr. Frank Colaruotolo  
P.O. Box 271  
San Pedro, CA 90733

REQUEST: Continued public hearing to consider the development and operation of a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district.

PROPERTY INVOLVED: 2900 East Del Amo Boulevard

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#### COMMISSION ACTION

☐ Concurred with staff  
☐ Did not concur with staff  
☐ Other

#### COMMISSIONERS' VOTE

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

***Item No. 10C***

## I. Introduction

This item was continued from the August 10, 2010 Planning Commission meeting so that additional time could be provided for the applicant to investigate and address comments and concerns raised during public testimony. In the weeks since, representatives from various agencies with competing interests in the property have contacted staff to provide comments that were not received by staff during the comment solicitation period prior to the August 10, 2010 Planning Commission hearing.

A concern has been raised from the Los Angeles County Department of Public Works (LADPW), Flood Control Management Section regarding their access to the site. An earlier plan was denied by LADPW in December, 2009. The applicant resubmitted plans to LADPW and indicates an expectation that the plans will ultimately be approved. A condition has been added that requires the RV storage operator to provide adequate notice to customers advising of any restrictions to access and circulation caused by maintenance and/or repair work to the flood control area. An additional condition has been added which requires that the applicant have a plan for prohibiting unauthorized entry into the channel from the channel-side of the reciprocal easement area reviewed and approved by the LADPW.

As of the writing of this report, the applicant has not met with the adjoining property owners who voiced concerns during public testimony. However, staff has discussed with the applicant the security issues raised by these adjoining property owners. In response, the applicant has stated that security cameras, wrought-iron fencing, and regular inspections will be provided. The applicant contends that removal of existing landscape and enhanced activities on the property will provide a deterrent to unauthorized entry or use of the property. Staff has recommended that the applicant contact adjoining property owners to further discuss these issues prior to the hearing.

In response to a question raised at the last Planning Commission meeting, staff has reviewed the I-710 Corridor improvement plans and has determined that the subject property is not in conflict with future road alignments.

Staff will provide additional details in a presentation to the Planning Commission during this meeting. Development plans have been revised to reflect Fire Department requirements for emergency vehicle ingress and egress, and to include information pertaining to soils and grading. The amount of backfill material necessary to develop the site as planned ranges from 9,000 to 12,000 cubic yards, depending upon the level of compaction necessary to grade. This equates to approximately 330 to 440 truck trips using a typical load-hauler.

The prior information contained in the August 10, 2010 staff report to the Planning Commission remains unchanged. Staff is requesting that the Planning Commission follow the recommendation provided by staff in this report.

## II. Recommendation

That the Planning Commission:

- **ADOPT** the Negative Declaration;
- **APPROVE** Conditional Use Permit No. 792-10; 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. 792-10 FOR THE DEVELOPMENT AND OPERATION OF A 150-SPACE RECREATIONAL VEHICLE STORAGE (PARKING) LOT ON AN 8.7-ACRE SITE LOCATED AT 2900 E. DEL AMO BOULEVARD."

## III. Exhibits

1. Draft Resolution
2. Revised Development Plans (under separate cover)

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

Steven Newberg, AICP, Associate Planner

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

John F. Signo, AICP, Senior Planner

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

Sheri Repp-Loadsman, Planning Officer

SN: c79210p\_091410

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 792-10 FOR THE DEVELOPMENT AND OPERATION OF A  
150-SPACE RECREATIONAL VEHICLE STORAGE (PARKING)  
LOT ON AN 8.7-ACRE SITE LOCATED AT 2900 E. DEL AMO  
BOULEVARD**

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

**Section 1.** An application was duly filed by the applicant, Frank Colaruotolo on behalf of the Compton Creek, LLC, with respect to real property located at 2900 E. Del Amo Boulevard, and described in Exhibit "A" attached hereto, requesting the authorization to develop and operate a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district.

Public hearings were duly held on August 10, 2010 and September 14, 2010, 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 meetings 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 subject property is identified as a flood control facility which is described as General Open Space in Section 3.1 of the Carson General Plan Open Space and Conservation Element. As such, it is intended for passive recreational uses, including those uses specifically permitted in the Open Space section of the city's municipal code. A goal contained in the Open Space Element is the enhancement of Carson's open space resources. An implementation measure of this goal is to provide landscaping along Compton Creek. The applicant intends to provide new landscaping along the outside edges of the subject property and at the entrances to the property from Del Amo Boulevard. Thus, the proposed use and development will be consistent with the General Plan.
- b) The site is currently developed as an access road for maintenance of facilities serving the Compton Creek watershed between Del Amo Boulevard to the north and the 710 Freeway overpass to the south. The road is flat with a slope condition along the interior edges leading to the Compton Creek. Once the project grading is complete, the project site will be flat and rectangular-shaped. The location is convenient for vehicular access and there are sufficient utilities to serve and accommodate the proposed use. There are no permanent structures proposed to be located on the new surface.
- c) The project site is accessed on the east and west sides of the Compton Creek via driveways onto Del Amo Boulevard. The existing 12-foot wide access

EXHIBIT NO. 1



easement provided for LA County personnel will continue to be maintained once the development is complete. The completed road will be 22-foot wide, which is compliant with publicly accessed commercial one-way driveways per Section 9162.8 of the Carson Municipal Code. The plan includes two turn-around areas on each side of the property, as well as 'pull-over' areas in between each turn-around which provides adequate maneuvering area for vehicular ingress and egress to the site. Therefore, there is adequate street access and traffic capacity to accommodate the proposed use.

- d) There are no permanent structures proposed to be located on the new surface. The intended use is for the short and long-term storage of recreational vehicles, including boats, campers, etc. There will be adequate water supply for fire protection.
- e) The proposed project is for a passive storage use which does not include the development of any new buildings. Adjacent to the east and west sides of the subject property are warehouse and light-industrial uses consisting of large, one-story buildings with truck parking and loading located onsite. The subject property fronts Del Amo Boulevard to the north and terminates on the south side where it is adjacent to the 710 Freeway. The surrounding land uses are comprised of light-industrial, office and open-space uses, with which the intended use on the subject property is compatible.
- f) There are no permanent structures proposed to be located on the new surface. The subject property is identified as a flood control facility described as general open space and intended for passive recreational uses, including those specifically permitted in the Open Space section of the city's municipal code area. The Compton Creek watershed will not be affected in terms of its ability to contain flood waters from tributaries leading to it. Therefore, the use shall not detract from the intended open space character of the area.

**Section 4.** The Planning Commission further finds that the RV storage lot will not have a significant effect on the environment. A Negative Declaration was prepared and circulated for solicitation of public comment, pursuant to applicable California Government Code and California Environmental Quality Act (CEQA) requirements. The public comment period for the Negative Declaration expired June 14, 2010 and no comments were received.

**Section 5.** Based on the aforementioned findings, the Planning Commission hereby adopts the Negative Declaration and grants Conditional Use Permit No. 792-10 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 to the adoption of the 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 Municipal Code.



PASSED, APPROVED AND ADOPTED THIS 10<sup>th</sup> DAY OF AUGUST, 2010.

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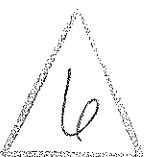
CHAIRMAN

ATTEST:

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SECRETARY

SN/c79210p\_091410



CITY OF CARSON  
DEVELOPMENT SERVICES  
PLANNING DIVISION  
EXHIBIT "A"  
LEGAL DESCRIPTION  
CONDITIONAL USE PERMIT NO. 792-10

Property Address: 2900 E. Del Amo Boulevard

Parcel Identification Number: 7306-011-029

Those portions of Lots 3 and 4 of Block D of Parcel Map 100-47, in the City of Carson, County of Los Angeles, State of California as per Map recorded in a Book of Maps in the Office of the County Recorder of Said County.



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**

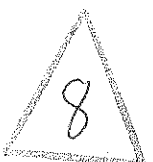
**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 792-10**

**GENERAL CONDITIONS**

1. If Conditional Use Permit No. 792-10 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously 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 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. Project grading shall comply with Section 9166.1 of the Carson Municipal Code and any other applicable zoning codes.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
6. 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.
7. 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.
8. 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.





9. 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.
10. 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 Conditional Use Permit No. 792-10. 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

11. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
12. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
13. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
14. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either
  - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
  - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
15. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
16. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

17. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.



18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
19. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
20. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
21. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Vine-like landscaping along perimeter walls;
  - b. Annual flowers wherever possible; and,
  - c. Irrigation system designed to commercial grade standards.
22. 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

22. 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.

### FENCES/WALLS

23. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.
24. A six-foot-high wrought-iron fence shall be placed along the full extent of the east and west property lines, subject to the discretion and approval of the Planning Division. Concrete parking blocks or other type of vehicular barrier to be located adjacent to such fence shall be reviewed and approved by the Planning Division prior to the issuance of grading permit(s).



## LIGHTING

25. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.
26. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

## TRASH

27. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any grading permit(s).

## AIR QUALITY

28. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
29. Truck deliveries shall be consolidated when possible.
30. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
31. Active grading sites shall be watered at least twice daily.
32. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
33. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
34. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
35. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
36. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
37. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
38. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.



## NOISE

39. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
- a. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.
  - b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
  - c. Machinery, including motors, shall be turned off when not in use.

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

- 40. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Chief for all land shown on the map to be recorded.
- 41. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
- 42. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
- 43. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
- 44. All required hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
- 45. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
- 46. Approved Fire Department turn-a-rounds shall be shown, as stamped and approved by said Fire Department, on the approved plans on file with the Planning Division.

## THE GAS COMPANY

- 47. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.



## PUBLIC SAFETY - CITY OF CARSON

48. Automobile fluid leakage shall be disposed of properly. Leakage shall be prevented flowing to storm drains and shall be properly treated so that no potential harm to the environment or to persons exists.
49. Concrete barriers shall be installed on the interior edges of each half of the subject property to prevent vehicles from going down slope into the Compton Creek. Such barriers shall be reviewed and approved by the Planning Division. If required, building permits for such barriers shall be obtained prior to the issuance of a grading permit(s) for the site. If in the event that concrete barriers are not permitted due to easement restrictions, the applicant shall have a plan for prohibiting unauthorized entry into the channel from the channel-side of the reciprocal easement area reviewed and approved by the Los Angeles County Department of Public Works. Proof of approval of such plan shall be submitted to the Planning Division prior to the issuance of a grading permit
50. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department. Prior to approval of land use permits, the applicant shall meet with the County Fire Department to review placement of additional fire hydrants throughout the site. Hydrants shall be installed prior to grading permit issuance.
51. The applicant shall provide a security plan for the property, including the placement locations for security cameras, type and height of wrought-iron fencing, and schedule for periodic inspections of the site. Such plan shall be submitted to the Planning Division for review and approval prior to the issuance of a grading permit.

## ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

52. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
53. Repair any broken or raised sidewalk, curb and gutter along Del Amo Boulevard within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
54. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
55. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.

56. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 40 feet.
57. A construction permit is required for any work to be done in the public right-of-way.
58. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
59. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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

#### OTHER

61. The Recreational Vehicle (RV) operator shall provide adequate notice to customers advising of any restrictions to access and circulation caused by maintenance and/or repair work to the flood control area.

