



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: October 26, 2010
SUBJECT: Conditional Use Permit No. 840-10
APPLICANT: McCormick Ambulance
Attention: Joe Chidley
13933 Crenshaw Boulevard
Hawthorne, CA 90250
REQUEST: To approve a Conditional Use Permit for an existing ambulance station to operate within the ML (Manufacturing, Light) zone district.
PROPERTY INVOLVED: 20720 S. Leapwood Avenue Suite "D"

COMMISSION ACTION

____ Concurred with staff
____ Did not concur with staff
____ Other

COMMISSIONERS' VOTE

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

Item No. 11-B

I. Introduction

Date Application Received

- July 28, 2010: Conditional Use Permit No. 840-10

Applicant

- McCormick Ambulance
Attn: Joe Chidley
13933 Crenshaw Boulevard
Hawthorne, CA 90250

Property Owner(s)

- PS Business Parks
20720 S. Leapwood Avenue
Carson, CA 90746

Project Address

- 20720 S. Leapwood Avenue, Suite "D", Carson, CA 90746

Project Description

- The proposal is to consider a conditional use permit (CUP) to allow the operation of an ambulance station within the ML (Manufacturing, Light) zone district.
- The project site is located on a 217,245-square-foot parcel (4.9 acres) and the ambulance station would occupy an existing 2,223-square-foot light industrial office building space.
- The proposed facility would consist of:
 1. Ambulance station
 2. Emergency ambulance and medical transportation with 4 emergency vehicles on site that would service Carson and surrounding South Bay cities
 3. Seven employees, facility open 24 hours per day, seven days a week, with three shifts during the 24 hour period
 4. No vehicle maintenance and no dispatch/control center at this location

II. Background

Previous Uses of Property

- Light industrial office use

Previously Approved Discretionary Permits

- No previous zoning entitlements for this address

Public Safety Issues

- There is no past or current zoning code enforcement case associated with this property.



III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 20720 S. Leapwood Avenue, Suite "D". The subject site is located within a light industrial park and is compatible with surrounding light industrial, regional commercial and multiple family residential uses.
- Surrounding the subject property to the north is Dovlen Place street and an apartment complex zoned RM-25, to the south and east are Light Industrial uses zoned ML, and the South Bay Pavilion shopping center to the west zoned CR-D-MUR.
- The subject office suite is located within a property consisting of five one-story light industrial office buildings totaling 77,255 square feet of floor area on a 217,245-square-foot site (4.9 acres).
- The subject property has 265 existing parking spaces which meets the zoning requirements for proposed use. The applicant has represented that their lease provides for twelve parking spaces, therefore to insure that vehicles do not park in the fire lanes, the owner/applicant will be required to paint/post "McCormick Ambulance Parking Only" for twelve parking spaces behind the garage door of Suite "D".
- There is no signage proposed with this CUP application.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned ML with adjacent properties to the north zoned RM-25; properties to the east and south are zoned ML; and the properties to the west are zoned CR-D-MUR.
- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Light Industrial.

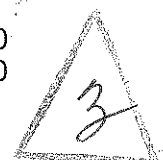
Required Findings: Conditional Use Permit No. 840-10

Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. Proposed use and development consistent with the General Plan;
- b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development;
- c. There will be adequate street access and traffic capacity;
- d. There will be adequate water supply for fire protection;
- e. The proposed use and development will be compatible with the intended character of the area.

All of the required findings pursuant to Section 9172.21, "Conditional Use Permit, Approval Authority and Findings and Decision", can be made in the affirmative, if

PC Staff Report – October 26, 2010
Conditional Use Permit No. 840-10



conditions of approval are implemented. Specific details regarding the applicable findings are incorporated in the attached resolution.

Issues of Concern / Proposed Condition/Change: Conditional Use Permit No. 840-10

- **ISSUE – NOISE:** The proposed project may transmit high noise levels from ambulance sirens. The use of sirens along multiple family residential areas adjoining Dovlen Place and single family residential areas adjoining Del Amo Boulevard to the north may thereby impact families.
 - **MITIGATION:** No use of sirens when traveling on Leapwood Avenue next to the apartment complex north of Dovlen Place (El Cordova Apartments) and using caution and limited siren use when traveling on Del Amo Boulevard next to single family residential areas.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15321, Enforcement Actions by Regulatory Agencies, the City's approval of a Conditional Use Permit (CUP) for the proposed project is "Categorically Exempt".

V. Recommendation

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 840-10 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. 840-10 for an existing ambulance station located at 20720 S. Leapwood Avenue, Suite "D".

VI. Exhibits

1. Resolution
2. Site Plan/Floor Plan (Exit Plan)
3. McCormick Ambulance letter dated July 27, 2010

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner, AICP

Approved by: _____

Sheri Repp, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 840-10 FOR AN EXISTING AMBULANCE STATION
LOCATED AT 20720 S. LEAPWOOD AVENUE, SUITE "D"**

**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, McCormick Ambulance, with respect to real property located at 20720 S. Leapwood Avenue, Suite "D", and described in Exhibit "A" attached hereto, requesting the approval of an existing ambulance station to operate in the ML (Light Manufacturing) zoning district.

A Public hearing was duly held on October 26, 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 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 proposed project is identified in the General Plan as a permitted use for this land use category subject to a conditional use permit. There is no specific plan for this area. The surrounding properties are developed with multiple-family dwellings and light industrial office uses to the north, light industrial office use to the east and south, and the South Bay Pavilion shopping center to the west. The proposed project is compatible with the neighborhood;
- b) The site is adequate in size, shape, topography, location, and utilities to accommodate the proposed use;
- c) There is adequate street access and traffic capacity. The existing 265 parking spaces within this project site meets the off-street parking requirements. Circulation on adjacent public streets will not be adversely impacted;
- d) There are no signs proposed for this project;
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code;
- f) The proposed ambulance station meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings pursuant to Section 9172.21, "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the proposed use will not have a significant effect on the environment. The proposed use will not alter the predominantly light industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15321.

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 840-10 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.

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 Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 26th DAY OF OCTOBER, 2010.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A"

Legal Description:

Parcel Map as per BK 55 PG 80 of PM Lot 1



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 840-10

GENERAL CONDITIONS

1. If Conditional Use Permit No. 840-10 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 applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission 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 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.
5. 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.
6. 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.
7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 840-10. 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.

NOISE

8. The applicant shall provide a "quiet zone" (No Ambulance Siren Use) for travel on Leapwood Avenue between Dovlen PL and Del Amo Boulevard. The applicant shall use caution and limit the use of ambulance sirens when traveling on Del Amo Boulevard next to residential areas.
9. The applicant will conduct no vehicle maintenance activities within the enclosed building. At no time will work be permitted outside the building.

PARKING

10. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted. The applicant has represented that their building lease has twelve parking spaces assigned to them; therefore, the owner/applicant shall paint and post "McCormick Ambulance Parking Only" for twelve spaces directly behind the garage door of 20720 S. Leapwood Avenue, Suite "D" to insure that no emergency or employee vehicles park in the "fire lanes".

HOURS OF OPERATIONS

11. The hours of operation for the ambulance station shall be twenty-four hours per day, seven days per week.

BUILDING SIGNAGE

12. Future building signage will comply with Carson Municipal Code requirements.

BUILDING & SAFETY

13. All building improvements shall comply with City of Carson Building and & Safety Division requirements.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

14. All requirements by the Los Angeles County Fire Department shall be met prior to issuance of a business license. No obstruction to the fire lane shall be permitted at any time.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

15. The applicant shall submit plans to the Department of Public Works showing all the required improvements in the public right of way for review and approval by the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON



16. 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.



CARSON REGIONAL SHOPPING CENTER

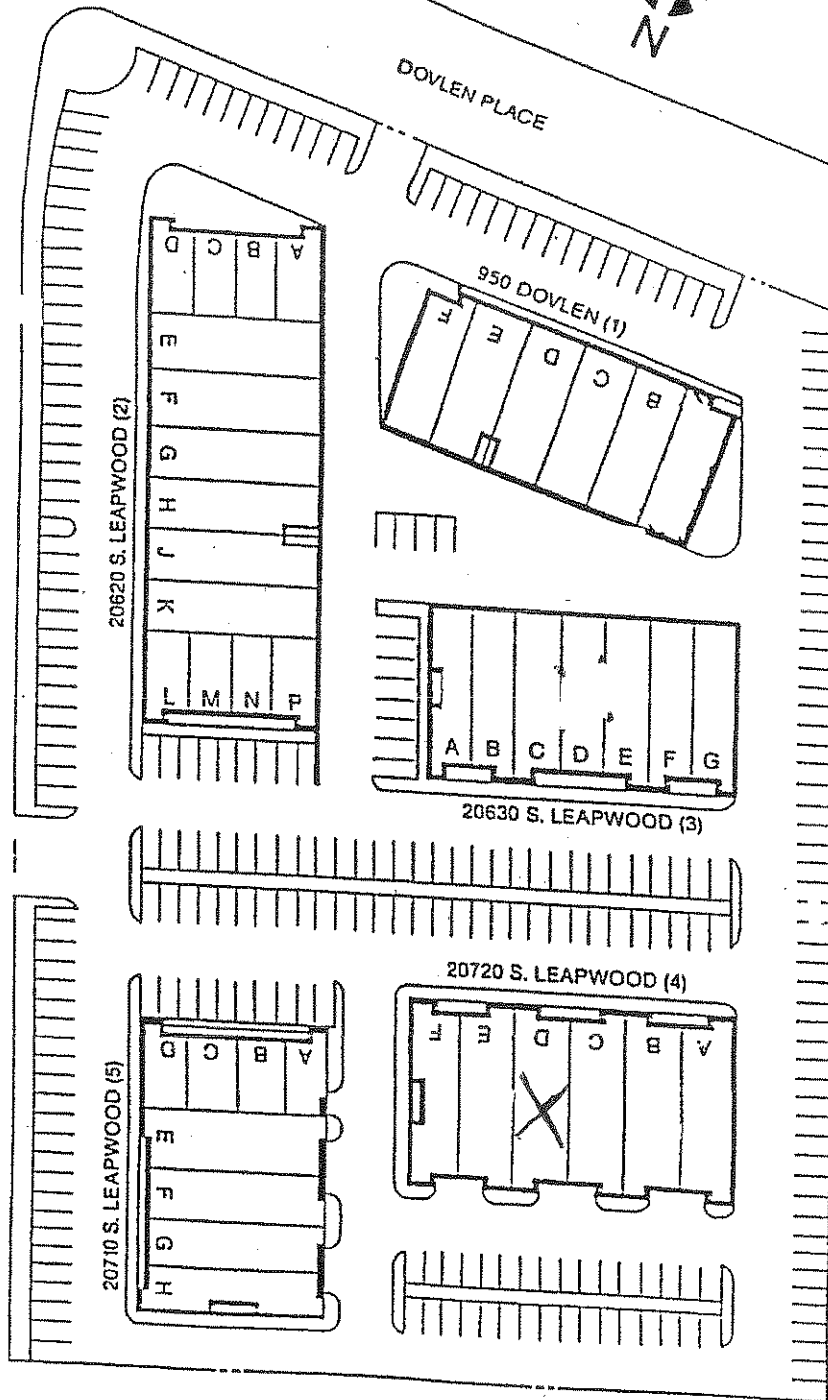
LEAPWOOD AVENUE

DOVLEN PLACE



SITE PLAN

CARSON BUSINESS PARK

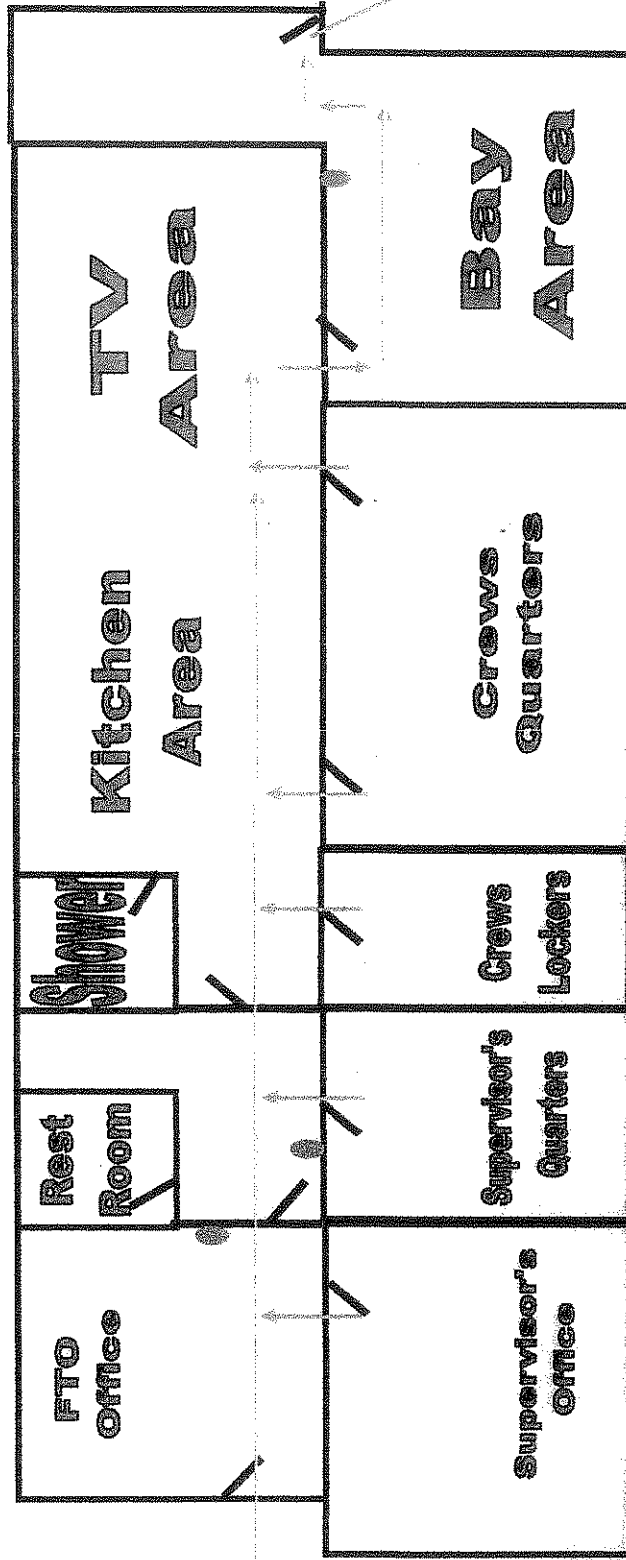


INITIAL
HERE

EXHIBIT NO. 2 -



Station 17 Emergency Exit Plan



Fire Extinguisher

Exit Route



Development Services/Planning Division
701 East Carson Street
Carson, California 90749

July 27, 2010

Dear Sir or Madam,

Westmed Ambulance Incorporated d.b.a. McCormick Ambulance is seeking a conditional use permit for our ambulance station located at 20720 South Leapwood, #D in the city of Carson. McCormick Ambulance is the 911 ambulance transport provider for the city of Carson and will utilize this location for shift change and crew quarters. No vehicle maintenance will be conducted at the location and siren use will be in accordance with California Highway Patrol vehicle code. A maximum of seven employees will staff this location requiring parking for seven personnel and four company vehicles. There are twelve spaces assigned with this lease. This location will be utilized twenty-four hours per day seven days per week, however, minimal activity occurs after 7:00 p.m.. This location is not open to the public and no retail activity will occur. McCormick Ambulance considers itself a good corporate citizen and is conscientious of its neighbors. We look forward to working with the city to complete this process.

Thank you,



Joe Chidley

EXHIBIT NO. 3 -

13933 Crenshaw Blvd.
Hawthorne, CA 90250
310.219.1779 Ph
310.219.0773 Fax
www.westmedambulance.com

