



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 22, 2011
SUBJECT: Conditional Use Permit No. 855-11

APPLICANT: Bobby Chang
 World Logistics US Inc.
 6541 E. Washington Boulevard
 Commerce, CA 90040

REQUEST: Approve a conditional use permit for a truck yard operation on a site located in the MH-D (Manufacturing Heavy-Design Overlay) zoning district

PROPERTY INVOLVED: 2445 E. Dominguez 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. 11-G

I. Introduction

Date Application Received: January 4, 2011

- Conditional Use Permit No. 855-11

Property Owner

- Stefan Merli, 6 Hillcrest MNR, Rolling Hills Estate, CA 90274

Project Applicant

- Bobby Chang, World Logistics US Inc.
6541 E. Washington Boulevard, Commerce, CA 90040

Project Address

- 2445 E. Dominguez Street, Carson, CA 90810

Project Description

- The applicant requests the approval of a conditional use permit to allow the use of a truck yard business on a site located in the MH-D (Manufacturing Heavy-Design Overlay) zoning district. Pursuant to CMC Section 9148.9, a truck yard use located within the MH-D zone district shall obtain a conditional use permit.
- The proposed truck yard business would operate on a 46,844-square-foot parcel.

II. Background

Use of Property

- The property is developed with an office building built in 1964 consisting of approximately 5,500-square feet. There is also a detached industrial storage building that is approximately 1,120-square-feet.
- Other uses include a chain-link fenced and locked pressure wash area that will be removed off the property by the owner.

Current Use

- The property is vacant.

Previously Approved Discretionary Permits

- There are no prior discretionary permits on this property.

Public Safety Issues

- The Public Safety Department cited the property owner for operating a truck yard without obtaining a conditional use permit for said use. Upon approval by the Planning Commission the citation will be corrected.



III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 2445 E. Dominguez Street.
- The subject site consists of a vacant 46,844-square-foot parcel with a 5,500-square-foot office building and a detached 1,120-square-foot industrial storage building.
- Heavy industrial uses surround the subject property with the Alameda railway corridor to the east and the city's corporate yard to the south.
- The existing office building is developed with a total of 11 parking spaces. The proposed truck yard includes 8 stalls for clean trucks, 8 feet by 22 feet in size, and 15 container spaces ranging in size from 8 feet by 20 feet to 8 feet by 40 feet.
- The hours of operation will be from 7:00 a.m. to 6:00 p.m. Monday to Friday.
- The applicant submitted an operational statement (attached) that states: there will be no hazmats/hazardous materials stored, no overweight and no trans-loading in the proposed location; office will be used for dispatching, administration and accounting.
- The city's Traffic Engineer reviewed the proposed interior truck and container parking areas and deemed them as adequate and in compliance with the CMC.
- There are no adverse impacts expected from this project that would adversely affect residential or commercial areas.
- CMC Section 9148.9 requires that: all setbacks abutting a public right-of-way shall be a minimum of 25 feet; any chain-link fencing visible from public right-of-way be removed and replaced with decorative masonry walls, such as split-face, stucco block or slump-stone and be approved by the Planning Division; and decorative wrought iron gates with opaque screening shall be installed at all access points visible to the public right-of-way.
- The owner/applicant will re-paint the entire building, re-slurry asphalt areas as needed, restripe existing parking stalls, repair falling chain-link fencing at the eastern property boundary, provide new landscaping on public right-of-way frontage areas and will remove existing pressure wash equipment from property.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned MH-D (Manufacturing Heavy-Design Overlay Review) and surrounding properties share the same zoning.
- The subject property has a General Plan Land Use designation of Heavy Industrial.

Applicable Zoning Ordinance Regulations

The proposed CUP is subject to the approval of a development plan in accordance with the Conditional Use Permit (CUP) procedures as provided in Section 9172.21 and subject to CMC Section 9148.9 (Truck Terminal and Truck Yard Facilities).



Required Findings: Conditional Use Permit

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

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

The required findings pursuant to Section 9172.21(D) can be made in the affirmative.

IV. Environmental Review

Pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines the proposed project is exempt from CEQA because the project is for a truck yard on a 46,844-square-foot lot within a developed industrial area and is consistent with the zoning designation and all applicable General Plan policies.

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 CONDITIONAL USE PERMIT NO. 855-11 FOR A TRUCK YARD USE LOCATED AT 2445 E. DOMINGUEZ STREET."

VI. Exhibits

1. Resolution
2. Development plans
3. CMC Section 9148.9
4. Operational statement dated 2-14-2011

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp Loadsman, 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. 855-11 FOR A TRUCK YARD TO BE LOCATED AT 2445 E.
DOMINGUEZ 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, Bobby Chang, with respect to real property located at 2445 E. Dominguez Street, and described in Exhibit "A" attached hereto, requesting the approval of a truck yard to be located within the MH-D (Manufacturing Heavy-Design Overlay Review) zoning district.

A public hearing was duly held on February 22, 2011, 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 Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with heavy industrial uses and the proposed project is compatible with the neighborhood.
- b) The project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c) Interior circulation and street access and is not anticipated to generate significant adverse effects to adjacent public streets based the city's Traffic Engineer review and approval. The subject property is located near the end of the Dominguez Street cul-de-sac and is in a heavy industrial area.
- d) There are no signs intended for the proposed project. Business signs will be reviewed and approved by staff administratively for conformance with requirements in the Carson Municipal Code (CMC).
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the CMC.
- f) The use 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 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Conditional Use Permit will not have a significant effect on the environment. The proposed use will not alter the predominantly heavy 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 California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects).

Section 5. Based on the aforementioned findings, the Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 855-11 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.

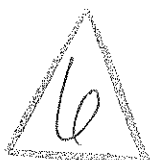
Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 22nd DAY OF FEBRUARY, 2011.

CHAIRMAN

ATTEST:

SECRETARY



"Exhibit A"

LEGAL DESCRIPTION:

MB 6-196 PORTION OF VAC ALLEY, VAC ST AND LOT 1 AND ALL OF LOTS 2-6

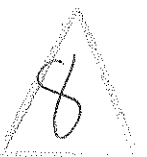
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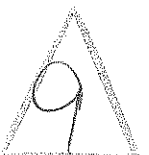
CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 855-11

GENERAL CONDITIONS

1. If a business license permit for said use is not issued within one year of the date of approval of Conditional Use Permit No. 855-11 said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Conditional Use Permits shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and 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 comply with all city, county, state and federal regulations applicable to this project.
5. 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. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
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 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. 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.
9. In accordance with CMC Section 9148.9, the owner/applicant shall:
 - a. Provide a minimum 25' foot setback abutting public streets.
 - b. Remove any chain-link fencing visible from the public right-of-way and replace with decorative masonry walls, such as split-face, stucco block, or lump-stone and approved by the Planning Division.
 - c. All chain-link gates visible from the public right-of-way shall be replaced with wrought iron gates with opaque screening with a Fire Department emergency access approved device.
 - d. The chain-link fence in disrepair along the eastern property boundary shall be repaired or replaced to the satisfaction of the Planning Division.
 - e. The owner/applicant shall paint the entire office building and provide new landscaping via 24 inch box trees and evergreen shrubs and ground cover in the planting strip along the public street right-of-ways via an automatic irrigation system.
 - f. Landscape and irrigation plans shall be submitted and signed by a licensed landscape architect for Planning Division approval.
 - g. The applicant/owner shall have 90 days or sooner to complete said requirements and notify the Planning Division once the improvements are complete for compliance with this condition.
10. The owner/applicant shall replace broken driveway approaches in compliance to CMC requirements and in-coordination with Development Services Department/Public Works Division. All parking areas shall be re-slurried and all parking areas for proposed trucks, containers and office use shall be re-stripped in compliance with CMC requirements.
11. The owner/applicant shall comply with the Standard Urban Storm Water Plan (SUSMP) requirements. Owner/applicant shall coordinate with the city's Development Services Department, Public Works Division.
12. The existing pressure wash equipment located along Dominguez Street shall be removed within 90 days or sooner.
13. The truck yard hours of operation shall be Monday to Friday, 7 a.m. to 6 p.m.
14. Trucks shall not be parked on public streets during hours of operation, overnight or on weekends.
15. The owner/applicant shall submit for a separate sign permit for Planning Division approval if a business sign is proposed.



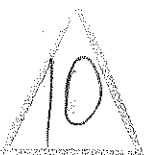
16. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 855-11. 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 or 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.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

17. 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.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

18. 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.



PROJECT INFO
Site plan

2445 E Dominguez St
Cerritos, CA 90810
CLIENT
World Logistics US Inc.

2441 E. W. Dominguez Blvd
Cerritos, CA 90810
Tel: 323-726-0717
PRODUCTION



225 TORRANCE BLVD, STE 202
Torrance, CA 90503
Fax: 310-282-7108

NOTES

REVISIONS

1/20/11 C.P.U. submitted

SHEET TITLE

SITE PLAN

DATE
Dec 20, 2010
DRAWN BY
E. H.
SCALE
As Noted
DRAWING #
A-1



SITE PLAN
SCALE: 1/8" = 1'-0"

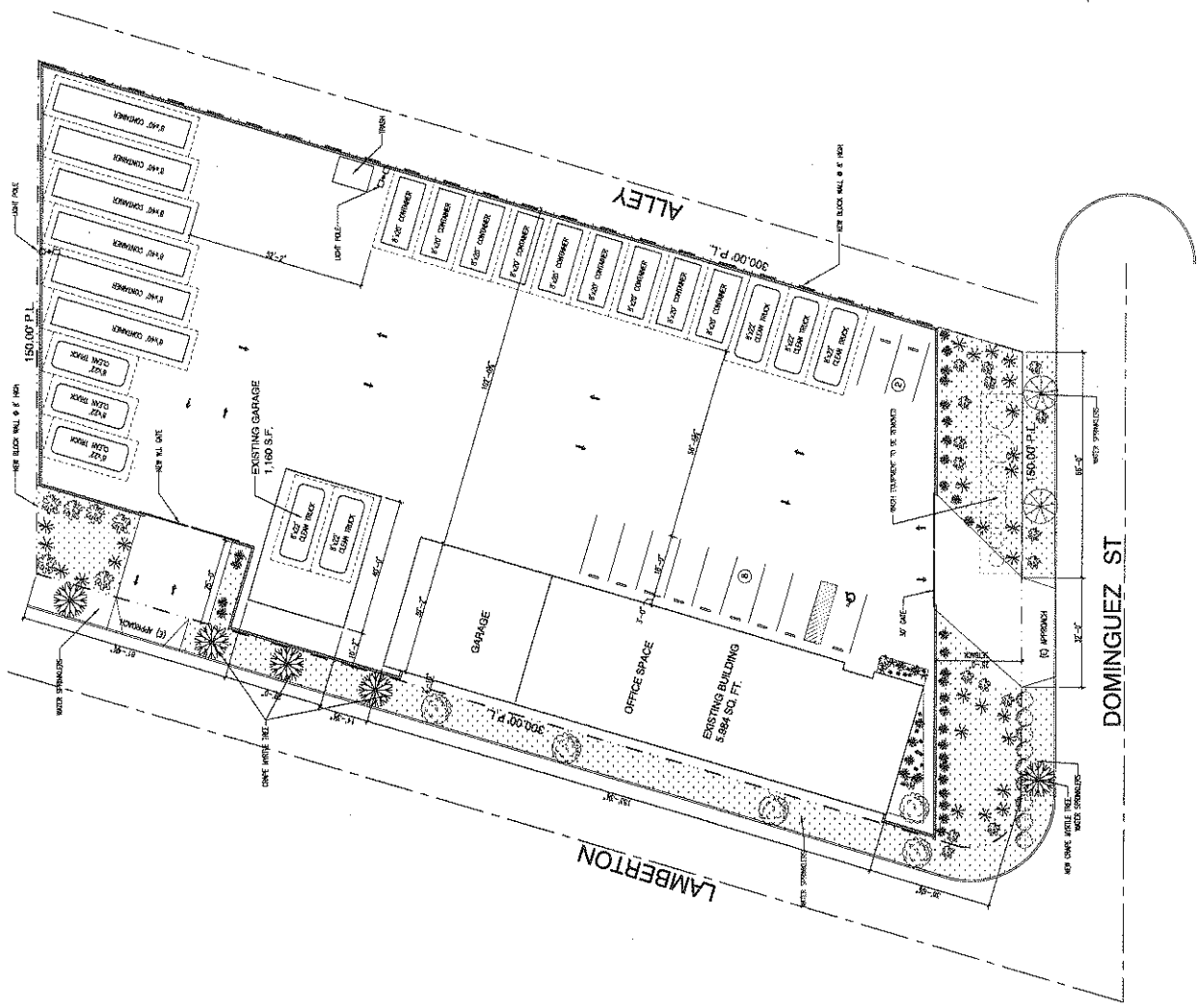


EXHIBIT NO. 2 -



PROJECT INFO
Site plan

2445 E Dominguez St
Compton, CA 90221
CLIENT
World Logistics US Inc.

6641 E Washington Blvd.
Compton, CA 90221
Tel: 331-726-0717
PRODUCTION



2425 TORRANCE BLVD, STE. 202
TORRANCE, CA 90501
PH: 310-782-7108

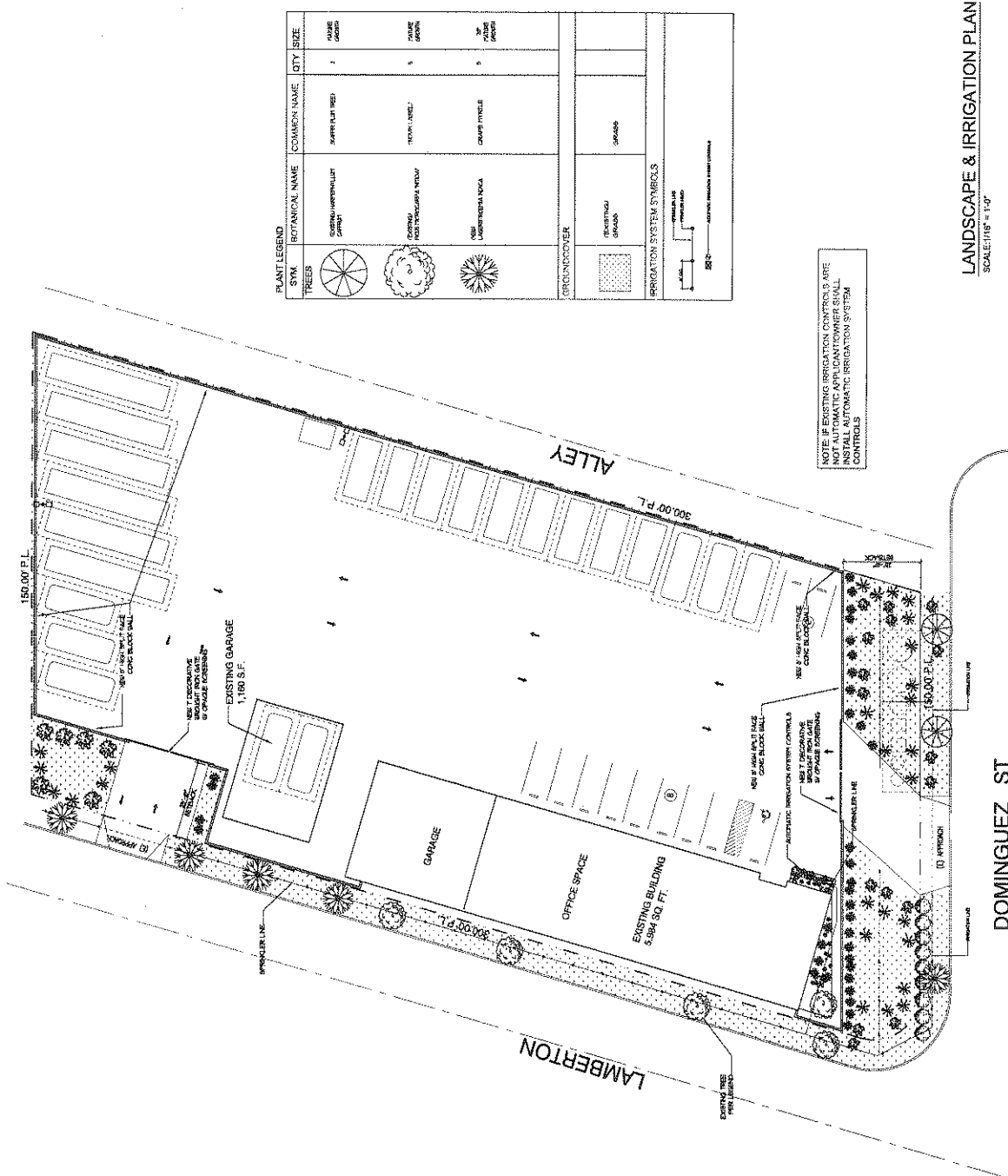
NOTES

REVISIONS
JADJL C.P.L. submitted

SHEET TITLE

LANDSCAPE & IRRIGATION PLAN

DATE Dec 20, 2010
DRAWN BY E.H.
SCALE As Noted
DRAWING # L-1



SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
	QUERCUS WATSONIIFOLIA	WATSON OAK	1	12" DIA
	QUERCUS WATSONIIFOLIA	WATSON OAK	5	12" DIA
	QUERCUS WATSONIIFOLIA	WATSON OAK	5	12" DIA

NOTE: IF EXISTING IRRIGATION CONTROLS ARE NOT AUTOMATIC APPLICANT/OWNER SHALL PROVIDE AUTOMATIC IRRIGATION SYSTEM CONTROLS



LANDSCAPE & IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

12

be subject to site plan and design review pursuant to CMC 9172.23.

b. In reviewing any application for a business license for compliance with this Code, or in reviewing and approving any site plan, the Community Development Director may impose such additional requirements as may be required to achieve the objectives in subsection (B)(5)(a) of this Section. (Ord. 88-842, § 1; Ord. 93-1026, § 1)

§ 9148.7 Sidewalk, Parking Lot and Tent Sales.

In connection with temporary sidewalk, parking lot, and tent sales, the following requirements shall be met:

A. Only nonprofit organizations and merchants with a permanent location may conduct such sales.

B. The applicant shall obtain written approval to conduct such sales from the property owner.

C. The event shall be conducted outside an enclosed building and shall not encroach upon public rights-of-way.

D. The applicant shall submit adequate plot plans depicting pedestrian and vehicular circulation, parking and fire lanes acceptable to the Planning Division.

E. In the case of a "Tent Sale," County Fire Department approval must accompany the application.

F. Such sales shall be subject to prior approval of the Director. (Ord. 88-857, § 5; Ord. 89-888, § 2)

§ 9148.8 Truck-Related Uses Located Less than One Hundred (100) Feet from a Residential Zone.

A. If any portion of property utilized for any truck-related use described in this subsection (A)(1) or (A)(2), is less than one hundred (100) feet from the lot line of any residentially zoned property, a conditional use permit shall be required.

(1) Truck parking, maneuvering, loading and off-loading operations, stacking or servicing.

(2) Placement or stacking of trailers or any other similar container for cargo, merchandise, products, materials, etc.

B. Approval of a conditional use permit required by this Section shall include development standards designed to mitigate existing and potential noise, dust, fumes, traffic and other adverse environmental impacts affecting neighboring resi-

dential areas. Examples of these development standards may include, but are not limited to, walls, fences, buffer zones, landscaping and other mitigating measures.

C. Notwithstanding subsections A and B of this Section, if, upon review by the Director, it is determined that a warehouse or manufacturing facility has less than three (3) loading zones, ramps, doors or docks; or has a minimum fifty (50) foot separation between truck-related uses and the residential property line; or that no mitigation measures can be imposed that will alleviate existing or potential problems caused by truck-related uses defined in this Section that affect residentially zoned properties, then the Director may waive the requirement for conditional use permit. Any property that has been constructed pursuant to an approved owner's participation agreement with the City's Redevelopment Agency or has an approved site plan and design review in accordance with CMC 9172.23, and whose present use is consistent with such owner's participation agreement or site plan and design review, is not subject to the requirements of this Section. (Ord. 92-982, § 2)

§ 9148.9 Truck Terminal and Truck Yard Facilities.

A. Development Policy. The objectives of these regulations pertaining to truck terminal and truck yard facilities are as follows:

1. To be used in connection with conditional use permit and site plan approval.

2. To provide for the safe and orderly use of land for parking, servicing, repairing or storage of trucks in active use in a manner that minimizes adverse environmental impacts of such a use upon the surrounding area.

3. To ensure that truck terminal and truck yard uses include development standards designed to mitigate existing and potential noise, dust, fumes, traffic and other adverse environmental impacts affecting neighboring residential and commercial areas. Examples of these development standards may include, but are not limited to, walls, fences, buffer zones, landscaping and other mitigating measures.

4. To ensure that the truck terminal and truck yard operations are conducted in a safe manner based upon such factors as the adequate paving, striping of truck parking stalls, lighting, storage within the yard and cargo within the trucks.



5. To ensure adequate screening of truck terminal and truck yard facilities from the public right-of-way.

6. To ensure that the site is sufficient in size to accommodate truck terminal and truck yard uses in accordance with this Section.

B. Site Development.

1. Setbacks.

a. All setbacks abutting a public right-of-way shall be a minimum of twenty-five (25) feet in depth.

b. No encroachments are permitted in any setback except that any existing legal, nonconforming encroachment may be permitted to remain, subject to the provisions of CMC 9172.23.

2. Landscaping and Irrigation.

a. Landscaping and irrigation plans shall be prepared and signed by a licensed landscape architect and approved by the Development Services Group Planning Division prior to occupancy.

b. All landscaped areas shall be well maintained at all times and permanently irrigated with an electronic timer preset for early morning hours.

c. All required yards adjacent to, or visible from, a public right-of-way shall be landscaped utilizing any combination of the following:

(1) Drought resistant plants common to this region, including lawn grasses, flowers, ground covers, vines, shrubs in five (5) to fifteen (15) gallon sizes, and minimum twenty-four (24) inch box specimen trees, of sufficient bulk to provide screening;

(2) Decorative materials such as rock, bark, gravel, boulders, wood, brick, block, tile, stucco, ornamental iron; or

(3) Artistic features, such as berms, earth mounds, planter beds, fencing, monuments, artwork, sculptures, and fountains.

3. Fencing.

a. Fencing materials shall consist of decorative masonry walls, such as splitface, stucco block or slumpstone, and shall be approved by the Development Services Group Planning Division.

b. Decorative wrought iron gates with opaque screening shall be installed at all access points visible from the public right-of-way.

c. Fence height shall comply with CMC 9146.3.

d. Chainlink fencing and barbed or concertina wire shall be prohibited where visible from public right-of-way.

4. Configuration of Truck Parking and Storage.

a. Trucks and permitted storage shall not be stored within five (5) feet of any required screening wall.

b. Truck parking and permitted storage shall be arranged in parallel rows and shall be stripped per CMC 9162.66.

c. A site plan in connection with a Conditional Use Permit application shall be submitted to the Development Services Group Planning Division.

5. General Requirements.

a. Vehicular parking, loading, and maneuvering areas shall be constructed and maintained in accordance with the provisions of CMC 9162.0.

b. Areas utilized for the parking of truck and permitted storage shall be surfaced with materials approved by the Development Services Group Planning Division which adequately prevent dust from becoming airborne and prevent the tracking of mud onto public rights-of-way. The site shall be graded to drain in accordance with the city's Standard Urban Storm Water Mitigation Plan (SUSMP) Ordinance and in a manner approved by the City Engineer.

c. The site shall, to the extent reasonably feasible, be located so as to provide for direct vehicular ingress from and egress to a designated route, as specified in CMC 3261 (Oversize Vehicles), and to minimize or preclude ingress from and egress to restricted streets, as defined in CMC 3260 (Truck Routes).

d. Nothing contained herein shall be deemed to authorize or permit the storage of hazardous materials, substances or wastes which are capable of posing an unreasonable risk to health, safety or property, including, but not limited to, any radioactive material, poison, flammable gas, nonflammable gas, flammable liquid, oxidizer, flammable solid, corrosive material (liquid or solid), irritating materials, combustible liquids, explosives, blasting agents, etiologic agents, organic peroxides, hazardous wastes, and regulated materials of classes A, B, C, D and E, the definitions of which may from time to time be



World Logistics US Inc

2/16/2011

City of Carson
Development Services Group

Re: Operations

To whom it may concern:

World Logistics US Inc. purpose of operation in 2445 E. Dominguez Street, Carson, CA 90810 is LTL (Less than Truckload) only. We have a total of 8 (eight) office employees excluding officers. 3 (three) dispatch, 3 (three) operations, 1 (one) accountant and 1 (one) security officer. We have 1 (one) active officer (C.E.O.) in this facility.

We have a total of 8 (eight) clean truck/tractor commercial vehicles, each truck weighing 1,500 lbs, dimension of truck is approximately 22' x 7.5' each.

Office is used mainly for dispatching, administration, operations and accounting.

Hours of operation is from 7:00am to 6:00pm, Mondays to Fridays.

We also maintain a full safety and health program with training in the office and for the truck drivers. We have approximately 10 – 15 active truck drivers in operation as of today.

Truck yard will be used for parking of full and empty containers. Containers dimensions varies from minimum of 20' x 8' to maximum of 40'x8'. There will be no more than 15 (fifteen) containers in the parking lot. 8 (eight) clean truck commercial vehicles and 10 (ten) car park for office employees and visitors. All parking will be allocated accordingly. No hazmats/hazardous materials, no overweight and no transloading in facility. Repairs and maintenance is done in other locations. Consolidation and Deconsolidation services are done at port service centers.

I declare and affirm under penalty of perjury under the laws of State of California that the statements made here in are true and correct.

Signed this 16th day of February, 2011



Bobby Chang, C.E.O.

EXHIBIT NO. 4-

15