



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 22, 2011

SUBJECT: Design Overlay Review No. 1392-10

APPLICANT/PROPERTY OWNER: Watson Land Company
Attn: Craig Halverson
22010 South Wilmington Avenue
Carson, CA 90745

REQUEST: To permit the demolition of a 212,845-square-foot industrial/office building and the construction of a new 234,995-square-foot industrial/warehouse building on a site located in the ML (Manufacturing, Light) zone and within the Carson Consolidated Redevelopment Project Area

PROPERTIES INVOLVED: 2255 East 220th 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. 11F

I. Introduction

The applicant, Craig Halverson is requesting approval of Design Overlay Review No. 1392-10 on behalf of Watson Land Company to permit the demolition of an existing 212,845-square-foot multi-tenant industrial/office building and the construction of a new 234,995-square-foot industrial/warehouse building. The project site is located at 2255 and 2256 East 220th Street in the ML (Manufacturing, Light) zone and within the Carson Consolidated Redevelopment Project Area. Since the project site is within the Carson Consolidated Redevelopment Project Area it is subject to Redevelopment Agency approval.

II. Background

In 1981, the existing site was first constructed with a 102,000-square-foot office building and originally addressed as 2245 East 220th Street. In 1985, the building address changed to 2255 East 220th Street and a second floor office space was added in 1988. Since then, the building has undergone several additions, modifications, and tenant improvements for office use and is now 212,845 square feet. The site was mainly occupied by Pioneer Electronics, however the building was eventually modified to accommodate two tenants so several other businesses have occupied this site. The second tenant space is addressed as 2256 East 220th Street. The new proposed building will retain the two existing addresses.

Based on limited city records, in 1981 at the time of original construction, the property owner and now current applicant agreed to limit the site for office use and restrict the construction of new loading areas. A deed restriction was recorded to prevent truck access due to the inadequate turning radius available on-site. With the demolition of the existing building and construction of the new industrial/warehouse building, adequate turning radius for truck access is provided. Thus, the deed restriction is no longer valid or relevant.

The project site is located within the Watson Land Company Industrial Center. The properties to the north, east, west, and south across 220th Street are zoned ML and owned by the applicant, Watson Land Company.

There are no past or current code enforcement cases associated with this property.

III. Analysis

Design Overlay Review

The proposed project is subject to Site Plan and Design Review pursuant to Section 9172.23 of the Carson Municipal Code (CMC) and the Planning Commission may approve the proposal only if the following findings can be made in the affirmative based on certain criteria. All of the required findings pursuant to Section 9172.23(D), "Site Plan and Design Review, Approval Authority and Findings and Decision," can be made in the affirmative as follows:



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

The proposed project is consistent with the General Plan of the city of Carson in that the property and surrounding areas are designated as Light Industrial. The subject property is zoned ML (Manufacturing, Light) and within the Carson Consolidated Redevelopment Project Area. The construction of a new warehouse/industrial building is consistent with this zoning and future development for the area.

b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.

The proposed project is consistent with the long-term plans for the surrounding area and is compatible with the surrounding development. The proposed 234,995-square-foot concrete tilt-up warehouse building will be constructed relatively within the same footprint as the existing building and have similar architectural features with other buildings in the surrounding area. At its highest point, the building height is 40 feet.

The applicant is providing architectural details and significant landscaping to the south side of the building since it is visible from the public right-of-way. All loading docks and truck activities will be screened from public view by a varying 10 to 14-foot-high wall painted to match the proposed building. The applicant is also proposing cornice trim and an entry trellis above the entry doors to the two tenant spaces.

The construction of the new warehouse/industrial building will blend in with the surrounding environment. The property site is surrounded by relatively new industrial buildings owned by the applicant and the proposed design, architecture, and open space is consistent with the neighborhood.

The applicant is providing significant landscaping along 220th Street and within the parking areas visible from the street. The landscaping includes several tree varieties, shrubs, groundcover, and a swale to satisfy the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP). The landscaping is compatible with the surrounding properties and is complimentary to the area. The project meets or exceeds the minimum landscaping requirements.

The proposed project adequately meets the city's design and development standards and is compatible with the anticipated development for the area.

c. Convenience and safety of circulation for pedestrians and vehicles.

The site is required to provide a total of 157 parking spaces per the requirements in Carson Municipal Code (CMC) Section 9162.21. The project



will provide a total of 193 parking spaces, resulting in a surplus of 36 parking spaces. The applicant proposes seventy (70) dock high and two (2) grade level truck loading bays, therefore per the requirements of CMC Section 9162.65, a minimum of 11 truck parking spaces are also required. The site will provide 50 striped spaces for truck parking, however the designated spaces will also be used to store trailers in conjunction with the warehouse use. The site meets all parking, drive aisle width, and turning radius requirements.

Accessible pathways are proposed in the parking lot to provide safe connections for employees and pedestrians from the public street. The site has been designed to promote safe circulation for pedestrians, vehicles, and trucks. The project meets or exceeds the minimum requirements for double body truck access, loading, and maneuvering.

The proposed project provides adequate and safe circulation for pedestrians, vehicles, and trucks.

d. Attractiveness, effectiveness and restraint in signing, graphics and color.

Currently, signs are not proposed for the warehouse/industrial building. When the applicant or new tenant proposes signage, they will be subject to the requirements of CMC Section 9146.7, Signs.

The proposed colors for the new building are neutral tones and compliment the surrounding area. The proposed colors include contemporary white, castle rock (beige), and wright stone. The building will also include blue reflective glazing glass to accent the building colors. The proposed building is attractive and the proposed color scheme is appropriate for the use and surrounding area.

e. Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.

The subject property is located within the Carson Consolidated Redevelopment Project Area, therefore, will be subject to Redevelopment Agency approval.

The implementation of the proposed project would achieve the following goal and objective stated in the Merged and Amended Redevelopment Plan:

1. The upgrading of existing commercial and industrial uses in the Project Area.
2. Give priority to projects which retain desirable uses and save or create jobs.

Staff believes the proposed project is an attractive and complimentary addition to the city of Carson. The proposed project will implement the goals and objectives stated in the Redevelopment Plan.



IV. Environmental Review

Pursuant to Section 15302 (b) – Replacement or Reconstruction (Class 2) of the California Environmental Quality Act (CEQA), approving the demolition of a 212,845-square-foot industrial/office building and the construction of a new 234,995-square-foot industrial/warehouse building is exempt. The project does not have the potential to cause a significant effect on the environment.

V. Recommendation

That the Planning Commission:

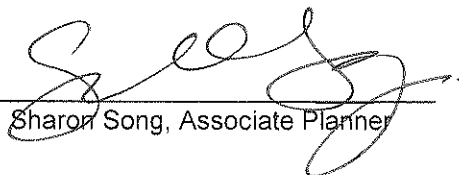
- APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolutions; and

WAIVE further reading and ADOPT Resolution No. 11-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1392-10 TO THE CARSON REDEVELOPMENT AGENCY FOR THE CONSTRUCTION OF A NEW INDUSTRIAL/WAREHOUSE BUILDING LOCATED AT 2255 EAST 220TH STREET"


VI. Exhibits

1. Draft Resolution
2. Site Map
3. Development Plans (under separate cover)

Prepared by:


Sharon Song, Associate Planner

Reviewed by:


John F. Signo, Senior Planner

Approved by:


Sheri Repp, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 11-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1392-10 TO THE CARSON REDEVELOPMENT AGENCY FOR THE CONSTRUCTION OF A NEW INDUSTRIAL/WAREHOUSE BUILDING LOCATED AT 2255 EAST 220TH 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, Craig Halverson on behalf of Watson Land Company, with respect to real property located at 2255 East 220th Street and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review (DOR) No. 1392-10 to demolish a 212,845-square-foot industrial/office building and construct a new 234,995-square-foot industrial/warehouse building in the ML (Manufacturing Light) zone and within the Carson Consolidated Redevelopment Project Area.

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. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 2. The Planning Commission finds that:

- a) The General Plan designates the property as Light Industrial which allows for the proposed use. The construction of a new warehouse/industrial building will be consistent with the surrounding light industrial uses and is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily light industrial uses and the proposed project is compatible with those uses.
- d) The proposed project provides 193 parking spaces and 50 truck parking spaces which is a surplus of 36 parking spaces and 39 truck parking spaces from the requirements of Section 9162.21 of the Carson Municipal Code (CMC). Safety and convenience of vehicular, truck, and pedestrian access is provided.



- e) Signage will be reviewed and approved by the Planning Division for consistency with the requirements of the CMC. The proposed project for the construction of a new warehouse/industrial building meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.23 (D), "Design Overlay Review, Approval Authority and Findings and Decision," can be made in the affirmative.

Section 3. The Planning Commission further finds that the use will not have a significant effect on the environment. The proposed use will not alter the character of the surrounding area and will meet or exceed all city standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15302(b), Replacement or Reconstruction, of the California Environmental Quality Act (CEQA) Guidelines.

Section 4. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1392-10 for said project with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, to the Carson Redevelopment Agency.

Section 5. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 6. 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"

PARCEL 1 OF NOTICE OF LOT LINE ADJUSTMENT NO. 8-88, CERTIFICATE OF COMPLIANCE, RECORDED NOVEMBER 14, 1989 AS INSTRUMENT NO. 89-1834751, OFFICIAL RECORDS, BEING DISCRIBED AS FOLLOWS:

PARCEL 3 AND THE EASTERLY 216 FEET OF PARCEL 4 OF PARCEL MAP NO. 12209, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 121, PAGES 26 AND 27 OF PARCEL MAPS, IN THE OFFICE OF THE REGISTRAR-RECORDER OF SAID COUNTY.

APN: 7316-025-101



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1392-10

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1392-10, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. 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 revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. 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.
6. 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.



7. 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.
8. 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 Design Overlay Review No. 1392-10. 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.

LANDSCAPING/IRRIGATION

9. All landscaped areas shall be maintained in good condition at all times.
10. Prior to final, the applicant shall submit landscaping plans to the planning division for review and approval. The applicant shall also pay all applicable fees associated with the landscaping permit.

PLANNING

11. All truck, loading, and unloading activities must be screened from public view at all times.
12. All signage must be in compliance with CMC Section 9146.7 – Signs.
13. Prior to the addition of any office space, the applicant must submit plans to the Planning Division for review and approval. All parking requirements must be satisfied prior to the conversion of any warehouse space to office use.

LIGHTING

14. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) or Section 9147.1 (industrial zones) of the Zoning Ordinance.



ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

The Department of Public Works recommends approval of the proposed project subject to the following conditions:

15. 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.
16. 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.
17. 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.
18. 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:

19. 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.
20. 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.
21. Soils report, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, drainage concept, hydrology study and stormwater quality plan.
22. 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.
23. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.



24. 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.
 - a. Sewer Main Improvements *(if any)* along 220th Street as determined by the aforementioned sewer area study.
 - b. Storm Drain Improvements *(if any)* along 220th Street as determined by the aforementioned requirement.
25. 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.
26. 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.
27. Proof of Worker's Compensation and Liability Insurance.
28. Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following: 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.
29. Repair any broken or raised curb and gutter along 220th Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
30. The Developer shall remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
31. Plant approved parkway trees on locations where trees are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
32. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on 220th Street.
33. Remove unused driveway approach if any, and replace it with full height curb and gutter and sidewalk per City of Carson Standard and to the satisfaction of the City Engineer.
34. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.



35. [*Residential DW 20'max; Commercial DW 30' (upto 40'max)*] The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is xx feet.
36. Install streetlights on concrete poles with underground wiring along 220th Street to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.
37. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
38. Comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the City Traffic Engineer.
39. Install striping and pavement legend per City of Carson standard.
40. Paint Curbs Red along 220th Street within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
41. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
42. 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.
43. 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.
44. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
45. 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.



FIRE DEPARTMENT - COUNTY OF LOS ANGELES

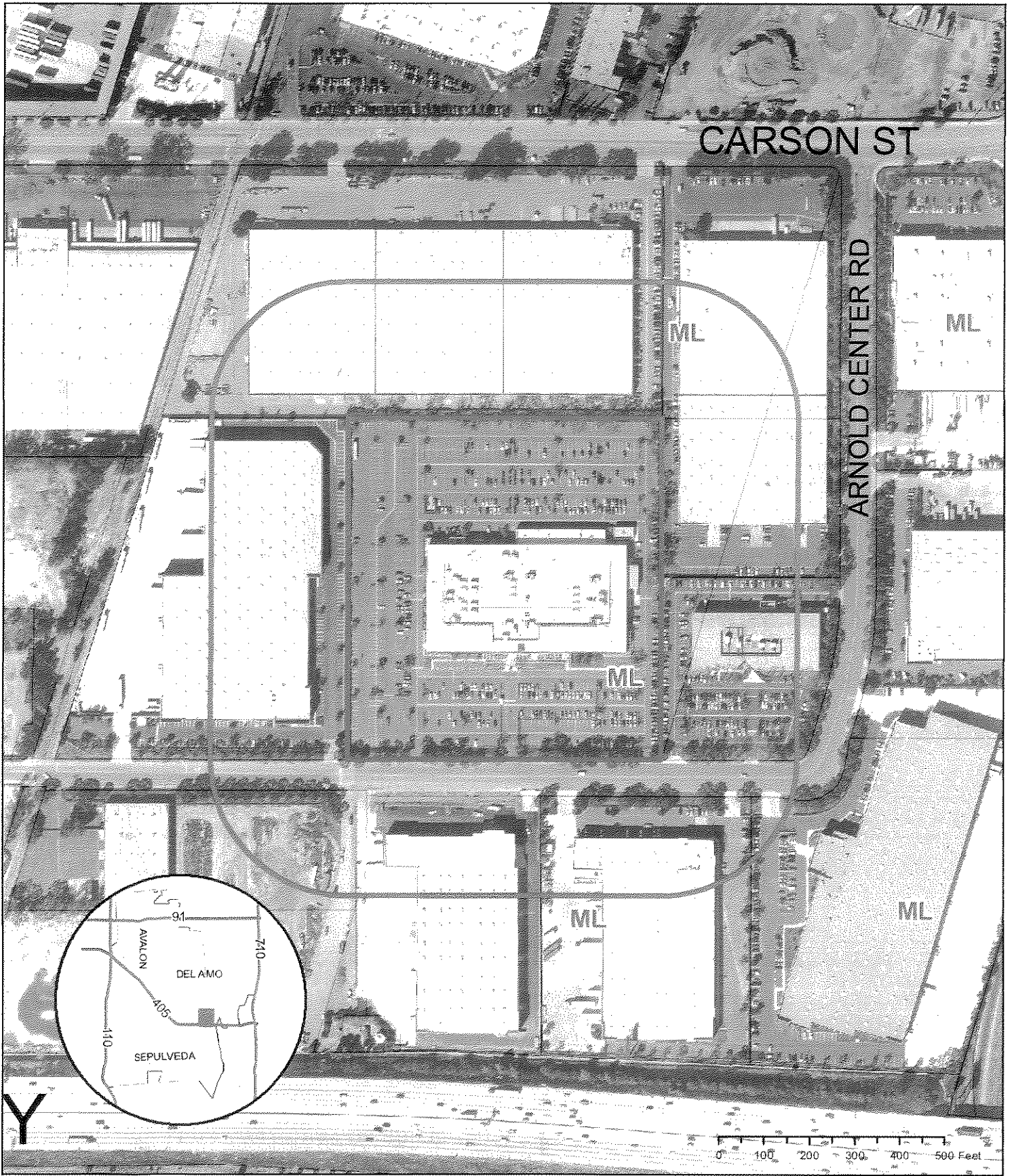
Prior to the issuance of occupancy, satisfy all requirements from the Los Angeles County Fire Department including but not limited to the following:

46. A minimum, unobstructed width of 28 feet clear to sky, vehicular access to within 150 feet of all portions of the exterior walls.
47. Provide evidence on Los Angeles County Fire Department fire flow Form 195, that the fire hydrant and available flow rate meets Los Angeles County Fire Department requirements. This form should be submitted to the Carson Building Department for verification of these requirements prior to the issuance of any building permits.
48. Show all existing public hydrants within 300 feet of proposed property lines.
49. Submit 1 architectural set and 1 extra site plan for full life/safety "Plan Review".
50. Required public fire flow will be a minimum of 3,500 gpm for a duration of 3 hours.
51. Complete Owners Statement of Intended Use.

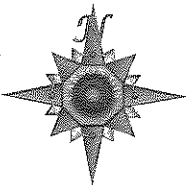
BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

52. 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.





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City of Carson
300 Foot Radius Map
2255 East 220th Street

EXHIBIT NO. 2 -

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