



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 14, 2010

SUBJECT: Modification No. 1 to Design Overlay Review No. 733-00

APPLICANT: Paul Collins, Architect  
On behalf of Schifino Properties, Inc.  
137 West 168<sup>th</sup> Street  
Gardena, CA 90248

REQUEST: To approve a modification to a previously approved development plan for a new 11,784-square-foot open metal storage shed in the MH (Manufacturing, Heavy) zone and Redevelopment Project Area No. 1.

PROPERTY INVOLVED: 16619 and 16629 S. Main Street

---

#### 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. 12B***

## **I. Introduction**

The applicant, Schifino Properties, Inc. is requesting approval of a proposed modification to a previously approved development plan for a new 11,784-square-foot open metal storage shed located at 16619 and 16629 S. Main Street. The property owner is Schifino Properties, Inc., currently located at 137 West 168<sup>th</sup> Street, Gardena, CA 90248.

## **II. Background**

The Planning Commission adopted Resolution No. 01-1839 (Exhibit Nos. 2 and 3) on January 30, 2001 recommending approval of Design Overlay Review No. 733-00 to the Redevelopment Agency for the development of a 14,755-square-foot open metal storage shed, refurbishment of an existing metal perimeter wall, and approval of an existing 712-square-foot building used for storage and restrooms. The metal storage canopy was constructed and given final occupancy in 2002. At the same time, work had begun to refurbish the perimeter wall and rehabilitate the existing 712-square-foot building. However, the building permits for such construction expired in 2003 and much of the required improvements apart from the metal canopy storage shed and related parking and landscaping along Main Street has not been completed to date. In August 2010, the applicant submitted an application for a new 11,784-square-foot storage shed canopy to be constructed adjacent to the existing canopy and to complete the unfinished work. Thus, the request to modify the existing design review permit.

## **III. Analysis**

The subject property is located within Redevelopment Project Area No. 1. Pursuant to Redevelopment Agency Resolution No. 98-044, development within Redevelopment Project Area No. 1 is subject to site plan and design review per Section 9172.23 of the Carson Municipal Code (CMC). The Redevelopment Agency adopted Resolution No. 01-08 by unanimous consent on February 20, 2001 approving Design Overlay Review No. 733-00. Condition of Approval No. 3 contained in Exhibit "B" of the resolution states that "substantial revisions [to the approved site plan] will require review and approval by the Planning Commission."

### **Modification No. 1 to Design Overlay Review No. 733-00**

The revised site plan has been modified to include an additional canopy identical in size and shape to the one approved in 2001. Additional revisions to the approved site plan were required to mitigate the following issues of concern that have been ongoing since the original construction and additional issues identified in the review of the current application:

Issue - Existing Drafting Room ("Detailing Office"): The existing 1,172-square-foot building located on the southeast corner of the property is currently used as a drafting room for steel fabrication designers. This building is one-story, 12 feet high, and stuccoed an off-white color. There is a four-foot wide section of landscaping along the eastern side facing Main Street and a small parking area for one handicapped parking space on the northern side. The building was



constructed in 1951, years before Main and 168<sup>th</sup> Streets were widened to their current states which resulted in non-conforming front and side setbacks for the building. In 2008, Carson Capital Improvement Project No. 877 was completed which improved 584 feet of public right-of-way on 168<sup>th</sup> Street west of Main Street. As a result of an ADA-compliant wheelchair ramp and sidewalk being constructed adjacent to the southeast corner of the property, the drafting room building's southeast corner now intrudes approximately 4 inches into the public right-of-way. This may have been the result of a technical oversight during the construction phase of the project, but now poses a liability issue for the city which must be addressed at this time.

Mitigation: Staff has drafted a condition of approval, included in Exhibit "B" of the attached resolution which states that the applicant must work with the city engineering division to devise a means of absolving the city of potential liability for the minor encroachment, which could be done through a lot-line adjustment requiring a potential vacation of a tiny amount of city property, or a legal document recorded against the property indemnifying the city of liability.

Issue – Refurbishment of the Existing Perimeter Wall: The existing 10-foot high perimeter wall was used to provide security for and screen visibility of the previous scrap yard use (Prime Environmental) on the property. The wall was required to be refurbished by Condition No. 35 contained in Exhibit "B" of Planning Condition Resolution No. 01-1839. The wall was never fully refurbished and has been neglected in the years since. Furthermore, the wall sits on the property's southern boundary with 168<sup>th</sup> Street which makes it impossible to provide landscaping pursuant to applicable zoning codes.

Mitigation: Staff has drafted a condition of approval, included in Exhibit "B" of the attached resolution which requires that a new wall be constructed along 168<sup>th</sup> Street, setback at least 10 feet from the public right-of-way and new landscaping installed in said setback area, subject to review and approval by the Planning Division.

Issue - Existing Storage Container: There is an unpermitted storage container adjacent to the existing 740-square-foot storage building which must be removed prior to the issuance of a building permit.

Mitigation: A condition of approval has been added to address this issue.

Issue – Lot Merger of Contiguous Properties: The subject property consists of two legal parcels composed of 16619 S. Main Street on the north and 16629 S. Main Street on the south. The existing steel canopy is on the north property, and the proposed canopy will be located to the south which will straddle both property lines. As a result, a lot merger is required as the building code prohibits structures from occupying space on more than one legal parcel.

Mitigation: A condition of approval has been added that requires a lot merger to be processed and recorded for the two contiguous lots prior to the issuance of final occupancy for the new canopy structure.



**IV. Environmental Review**

The proposed modification will not have a significant effect on the environment. Thus the modification is found to be Categorically Exempt, pursuant to California Environmental Quality Act Guidelines, Article 19, Section 15332, In-Fill Development Projects.

**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 MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 733-00 FOR THE DEVELOPMENT OF A 11,784-SQUARE-FOOT, OPEN METAL STORAGE CANOPY LOCATED AT 16619 AND 16629 S. MAIN STREET."

**VI. Exhibits**

1. Draft Resolution
2. Planning Commission Staff Report for Design Overlay Review No. 733-00 dated January 30, 2001 (without exhibits)
3. Planning Commission Resolution No. 01-1839 dated January 30, 2001 (without exhibits)
4. Revised 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 Officer



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

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON  
APPROVING MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 733-00  
FOR THE DEVELOPMENT OF A 11,784-SQUARE-FOOT, OPEN METAL STORAGE  
CANOPY LOCATED AT 16619 AND 16629 S. MAIN STREET**

**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, Schifino Properties, Inc., with respect to real property located at 16619 and 16629 S. Main Street, and described in Exhibit "A" attached hereto, requesting approval of Modification No. 1 to Design Overlay Review No. 733-00, approved and adopted by Planning Commission Resolution No. 01-1839 on January 30, 2001, concerning a revised site plan for the development of a proposed new 11,784-square-foot open metal storage shed to be located adjacent to an existing open metal storage shed. The 0.68-acre subject property is zoned MH (Manufacturing, Heavy) and is located within Redevelopment Project Area No. 1.

A public hearing was duly held on December 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 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. This project adheres to the goals and objectives of the Land Use Element of the General Plan by improving the appearance of Carson through new construction and rehabilitation of blighting conditions through mitigation of deferred maintenance. There is no specific plan for this area.
- b) The proposed project meets the goals and objectives of Redevelopment Project Area No. 1 by development and diversifying the economic base, increasing employment opportunities, and eliminating and preventing the spread of blight within the Project Area.
- c) The project has been modified to include the construction of a new 11,784-square-foot metal canopy with related lot improvements for parking, storage, and landscaping.
- d) The new canopy will be painted a green color to match the existing adjacent canopy. Decorative painted metal fascia will complement the building façade. Entrance gates are sliding, wrought-iron, and electronically controlled, two of which are located along 168<sup>th</sup> Street, and one along Main Street. A ten-foot high, fabricated steel wall, painted to match the new canopy, is proposed along the southern property line. The proposed project will be compatible with existing

and anticipated development in the vicinity, in terms of aesthetics, use and other features relative to harmonious and attractive development.

- e) The applicant proposes 48 vehicular parking spaces, which is sufficient to comply with applicable zoning code requirements for the proposed use.
- f) The main flow of traffic will move through the gates located along 168<sup>th</sup> Street on the west side of the subject property and will exit the north side of the property southbound onto Main Street. There is adequate truck maneuvering, parking, and loading areas proposed for the project, which have been vetted by the city's Traffic Engineer. Employee and visitor parking spaces will be located along the south property line, providing safe pedestrian access from the parking area to both structures. The site plan depicts safe pedestrian and vehicular circulation onsite, ample and convenient disabled parking, loading/access areas, driveway and parking space widths.
- g) The project conforms to any applicable design standards and guidelines that have been pursuant to Section 9138.14, and adopted pursuant to Section 9172.15 of the Carson Municipal Code.

**Section 4.** The Planning Commission further finds that the use permitted by the proposed modification will not have a significant effect on the environment and is therefore deemed "Categorically Exempt" pursuant to California Environmental Quality Act Guidelines, Article 19, Section 15332, In-Fill Development Projects.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Modification No. 1 to Design Overlay Review No. 733-00 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 Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 14th DAY OF DECEMBER, 2010.**

---

**CHAIRMAN**

**ATTEST:**

---

**SECRETARY**



**CITY OF CARSON**  
**OFFICE OF ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 733-00**

**Property Address:** 16619 and 16629 S. Main Street

*Parcel 1:* The land referred to as parcel no. 6126-003-005 is situated in the County of Los Angeles, State of California; and,

*Parcel 2:* The land referred to as parcel no. 6126-003-020 is situated in the County of Los Angeles, State of California.

Both parcels are described as follows:

Lot commencing North 118.06 Feet and South 88 Feet of Western 20 Feet from Southeast corner of Lot 45 of the Gardena Tract, in the City of Carson, as recorded in Maps, contained in Books, in the Office of the County Recorder of the County of Los Angeles, State of California.



**CITY OF CARSON**  
**OFFICE OF ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 733-00**

**GENERAL CONDITIONS**

1. All conditions contained in Exhibit "B", of Planning Commission Resolution No. 01-1839 passed and adopted on January 30, 2001, and Redevelopment Project Agency Resolution No. 01-08 adopted on February 20, 2001, shall remain in full force and effect, except as expressly modified by this resolution.
2. If Modification No. 1 to Design Overlay Review No. 733-00 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.
3. 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.
4. 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.
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 Modification No. 1 to Design Overlay Review No. 733-00. 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 and in substantial conformance with conceptual landscaping plans dated November 15, 2010, as received by the Planning Department. Such plans are to be approved by the Planning Division prior to the issuance of any building permit. Such landscape plans shall include a ten-foot minimum setback from 168<sup>th</sup> Street along the southern property line.
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.

## UTILITIES

21. 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.
22. All roof mounted equipment shall be screened from public view or incorporated into the design of the structure or building.
23. All utility meters will be painted the same color as the structures to reduce visibility (the Gas Company will not allow meters to be placed in boxes).
24. The applicant shall consult with Golden State Water Company, which requests that coordination of water services be conducted prior to beginning construction. A cost estimate may need to be prepared to evaluate system modifications to provide adequate supplies to the project. To set up new service or for a cost estimate the developer shall contact Mr. Eric Pivaroff at 909-937-0111, ext. 334. Or, at Golden State Water Company, 2143 Convention Center Way, Suite 110, Ontario, CA 91764.

## AESTHETICS

25. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.



26. 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.).
28. There shall be no substantial deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the the Planning Division.

### SIGNS

29. 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

30. The existing 10-foot high portion of wall fronting 168<sup>th</sup> Street along the subject property's southern boundary shall be demolished. A new 10-foot high wall, constructed of materials and colors subject to review and approval by the Planning Division shall be built prior to the issuance of final occupancy for the new canopy structure. Such wall shall be placed beyond the ten-foot minimum landscape setback required pursuant to Condition No. 17 contained in this resolution.
31. 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.

### LIGHTING

32. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (industrial zones) of the Zoning Ordinance.
33. 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.

### TRUCK LOADING AND MANEUVERING

34. All truck loading facilities, maneuvering areas and parking spaces shall be designed to the standards outlined in Section 9162.62 of the Zoning Ordinance.

### TRASH

35. 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 building permit(s).

36. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division

#### AIR QUALITY

37. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
38. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
39. Active grading sites shall be watered at least twice daily.
40. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
41. 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.
42. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
43. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
44. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
45. 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.
46. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

#### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

47. Provide water mains, fire hydrants, and fire flows (per Water flow form 196) as required by County Forester and Fire Warden for all land shown on the map to be recorded.
48. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
49. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.



50. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
51. A minimum, unobstructed width of 28 feet clear to sky, vehicular access to within 150 feet of the exterior walls is required.
52. Provide information on revised site plan that shows all existing fire hydrants within 300 feet of all property lines and callout hydrant size and dimension to property lines. This site plan must be reviewed and approved prior to building permit issuance. One architectural set and one extra site plan may be submitted to Area 1 Hawthorne Fire Prevention for life /safety review. 4475 W. El Segundo Blvd FS161, Hawthorne , CA. 90250.
53. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

#### BUILDING AND SAFETY

54. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.
55. The proposed project shall meet all requirements of the American Disabilities Act (ADA).

#### THE GAS COMPANY

56. 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

57. Ensure compliance with non-structural seismic mitigation measures, e.g. overhead glass treatments should use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment should be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.
58. Ensure compliance with current seismic mitigation codes.
59. Where practical, surface treatments, accessibility or landscaping strategies should work to deter graffiti. Stucco or cinder block walls, with access to the public, should be set back or landscaped in such a way as to deter graffiti.
60. 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.



## ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

61. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
62. The Developer shall submit a copy of **approved** plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
63. On-site flatwork (e.g. base, paving, curb and gutters) are subject to inspection by Public Works Inspectors. Permit shall be obtained from City of Carson Engineering Services.
64. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
65. A construction permit is required for any work to be done in the public right-of-way.

Prior to issuance of Building Permit, the proposed development is subject to the following:

66. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a **copy of approved** Drainage/Grading plans on bond paper to the City of Carson – Engineering Division.
67. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
68. Soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory, and the applicant must:
  - a. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
69. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
70. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity. A lot merger is required for the merger of the contiguous properties described at 16619 and 16629 S. Main



Street, prior to the issuance of a building permit and subject to review and approval by the Engineering Division.

71. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted. The improvement plans shall include the following:
  - a. Street Improvements along Main Street and/or 168<sup>th</sup> Street.
  - b. Sewer Main Improvements (if any) along Main Street and/or 168<sup>th</sup> Street as determined by the aforementioned sewer area study.
  - c. Storm Drain Improvements (if any) along Main Street and/or 168<sup>th</sup> Street as determined by the aforementioned requirement.
72. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.
73. Proof of Worker's Compensation and Liability Insurance.

Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:

74. 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.
75. Repair any broken or raised sidewalk, curb and gutter along Main Street and along 168<sup>th</sup> Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
76. The Developer shall fill in any missing sidewalk, remove and replace any broken/damaged driveway approach along Main Street and along 168<sup>th</sup> Street in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
77. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
78. Install irrigation system for the purpose of maintaining the existing parkway trees and parkway trees to be planted along the frontage of the development along Main Street and 168<sup>th</sup> Street within or abutting this proposed development.
79. The Developer shall modify existing driveways in the public right of way along Main Street and 168<sup>th</sup> Street, if required, within or abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.



80. Install streetlights on concrete poles with underground wiring along 168<sup>th</sup> Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
81. All existing overhead electrical lines less than 16 kilovolts along 168<sup>th</sup> Street abutting the proposed development shall be undergrounded to the satisfaction of the City Engineer.
82. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
83. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
  - a. Comply with mitigation measures recommended by the water purveyor.
84. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
85. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
86. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
87. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

88. 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.







## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 30, 2001

SUBJECT: Design Overlay Review No 733-00

APPLICANT: Schifino Properties, Inc.  
137 West 168<sup>th</sup> Street  
Gardena, California 90248

REQUEST: Site plan, elevations, materials and concept landscaping plan for a new 14,755 square-foot open metal storage shed; refurbishment of the perimeter wall and an exist- ing 712 square-foot building. The property is located within both the MH (Manufacturing, Heavy) zone and Redevelopment Project Area No. 1

PROPERTY INVOLVED: 16619 Main Street (just north of 168<sup>th</sup> Street)

#### COMMISSION ACTION

\_\_\_ Concurred with staff

\_\_\_ Did not concur with staff

\_\_\_ Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Madrigal – Chairman			Faletogo
		Cannon – Vice-Chairman			Park
		Asis			Post
		Boggs			Saenz
		Brown			

EXHIBIT No. 2

17

## **I. Introduction**

The applicant, Schifino Properties, Inc., is requesting approval of a site plan, elevations, materials, and a concept landscaping plan for the construction of a 14,755 square-foot open metal storage shed (with an overhead crane) to be used by Anvil Steel. Auxiliary project components include refurbishment of an existing 712 square-foot office (circa 1940) for use as storage; establishment of a fenced outdoor storage pen; and refurbishment of the perimeter wall and landscaping. The proposed development represents an expansion of Anvil Steel's physical plant from the abutting property at 137 West 168<sup>th</sup> Street. The 0.68-acre site is zoned MH (Manufacturing, Heavy) and is also located within Redevelopment Project Area No. 1 (EXHIBIT 1).

## **II. Background**

Anvil Steel and its predecessor company, Anvil Iron, have been located on 168<sup>th</sup> Street since approximately 1963. The company fabricates structural steel components. Due to a shift in business focus, the company is establishing greater storage capacity at its plant. The increased storage will enable it to store both more raw stock and finished product and will reduce shipping and delivery costs. Only a nominal increase in production activity is likely to result. The expansion of Anvil Steel's physical plant will occur on the subject vacant parcel originally used as an automobile dismantling yard, and more recently, as an auto repair facility.

The applicant has been in discussions with Carson Redevelopment staff over the course of the last approximately eight months concerning acquisition of the abutting Prime Environmental property at 16629 Main Street for possible future expansion of Anvil Steel (16629 Main Street is just south of the subject property, and located at the northwest corner of Main and 168<sup>th</sup> Street). Redevelopment staff is currently considering the applicant's request for financial assistance in acquiring this property. If acquisition of the Prime Environmental property is successful, Schifino Properties, Inc. would control three abutting parcels: 137 West 168<sup>th</sup> Street, 16619 and 16629 Main Street. Such lot consolidation would further redevelopment goals for the district by forming a larger site with improved development possibilities. In the event the applicant proceeds with acquisition and consolidation of the three lots, a more far-reaching development of the properties would follow at a later date through which the City could work with the applicant to abate all substandard features and further enhance design quality.

## **III. Analysis**

**Parking:** Based on the square-footage of existing and proposed structures, 27 parking spaces are required: 28 parking spaces have been provided. Minimal actual use will be made of this parking based on the number of employees.

**Circulation:** The applicant envisions a single-directional circulation pattern wherein trucks delivering raw steel or picking up finished product will travel through the property without



need to back up or turn around to exit. All parking spaces are provided with sufficient maneuvering.

**Overall Design Features:** The proposed development is straight-forward, and will consist essentially of construction of an open shed to house an overhead crane, and refurbishment of the wall and small building located along Main Street. The shed would be approximately 31 feet tall. Because of this height, the top half of the structure will be seen from Main Street. The applicant will screen the upper portion of the structure with a corrugated metal cladding material. The structure would cover an area equivalent to approximately 37% of the total lot area, and would be set back 3 feet from the north property line, and 4 feet from the west lot line.

To provide design linkage with the front perimeter wall, an entrance canopy over the driveway gate entrance is proposed. This canopy would have roofing matching the roofing cladding on the shed, and would extend from the gate to the shed's front (east) face. As proposed, the upper portions and trim of the shed and canopy will be a medium green. Building and perimeter walls would be a light beige with a light terra cotta accent along the lower portions.

The perimeter wall would be enhanced through the addition of a three-foot tall wainscot band across its base as well as the base of the building, and through addition of a two-foot tall slate tile band along the uppermost portion of the wall. Security-related tube steel pickets are also proposed along the top of the wall. The same banded treatment proposed for the perimeter wall would be continued across the walls of the adjoining office building. To simplify the design staff recommends that the slate tile band (proposed along the upper walls) be deleted, and that the tube steel pickets be deleted. A decorative cornice on the building and tile cap along the top of the wall would be more compatible with newer development in the industrial area. Accordingly, conditions have been included requiring that the proposed tile band and steel pickets be deleted.

**Landscaping:** The existing plantings along the Main Street side of the property are rather unsightly, and the planting area is too small to accommodate large trees. The applicant proposes widening the planter to ten feet for the installation of five 36-inch box trees, shrubbery and groundcover to provide a better buffer from Main Street. A condition has been included requiring that landscaping and irrigation plans be submitted at a later date for staff review and approval. Staff further recommends that water-efficient shrubbery, vines, groundcover and trees be included in the plans.

**National Pollution Discharge Elimination System (NPDES):** Approval of the project has been conditioned upon full compliance with NPDES.



In order to approve a project, the Planning Commission is required to make affirmative findings with respect to the following criteria contained in Section 9172.23 of the Municipal Code.

1. **Compatibility with the General Plan, any specific plans for the area, and surrounding uses.**

The subject property is located in Redevelopment Project Area No. 1, and carries a zoning designation of MH (Manufacturing, Heavy) and a Heavy Industrial designation in the Carson General Plan. The proposed development is, thus, in conformance with both the zoning and the General Plan designations.

2. **Compatibility of design with existing and anticipated development in the vicinity with reference to site planning, land coverage, landscaping, scale and open space.**

The proposed project is a positive step in improving the current blighted condition of the property, and is commensurate with the value of the principal improvement: construction of an open shed. The existing small building is considered to be legal, nonconforming related to the front yard setback. Typically, a 25 foot setback is required. While all other components of the development are set back more than the required 25 feet, the subject building is approximately 4 feet from the property line. The applicant has requested to retain this structure in order to minimize costs. The applicant has agreed to increase the landscape setback to meet the minimum 10-foot width and rehabilitate the building and perimeter walls. The overall improvements will significantly upgrade the subject property.

3. **Convenience and safety of circulation for pedestrians and vehicles.**

Circulation has been accommodated in the site plan, parking and truck circulation routes proposed, and has received the approval of the City's Traffic Engineer. Visitor and disabled parking is at the front of the property, outside the perimeter wall from the operations yard. Employee parking (within the operations yard) exceeds the number of spaces called for in Section 9162.21 of the Municipal Code and provides for necessary truck access.

#### **IV. Environmental Review**

An initial study was prepared for this project in accordance with the California Environmental Quality Act (CEQA)(EXHIBIT 2). Staff has reviewed the potential environmental impacts associated with the proposed project and has prepared a Negative Declaration pursuant to Section 15071 of CEQA.



**V. Conclusion**

With those conditions of approval delineated in the staff report and attached to the proposed resolution (EXHIBIT 3), the proposed project conforms to the site plan and design review requirements of Section 9172.23.

**VI. Recommendation**

That the Planning Commission:

- **ADOPT** the Negative Declaration, and;
- **RECOMMEND APPROVAL** of Design Overlay Review No. 733-00 subject to the conditions attached as Exhibit "B" of the Resolution (EXHIBIT 3), and;
- **WAIVE** further reading and **ADOPT** Resolution No. 2001-\_\_\_\_\_, entitled: "A Resolution of the City of Carson Planning Commission Recommending Approval of Design Overlay Review No. 733-00 to the Carson Redevelopment Agency."

**VII. Exhibits**

1. Land Use Map
2. Initial Study
3. Proposed Resolution

CA\\Sheri\\share\\Planning Commission\\2001 Planning Commission\\Staff Reports\\1-30\\D73300P.doc



CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING  
APPROVAL TO THE CARSON REDEVELOPMENT AGENCY  
OF DESIGN OVERLAY REVIEW NO. 733-00**

**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, Schifino Properties, Inc., with respect to real property located at 16619 S. Main Street, and described in Exhibit "A" attached hereto, requesting the approval of a site plan, elevations, materials, colors and landscape approval for the construction of a new 14,755 square-foot open metal storage shed; refurbishment of the perimeter wall and an existing 712 square-foot building. The subject 0.68-acre property is zoned MH (Manufacturing, Heavy) and is located within Redevelopment Project Area No. 1.

A public hearing was duly held on January 30, 2001 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 a positive step in improving the current blighted condition of the property, and will significantly improve its appearance by refurbishing a legal non-conforming structure, perimeter wall, and adding trees and other landscape features. The scope of the improvement project is commensurate with the value of the principal improvement: construction of an open storage shed.
- b) Implementation of the proposed refurbishment plan is appropriate to its MH (Manufacturing, Heavy) zoning and Heavy Industrial General Plan designations.
- c) Circulation has been appropriately accommodated in the site plan, parking and truck circulation routes proposed, and has received the approval of the City Traffic Engineer.
- d) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.

**Section 4.** The Planning Commission further finds that the use permitted by the proposed Design Overlay Review will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project. The proposed use will not adversely impact its predominantly industrial setting, and meets or exceeds all City standards for protection of the environment.

**Section 5.** Based on the aforementioned findings, the Commission hereby recommends approval to the Carson Redevelopment Agency with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and adopts the Negative Declaration.



**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 30th DAY OF JANUARY, 2001.**

  
CHAIRMAN

**ATTEST:**

  
SECRETARY

