



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: March 10, 2011
SUBJECT: Retail sale of diesel fuel
APPLICANT: Bijan Radnia
Mobil Gas Station
21633 South Wilmington Avenue
Carson, CA 90810
REQUEST: To consider a major modification to allow large-body trucks on-site for retail sale of diesel fuel or revocation of approval for retail sale of diesel fuel at an existing Mobil gas station located in the CG-D (Commercial, General – Design Overlay) zoning district.
PROPERTY INVOLVED: 21633 South Wilmington Avenue

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

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

Item No. 10A

I. Introduction

Property Owner/Project Applicant

- Bijan Radnia
Mobil Gas Station
21633 S. Wilmington Avenue
Carson, CA 90810
delamopark@aol.com

Bijan Radnia, the applicant and property owner, is requesting the Planning Commission to consider a major modification to the Commission's decision to allow the sale of diesel fuel to be extended to on-site fueling of large-body trucks at an existing Mobil gas station located at 21633 S. Wilmington Avenue. This request from the property owner is requested as an alternative to the Planning Division recommendation that the Commission consider revocation of approval for the retail sale of diesel fuel. The potential revocation results from recent observation of unauthorized and unsafe diesel operations of large-body trucks on and off-site. Staff seeks direction from the Commission in order to provide the applicant an opportunity to discuss how oversized trucks may safely circulate on and off-site. The following may be considered by the Commission:

- Approve the request for major modification to allow diesel sales to large-body trucks, subject to conditions of approval.
- Deny the request for major modification and instruct the applicant to comply with all existing conditions of approval per approved minute resolution dated October 10, 2000 and comply with applicable building permit requirements.
- Revoke the sale of diesel fuel.

The proposed project is exempt from Design Overlay Review by the Planning Commission because it does not involve the construction or remodel of existing structural buildings. Section 9138.12 (A)(1) of the Carson Zoning Ordinance, however, requires Planning Commission approval for the sale of diesel fuel at automobile service stations and thus any modifications to the Commission's decision.

Discussion

On October 10, 2000, the Planning Commission adopted a minute resolution which granted approval for the retail sale of diesel fuel subject to conditions of approval specified in the staff report, including but not limited to (Exhibit 2):

- Post professionally constructed signs at all driveway entry points prohibiting double body trucks (excess of 33 feet in length as defined by Code) from entering subject site to dispense diesel fuel;
- Train all employees to prohibit such double body trucks from entering subject site to obtain diesel fuel;

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- Enter into a covenant agreement with adjacent church and liquor store property owners for a comprehensive improvement plan addressing landscaping issues as well as overall property improvements share by the three properties. Agreement would require approval by all three property owners with a timeline of proposed improvements prior to final building and safety approval for this item. Should agreement not be reached, applicant will be required to landscape interior west side lot line per requirements stated in condition one, page two of this report.
- Failure to abide by stated conditions will result in immediate revocation of this authorization.

The applicant agreed to the conditions of approval and understood that failure to abide by the stated conditions will result in immediate revocation of the authorization (Exhibit 3). Thereafter, diesel fuel was available for sale, but the conditions of approval, which the applicant agreed to, were not complied with.

II. Background

The project site is located in the southeast portion of the city at the northwestern corner of Carson Street and Wilmington Avenue. It is within the CG-D (Commerical, General – Design Overlay) zoning district and does not fall within a redevelopment project area (Exhibit 1). The subject property is approximately 26,741 square feet and was developed with a gasoline service station in 1963. There was a service building with an office and public restrooms with a trash enclosure unit. However, at some point an unpermitted storage room was added to the gasoline service building. Currently, there is a gas station and a 1,121 square foot building consisting of a convenience store with a trash enclosure unit and storage room attached to it.

On October 10, 2000, upon the applicant's request, the Planning Commission approved a minute resolution for the retail sale of diesel fuel but included a condition prohibiting diesel fuel sales to large body trucks (excess length of thirty-three feet) along with conditions regarding landscape and restriping the parking lot. The Planning Commission was concerned that the operators of this station maintain a proactive role in regulating the sale of diesel fuel for properly sized vehicles. Staff was concerned that the large-body truck activity would be a detriment to passenger cars trying to fuel at adjacent unleaded gas pumps. It was believed by posting signs and prohibiting large body trucks, diesel sales will be able to serve smaller vehicles and the gas station will become more competitive with other stations throughout the city.

The applicant has shown a history of modifying the property before obtaining the appropriate agency (Planning, Building and Safety Division and Los Angeles County Environmental Programs) review and approval. Examples of work done without initial review and approval include the service bay area converted to a convenience store, installation of new pump station, installation of an air conditioning system, façade

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improvements, a concrete block wall built along the westerly property line and installation of a clean air separator tank. Other conditions remain unresolved or incomplete including legalizing an unpermitted storage room, planting of four (4) trees in the northerly landscaped area, providing landscape along the westerly wall, and refurbishing, maintaining and providing irrigation to existing landscape (Exhibit 4).

Around September 2010, complaints were received regarding large-body truck activities on the site property. As such, Code Enforcement and Planning staff conducted various site visits and observed large-body trucks obtaining retail sale of diesel fuel on-site which caused unsafe conditions and prohibited traffic circulation on and off-site (Exhibit 5). Trucks were observed backing from the site into the public street as a result of congestion on the property. Trucks were routinely seen occupying space on the sidewalk due to the inability for the truck to fit within the limited space adjacent to the fueling station. The applicant was advised of staff's concerns and agreed to meet with Code Enforcement and Planning staff.

On December 7, 2010, Code Enforcement and Planning staff met with Mr. Radnia and discussed non-compliance to the existing conditions of approval including the expired Building and Safety permits. The applicant acknowledged the concerns and proposed traffic circulation that may accommodate large-body trucks on site to obtain diesel fuel. Staff advised that the severity of the traffic concerns necessitated a request to be forwarded to the Planning Commission for possible revocation. Staff also advised that the applicant could submit an application for major modification requesting the Planning Commission to allow large-body trucks to fuel on-site. Staff advised that such a request should be accompanied by engineered prepared drawings and traffic circulation analysis demonstrating the ability for safe access and circulation.

On December 15, 2010, the applicant submitted the application with plans but no traffic analysis by an engineer was provided. Staff advised that a public hearing for revocation of diesel fuel privilege would be set for February 22, 2011 since no engineered traffic analysis was provided. The applicant requested that the modification to allow fueling of large-body trucks also be considered by the Planning Commission. Subsequently, staff has met with the applicant and the engineering firm to discuss option.

III. Analysis

Modification

The applicant requests consideration of a modification to allow diesel fuel sales to large-body trucks. The applicant recognizes that the existing sale of diesel fuel has been in violation due to the long-standing unauthorized sale to large-body trucks and the failure to implement the conditions of approval. The applicant contends that he will be compliance if the Planning Commission grants favorable consideration.

The proposed circulation plan submitted by Fiedler Group restricts large-body trucks to specified fueling stations, specifically the interior sides of both the Wilmington and Carson fueling stations (Exhibit 6). The Traffic Engineer has reviewed the plans and believes that with adequate signage, installation of bollards and compliance with operation standards, the proposed circulation plan may be acceptable. The Traffic Engineer is concerned that truck drivers may disregard directional signs by accessing the driveways incorrectly (Exhibit 7). Truck drivers may attempt to fuel at stations that are not intended for large-body trucks. This will result in the continued unsafe condition associated with the conflict between a gas station designed for passenger vehicles being utilized by over-sized vehicles. The existing design does not provide sufficient setbacks from the street or on site circulation for large trucks. As evidenced by the prior Planning Commission discussion in 2000, there has been an ongoing concern with this site being used as a truck fueling station.

If the Planning Commission were to consider some limited opportunity for large-body truck fueling, it is strongly recommended that such authorization be provided for a limited 6-month term subject to a full and complete evaluation of compliance and successful safety standards.

Revocation

Pursuant to Section 9172.28 of the Carson Municipal Code (CMC), the Planning Commission shall conduct a hearing with proper noticing for a revocation. After the hearing, the Planning Commission may, by resolution, revoke the permits if any of the following are found:

1. Approval was obtained by fraud, deceit or misrepresentation.
2. The property is or has in the recent past been used or developed in violation of the conditions of approval or of other laws or regulations.
3. The property is or has in the recent past been used or developed in a manner materially detrimental to the public health, safety or welfare, or constitutes a public nuisance.

The applicant has been given ample time to comply with the existing conditions of approval and has failed to make any substantial efforts to achieve compliance. There have been no signs posted, no training of personnel and only recent installation of bollards to help protect the public at the adjacent bus stop and sidewalk along Carson Street. Staff is concerned that the applicant has flagrantly operated the diesel fuel sales in an unsafe manner. Even after showing photographs and explaining the unsafe conditions, the applicant continued the unrestricted sale of diesel fuel at all fueling stations. It is only upon threat of revocation that the applicant has proposed any alteration to the physical condition of the property and operation standards to direct trucks to the fueling stations able to accommodate the length of the vehicle without portions extending upon the public right-of-way.



Staff is not confident that the applicant will abide by any existing or proposed conditions of approval restricting or regulating the fueling of large-body trucks. Given the potential safety factors, staff recommends that the Planning Commission consider revocation of all diesel sales. The applicant contends that such an action will result in the closure of his business. The Planning Commission must consider whether this applicant can appropriately continue diesel sales in a safe manner. If the Commission is unable to find in the affirmative then diesel sales should be discontinued.

The Planning Commission authorization in 2000 specifically included the following condition:

“It is further made a condition of this approval that if any condition is violated or if any law, statute or ordinance is violated, the permits shall be determined to be automatically revoked, provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.”

Pursuant to the CMC Section 9172.28, the applicant has been provided with notice of the potential revocation of diesel sales. To date, the applicant has not complied with the required conditions of approval and has indicated an unwillingness to comply unless the requested modification to allow fueling of large-body trucks is approved by the Planning Commission. As a result, the applicant appears unwilling to abide by the original conditions of approval for diesel sales.

IV. Environmental Review

Pursuant to Section 15321(a) of the California Environmental Quality Act (CEQA) Guidelines, the enforcement action by a regulatory agency to revoke entitlements is categorically exempt.

V. Recommendation

That the Planning Commission open the public hearing, take testimony and provide direction to staff and the applicant.

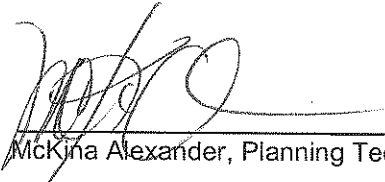
VI. Exhibits

1. Site Map
2. October 10, 2000, Planning Commission Minutes: Item No. 13A – Retail Sale of Diesel Fuel
3. October 10, 2000 Staff Report: Item No. 9A – Retail Sale of Diesel Fuel (without exhibits)
4. As of March 3, 2011, expired permit list for 21633 S. Wilmington Avenue
5. Photographs



6. February 14, 2011, Fiedler Group Site Circulation Analysis
7. February 15, 2011, Richard Garland, City of Carson Traffic Engineer
8. Development Plans (under separate cover)

Prepared by:




McKina Alexander, Planning Technician

Reviewed by:



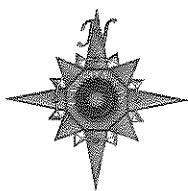
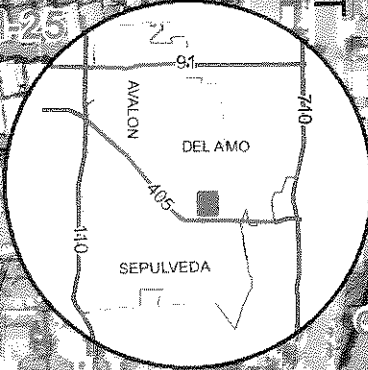
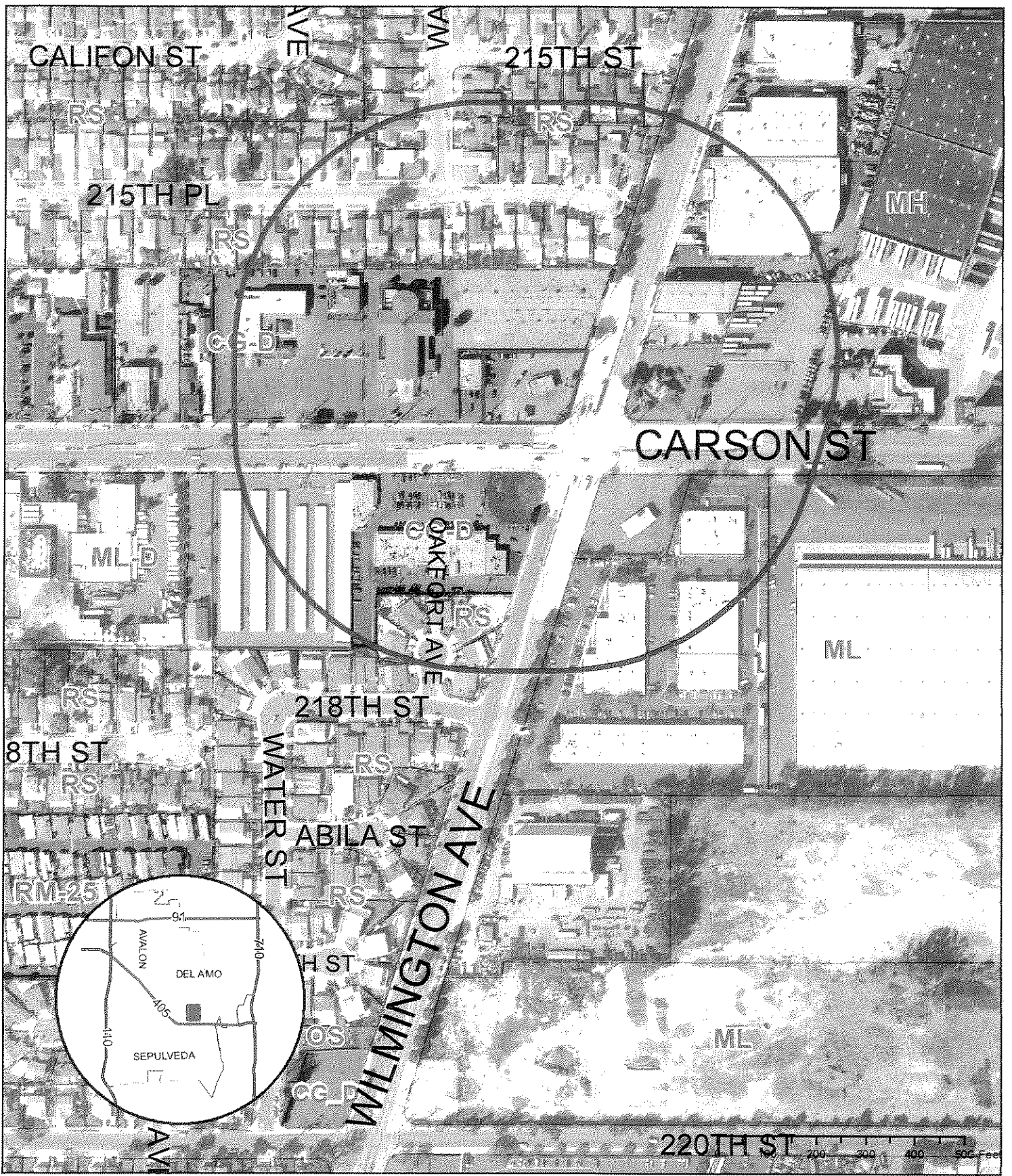
John F. Signo, AICP, Senior Planner

Approved by:



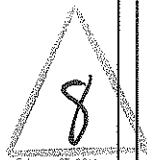
Sheri Repp-Loademan, Planning Officer





City of Carson
 500 Foot Radius Map
 21633 S Wilmington Ave

EXHIBIT NO. 1 -



Date Printed: Monday, February 07, 2011
 K:\Planning\Addresses\Wilmington_Ave\21633_HazMat_SignCompliance_021011_Revocation_022211\ZoningMap.mxd

Exhibit 1

sheet metal is then shipped out for delivery. Associate Planner Anderson expressed his belief that no grinding of titanium is done at this facility.

There being no further input, Chairman Madrigal closed the public hearing in regard to this matter.

Planning Commission Decision:

Commissioner Asis moved, seconded by Vice-Chairman Cannon, to concur with staff's recommendation; moved to add the following wording to Condition of Approval No. 47: "...to be built or alternatively, as otherwise stipulated by the Fire Department"; and to approve Resolution No. 2000-1828. Motion unanimously carried.

CA

Chairman Madrigal recessed the meeting at 7:33 P.M. and reconvened the meeting at 7:45 P.M. Commissioner Faleto go departed the meeting during recess.

12. UNFINISHED BUSINESS

None.

13. NEW BUSINESS DISCUSSION

A) Retail Sale of Diesel Fuel

Applicant's Request:

The Applicant, Roya Zahbian, is requesting retail sale of diesel fuel under two existing canopies at an existing Chevron gas station located within the CG-D (Commercial, General; Design Overlay Review) zoned district located at 21633 South Wilmington Avenue.

Staff's Report:

Associate Planner Lopez reviewed staff report (of record) related to this matter.

Staff's Recommendation:

It is recommended that the Planning Commission choose from the following actions:

- Adopt a Minute Resolution authorizing the sale of diesel fuel from a new pump, one under each canopy, with Conditions as specified by this report; or
- Deny the request by the Applicant to sell diesel fuel at the subject property.

Addressing Vice-Chairman Cannon's inquiry, Community Planning Manager Repp explained that Code requires the Applicant provide landscaping along the perimeter of the site and at the property line adjacent to the church-owned property; and stated that staff is suggesting the Applicant, the church owners, and the liquor store property owner

meet to discuss, among other things, what to do with the pie-wedged shaped area (owned by the church) between the liquor store and the gas station; and added that staff expects an agreement will be reached among all three property owners to improve all three sites.

Staff clarified for Commissioner Boggs that double-bodied trucks will be prohibited from utilizing the fuel services at this site, trucks greater than 33 feet in length.

Commissioner Boggs requested that additional language be added to the Conditions of Approval which clarifies the size of trucks that may utilize the fuel services at this site.

Community Planning Manager Repp suggested that the Minutes include that the intent is to prohibit the double-bodied trucks, as defined by the Zoning Ordinance, for purposes of purchasing fuel.

Highlighting his concerns with controlling tractor-trailer truck usage at this site, Commissioner Park suggested putting a weight limit on the trucks that may enter onto this site.

Chairman Madrigal opened the public hearing in regard to this matter.

Bob Ness, 257 Ashdale Place, Los Angeles, explained that State law requires all underground storage tanks have double-walled construction; stated that one tank will be placed on this property, satisfying all State requirements; noted that it is physically impossible for a tractor-trailer to enter the fuel islands; and mentioned that signs will be posted to advise of the tractor-trailer prohibition (over 33 feet in length) onsite.

Associate Planner Lopez advised that the diesel fuel pump station will not be operated with the use of a card system; and that customers will have to go up to the window to pay for the diesel fuel.

Responding to Vice-Chairman Cannon's comment regarding current violations onsite, Community Planning Manager Repp explained that the Applicant has been advised that his project is currently in violation of past Planning Commission approval; that he has taken steps to correct these violations; and that it is anticipated that the Applicant will be coming back before the Planning Commission with another proposal, eliminating the violation by removing the current dispensing area which is not under the canopy.

The Planning Commission voiced its concern that the operators of this station maintain a proactive role in regulating the sale of diesel fuel for properly sized vehicles.

Mr. Osborne noted for Commissioner Post that the service station's typical diesel fuel customer is Fed Ex, UPS, messenger pick-up trucks.

Harry Barron, 286 East 215th Street, Carson, expressed support of staff's recommendation.

There being no further input, Chairman Madrigal closed the public hearing in regard to this matter.

Planning Commission Decision:

Vice-Chairman Cannon moved, seconded by Commissioner Post, to adopt a Minute Resolution authorizing the sale of diesel fuel from a new pump, one under each existing canopy, with conditions as specified in staff report; and moved to include that the intent is to prohibit double-bodied trucks, as defined by the Zoning Ordinance, for purposes of purchasing fuel at this site. Motion carried (absent Commissioner Faletogo).

RL

13. NEW BUSINESS DISCUSSION

B) Porch Encroachments Within Front-Yard Setbacks In Residential Zones

Applicant's Request:

The Applicant, Development Services Department, is requesting to discuss proposed porch encroachments within required front-yard setbacks in residential zones and direct staff to prepare an amendment to the Municipal Code based on the results of discussion. Properties involved are citywide within RS (Residential, Single-Family) and Multiple Family zones.

Staff's Report:

With the aid of a Power Point presentation and pictorials, Associate Planner Lopez reviewed staff's report (of record) related to this matter.

Staff's Recommendation:

It is recommended that the Planning Commission choose from the following actions:

- 1) Consider and discuss the options.
- 2) Direct staff to prepare an amendment to the Municipal Code allowing covered porches which do not extend above the floor level of the first floor and are limited to the entry area only, not to exceed a maximum length of eight feet, to encroach no more than five feet into the required front-yard setback areas for single-family homes within RS (Residential, Single-Family) and RM (Residential, Multiple Family) zones citywide. Authorize an Administrative Design Review for porches exceeding eight feet in length or for properties with less than the required 20 feet or 20 percent of the front-yard setback requirement.
- 3) Receive and file, with direction to staff to make no changes to the current Municipal Code.

In response to Commissioner Park's comment that Code Enforcement should be proactive in handling these nonconformity issues within the City, Community Planning Manager Repp explained that there is not enough personnel to address all of the code violations; she further expressed her belief that this is a reasonable process to help control these violations. Community Planning Manager Repp mentioned that a change





CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: October 10, 2000
 SUBJECT: Retail Sale of Diesel Fuel
 APPLICANT: Roya Zahbian
 REQUEST: Proposed retail sale of diesel fuel under two existing canopies at an existing Chevron gas station located within the CG-D (Commercial, General – Design Overlay Review) zoned district.
 PROPERTY INVOLVED: 21633 S. Wilmington Avenue

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			

Item No. 9A

EXHIBIT NO. 3 -

Exh. 3



I. Introduction

The applicant, Roya Zahbian, is requesting to sell diesel fuel at an existing Chevron gas station. The gas station is located at 21633 S. Wilmington Avenue at the northwest corner of Wilmington Avenue and Carson Street. The property, measuring approximately 21,388 square feet, is located within the CG-D (Commercial, General – Design Overlay Review) zoned district and does not fall within a Redevelopment Project Area.

Because the proposed project does not involve the construction or remodel of existing structural buildings, it is exempt from Design Overlay Review by the Planning Commission. Section 9138.12 (A)(1) of the Carson Zoning Ordinance however, requires Planning Commission approval for the sale of diesel fuel at automobile service stations.

II. Background

The subject property is currently developed with a gasoline service station constructed many years ago. There is an existing service building with office and public restrooms. The site also contains an existing trash enclosure unit. There are two existing canopies with two multi-grade pumps located under each canopy dispensing retail petroleum products. Existing pumps dispense three grades of unleaded gasoline. The applicant proposes to install one new diesel pump, comparable in size to existing pumps, under each canopy. The new pumps will be located between existing fuel pumps underneath the 14-foot high canopies.

III. Site Improvements

Although the gas station underwent minor renovations in 1989 without Design Overlay Review, the site currently lacks certain amenities required by other gas stations throughout the City. These include increasing and refurbishing landscaping, stripping parking area and installing a decorative screen wall to conceal restrooms from public view. As such, staff recommends the following site improvements as conditions of this approval:

- Per Section 9138.12 (E)(3) of the Carson Zoning Code, applicant shall install a minimum three foot to eight foot planter area along entire northern interior property line. Plan to show revised parking plan to optimize amount of landscaping to be provided. Planter to include automatic irrigation system and must be located within 6-inch by 6-inch concrete curbing.
- Install four, 15-gallon Giant Bird of Paradise plants within terra-cotta colored plastic or ceramic pots, one at each end of canopy. Pots to include automatic irrigation lines.
- Increase landscaping at corner planter area by enhancing landscaping under Planning Division review. Repair or replace existing irrigation system.



V. Conclusion

Staff recommends that in order to sell diesel fuel at the site and prevent large body trucks from dispensing fuel, the applicant will be required to post signs prohibiting large body trucks from dispensing diesel fuel at this site. The signs shall be placed strategically so as to be clearly observed from all driveway entry points. In addition, the applicant and his employees shall prohibit large body trucks from entering the site to dispense diesel fuel.

Allowing the sale of diesel fuel under existing canopies may invite large body trucks to come in and fuel at the station, thereby creating a "truck stop". Staff feels that this would be a detriment to passenger cars trying to fuel at adjacent unleaded gas pumps as well as a detriment to adjacent residential uses. By posting signs and prohibiting large body trucks, however, diesel sales will be able to serve smaller vehicles and the gas station will become more competitive with other stations throughout the City.

Therefore, in addition to site improvement conditions, applicant shall abide by the following conditions:

- Post professionally constructed signs at all driveway entry points prohibiting double body trucks (excess of 33 feet in length as defined by Code) from entering subject site to dispense diesel fuel
- Train all employees to prohibit such double body trucks from entering subject site to obtain diesel fuel
- Enter into a covenant agreement with adjacent church and liquor store property owners for a comprehensive improvement plan addressing landscaping issues as well as overall property improvements share by the three properties. Agreement would require approval by all three property owners with timeline of proposed improvements prior to final building and safety approval for this item. Should agreement not be reached, applicant will be required to landscape interior west side lot line per requirements stated in condition one, page two of this report.

Failure to abide by stated conditions will result in immediate revocation of this authorization.

VI. Recommendation

It is recommended that the Planning Commission choose from the following actions:

- Adopt a minute resolution authorizing the sale of diesel fuel from a new pump, one under each existing canopy, with conditions as specified in this report; or
- Deny the request by the applicant to sell diesel fuel at the subject property

VII. Exhibits

1. Site Plan (separate from this report)



2. Diesel Fuel Dispenser Elevation (separate from this report)
3. Applicant's Request Letter (separate from this report)

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END OF DATA

PAGE 1

LEGAL TYPE/NBR: ST 4054 .002 HOLD: _

SITUS ADDR: 21633 WILMINGTON AV S CRSN 908101245

OWNER NAME: WATT DONALD G; FLORENCE Y OWNER: _ SITUS: _

SEL IDENTIFIER	DESCRIPTION	ISSUED	FINALED	DISPO
_ BL 0807160044	VAPOR ENCLOSURE	07/22/08		EXPIRED
_ BL 0804280009	CONVERT S-3 INTO MINI MART, PERMIT	04/28/08		EXPIRED
_ BL 0804020045	DOUBLE DOOR REPLACEMENT	04/02/08		EXPIRED
_ BL 0803240049	REMOVAL OF WASTE OIL TANK	03/24/08	03/25/08	NORMAL
_ BL 0711010028	REFACE TWO WALL SIGNS & A POLE SIG	11/01/07		EXPIRED
_ BL 0704090017	DEMO SERVICE STATION	04/09/07		CANCEL
_ EL 0905130039	HEAT PUMP	05/13/09		NORMAL
_ EL 0806260013	ELECTRICAL PERMIT FOR MINI MART	06/26/08		EXPIRED
_ EL 0806230044	INSTALL (4) FOUR 20 AMP CIRCUITS/O	06/23/08		EXPIRED
_ EL 0805080004	ELECTRICAL PERMIT FOR MINI MART	05/08/08		CANCEL
_ ME 0905130023	A/C	05/13/09		EXPIRED
_ PL 0805120004	PLUMBING	05/12/08		EXPIRED

DPC905

NEXT TRANSACTION: _____

PF1=HELP

EXHIBIT NO. 4-
EXHIBIT NO. 4-



December 4, 2010 – Wilmington Avenue Pump station: Manuevering through interior side



January 18, 2011- Carson Street Pump Station: Obtaining diesel fuel on the interior side.



EXHIBIT NO. 5 -

Ext. 5



September 29, 2010 – Carson Street pumping station: Obtaining diesel fuel on the interior side



December 1, 2010 – Wilmington Avenue pumping station: Obtaining diesel fuel on the exterior side



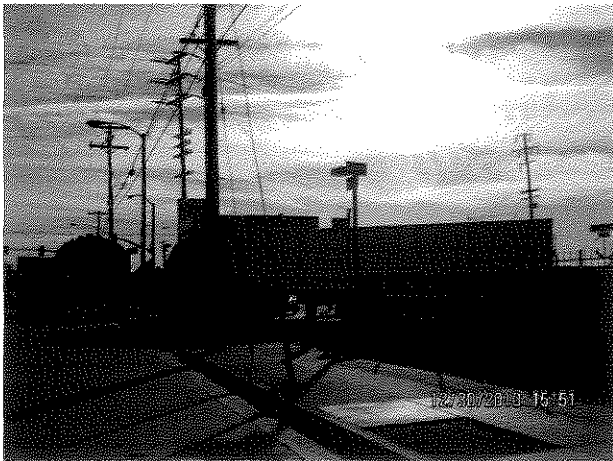
Exh. 5
19

Date: December 30, 2010
Location: 21633 S. Wilmington Avenue
Subject: Field Investigation

On December 30, 2010 at 3:50pm, staff observed diesel fueling activities at the Mobil gas station that were inappropriate and potentially unsafe. The following pictures were taken to document the activities.



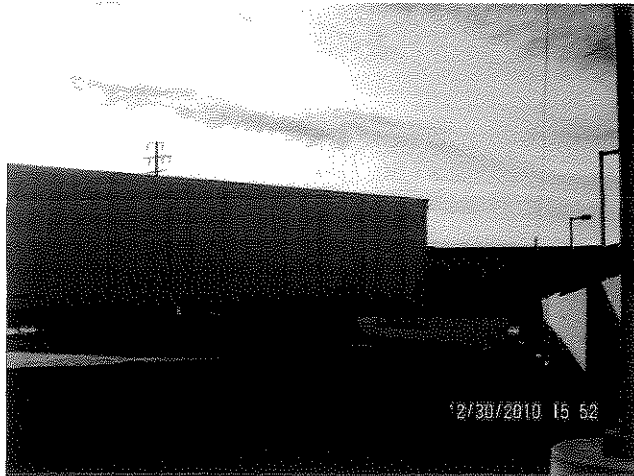
Large truck fueling at Wilmington Avenue dispensers.



Same large truck parked on sidewalk, blocking public access and driving aisle while fueling.



Large truck blocking access and driving aisle prohibiting red vehicle access onto property.



Large truck blocking driving aisle.

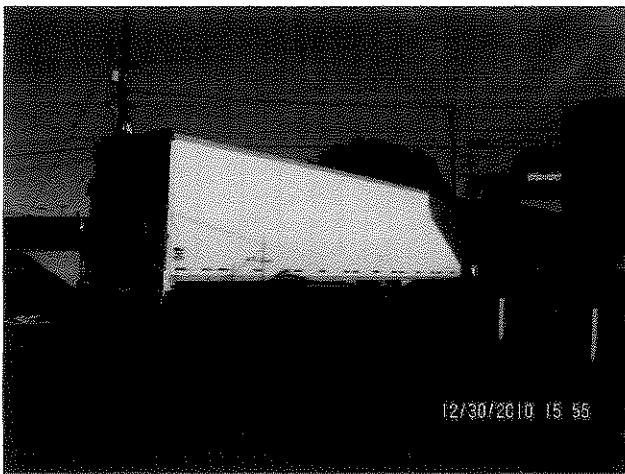




Due to truck blocking access, same red vehicle had to back up onto Wilmington and go around to access site.



Red vehicle on Wilmington to turn on Carson Street



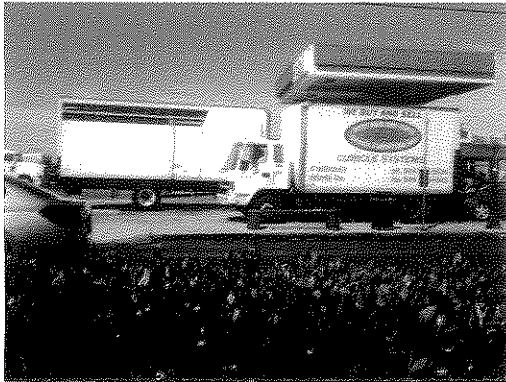
As truck leaves property it is blocking access for other vehicles to come onto property safely. While exiting the property, on-coming traffic was required to stop while the large truck pulled half-way out onto street to make wide right turn. Truck continued south bound on Wilmington Avenue. Access and circulation were significantly constrained as a result of the oversize vehicles utilizing the fueling stations and parked in standard vehicle spaces. An unsafe

condition resulted from the truck blocking traffic and access to site while exiting onto Wilmington Avenue. Staff observed the site for approximately 15 minutes and did not see any employee contact with the truck drivers to discourage their access to the fueling pumps or to direct their safe circulation on-site. No signs were identified to indicate that oversized vehicles were not to utilize the fueling pumps.

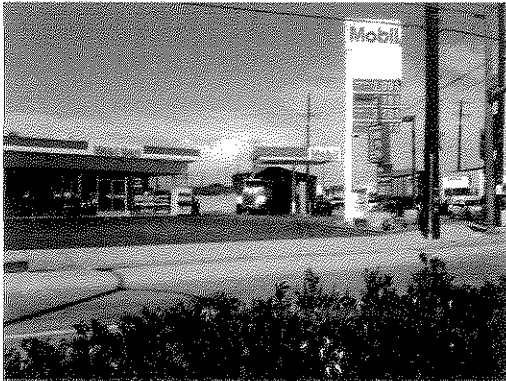


Date: September 30, 2010
Location: 21633 Wilmington Avenue
Subject: Field Investigation

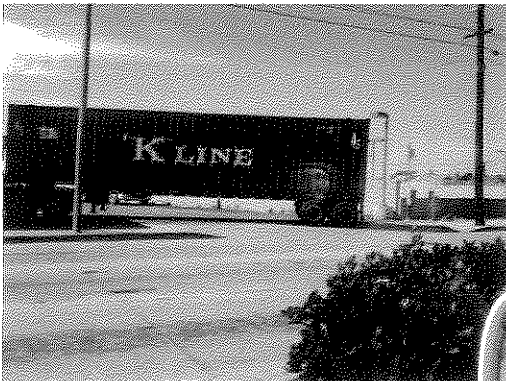
On September 30, 2010 at 2:30 p.m., diesel fueling activities at the Mobil gas station that were inappropriate and potentially unsafe. The following pictures were taken to document the activities.



Trucks fueling at Carson Street Dispensers



Large Truck fueling at Wilmington Avenue Dispensers



Large Truck (as shown above) extending into drive aisle.

Truck exited the property by backing into Wilmington Avenue. Oncoming vehicles were required to stop to allow truck to fully back into street. Truck continued to travel south bound on Wilmington Avenue.



Tanker truck preparing to exit property while waiting for truck shown in picture to enter the property.



Illegal banner

In addition to the vehicles shown in the above pictures, there were two additional truck cabs parked on the property and one U-Haul truck. Access and circulation were significantly constrained as a result of the oversized vehicles utilizing the fueling stations and parked in standard vehicle spaces. An unsafe condition resulted from the truck backing onto Wilmington Avenue. Staff observed the site for approximately 10 minutes and did not see any employee contact with the truck drivers to discourage their access to the fueling pumps or to direct their safe circulation on-site. No signs were identified to indicate that oversized vehicles were not to utilize the fueling pumps.



POF-13417
February 14, 2011

Mobil Service Station
21633 S. Wilmington Ave.
Carson, California 90810

Attn: Bijan Radnia

Subject: Mobil Facility
21633 S. Wilmington Ave. @ Carson St.
Carson, California 90810

Re: Site Circulation Analysis

Dear Mr. Radnia:

Per your request we have conducted a site evaluation of the traffic circulation patterns at the subject facility. The main focus of the review was the circulation patterns of the truck and trailer diesel fuel customers that utilize the site. On January 27, 2011 we conducted observations of the traffic patterns through the facility. Our findings are summarized as follows:

I. Site Description:

- A. The project site is located on the northwest corner of Carson Street and Wilmington Avenue in Carson, California. The on-site improvements consist of:
1. Single story convenience store building
 2. One fueling canopy with two (2) multi product dispensers adjacent to Carson Street. Two bollards have been installed along the property line to restrict truck fueling along the southerly side of the fueling canopy.
 3. One fueling canopy with two (2) multi product dispensers adjacent to Wilmington Avenue.
 4. Three (3) underground fuel storage tanks.
 5. Four driveway access points. Two located on Carson Street and two located on Wilmington Avenue.
 6. No directional signs, pavement markers or other traffic control devices are utilized.

II. Existing Circulation Patterns

- A. Based on our field observations of January 27, 2011 the vehicular flow through the facility is not controlled and customers access the site through a number of different drive approaches.

EXHIBIT NO. 4 -

- B. Observed traffic patterns included:
1. Wilmington Avenue - Southerly Drive Approach: Truck and trailer customer entered the site through the southerly drive approach on Wilmington Avenue and fueled along the northerly side of the Carson Street fueling canopy.
 2. Carson Street – Westerly Drive Approach: Truck and trailer customer entered the site through the easterly drive approach on Carson Street and circulated around the north side of the existing building and fueled on the west side of the Wilmington Avenue fueling canopy.
 3. Since no directional signs, pavement markers or other traffic control devices are utilized customers can access the site through any drive approach. The city shared photographs showing a truck customer access the site though the northerly approach on Wilmington Avenue and the rear portion of the truck was in the public right of way.

III. **Proposed Modifications to Improve Site Circulation**

A. **Site Access:**

In order to provide truck access to the site and ensure that the vehicles will not be in the public right of way we recommend restricting the ingress to the site for trucks to the southerly drive approach on Wilmington Avenue and the westerly drive approach on Carson Street. Attached drawing C1.A demonstrates the truck access from Wilmington Avenue and drawing C1.B demonstrates the access from Carson Street.

B. **Truck Queuing Area:**

1. A truck queuing area is proposed along the northerly property line to provide an area on-site for a truck to wait until a fueling position is available. The queuing area will eliminate any on-site circulation restrictions.

C. **Fueling Lanes:**

1. The truck fueling lanes will be restricted to the northerly side of the Carson Street fueling canopy and the westerly side of the Wilmington Avenue fueling canopy. In addition, bollards will be added along the property line parallel to the fueling islands on Carson Street and Wilmington Avenue to physically restrict truck access.

D. **Directional Signage:**

1. In order to direct site access and on-site circulation, the following directional signs are proposed:
 - a) "Truck Entrance" Sign: One to be located at the southerly drive approach on Wilmington Avenue and one at the westerly approach on Carson Street.



- b) "No Truck Entry" Signs: One to be located at the northerly drive approach on Wilmington Avenue and one at the easterly approach on Carson Street.
- c) Fueling Lane Directional Signs: One located at each fueling canopy.
- d) "Truck Waiting Area" Signs: One truck waiting directional sign located along the westerly property line and one truck waiting area sign located along the northerly property line.

IV. Summary

- A. After evaluating the existing on-site circulation patterns we have found that modifications are needed to improve the circulation of trucks through the site. The proposed traffic circulation changes, restrictions and directional signs will address the current impacts that have been identified by city staff.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours,



Patrick O. Fiedler, P.E., LEED AP BD&C
President

POF/vli

Attachments: C1.A – Site Plan – Southerly Island Traffic Pattern
C1.B – Site Plan – Easterly Island Traffic Pattern

**CITY OF CARSON
INTEROFFICE MEMORANDUM**

TO: MCKINA ALEXANDER, PLANNING TECHNICIAN
FROM: RICHARD GARLAND, TRAFFIC ENGINEER
SUBJECT: MOBIL STATION - 21633 S. WILMINGTON AVENUE
REVIEW OF TRUCK CIRCULATION PATTERNS
DATE: FEBRUARY 15, 2011

I have reviewed the site plan and the proposed modifications that are intended to improve truck circulation at the Mobil station located on the northwest corner of Wilmington Avenue and Carson Street and submit the following comments:

- The proposed signs and bollards would improve truck circulation at the Mobil station and alleviate some of the truck-related problems that are currently occurring at the site, assuming that truck drivers would comply with the directional signs.
- The turning radii shown on the site plans indicate that truck movements could be accommodated on the property if the truckers enter and exit at the designated driveways as proposed.
- The truck access and circulation plan would work successfully only if the truck drivers complied with the signs by entering only at the designated truck entrance driveways, by avoiding the driveways posted with the No Trucks signs, and by using the correct side of the fueling stations. As it is unknown whether compliance can actually be achieved, it is recommended that the proposed truck access and circulation plan be implemented for a six-month trial period with the agreement that the large truck restriction would go back into effect if the plan does not work. Observations would be made periodically by city staff throughout the six-month trial period to monitor the effectiveness of the truck access plan.

EXHIBIT NO. 7 -

