



**CITY OF CARSON**  
**PLANNING COMMISSION STAFF REPORT**

**PUBLIC HEARING:** March 23, 2011  
**SUBJECT:** Conditional Use Permit No. 863-11  
Conditional Use Permit No. 864-11  
**APPLICANT:** City of Carson, Development Services Group  
Attn: Gilbert Marquez  
701 E. Carson Street  
Carson, CA 90745  
**REQUEST:** Construction of a 20,000-square-foot recreation center to replace a 7,500-square-foot building and a shared parking agreement between Carson Park and Carson Street Elementary School  
**PROPERTY INVOLVED:** 21411 S. Orrick Avenue

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**COMMISSION ACTION**

- Concurred with staff  
 Did not concur with staff  
 Other

**COMMISSIONERS' VOTE**

<b>AYE</b>	<b>NO</b>		<b>AYE</b>	<b>NO</b>	
		<b>Chairman Faletogo</b>			<b>Gordon</b>
		<b>Vice-Chair Park</b>			<b>Saenz</b>
		<b>Brimmer</b>			<b>Schaefer</b>
		<b>Diaz</b>			<b>Verrett</b>
		<b>Goolsby</b>			

***Item No. 12A***

## I. Introduction

The applicant, Gilbert Marquez, Senior Civil Engineer, representing the city of Carson Development Services Group, requests approval of the following:

- Conditional Use Permit (CUP) No. 862,11: Construction of a 20,000-square-foot recreation center to replace a 7,500-square-foot building
- CUP No. 863-11: Shared parking agreement between Carson Park and Carson Street Elementary School

The proposed project is part of the Carson Park Master Plan, which is located in the OS (Open Space) zoning district and within the Carson Consolidated Redevelopment Project Area. The subject property is located at 21411 S. Orrick Avenue.

Carson Park is 10.9 acres and the Carson Park Master Plan would improve the eastern 9.3 acres of the park by developing or installing the following:

- A 20,000-square-foot recreation center with the following amenities:
  - Indoor basketball courts
  - Child care room
  - Activity room
  - Computer lab
  - Workout room
  - Concession stand with kitchen
  - Public restrooms
- A new outdoor basketball court
- Reconfigured baseball fields including:
  - Revised grading
  - Installation of new turf
  - New bleachers
  - Addition of a soccer field overlays
  - New field lighting
- Outdoor amphitheatre
- Splash pad
- Garden area with fountain and bench seating
- Plaza area
- Expanded eastern parking lot from 61 to 102 spaces
- Driveway connection to East 215th Street
- New walkways, decorative seating and a garden trellis
- New landscaping and planter areas
- Refurbished group picnic areas
- New storm drainage system with storm water quality treatment devices
- Refurbished Carson Street Elementary School parking lot (40 spaces)



## II. Background

On December 1, 2009, the Redevelopment Agency approved a professional services agreement with Westberg and White, Inc. (Westberg) to prepare plans, specifications and estimates for the Carson Park Master Plan. On May 25, 2010, a town hall meeting was held at Carson Park to present the Master Plan and obtain comments from the community. On June 15, 2010, the Carson Redevelopment Agency approved the Carson Park Master Plan (Project No. 1223) as part of the city's 5-year capital improvement program (CIP).

Carson Park is 10.9 acres and is developed with ball fields, basketball courts, a children's play area, horseshoe area, meeting/craft rooms, picnic areas, snack bar, volleyball courts, and a swimming pool.

## III. Analysis

### *Conditional Use Permits*

Section 9151.1, Uses Permitted, of the Carson Municipal Code (CMC) requires a publicly owned recreation building not incidental to outdoor recreation to be approved by the Planning Commission through the conditional use permit (CUP) process described in Section 9172.21 of the CMC. Similarly, Section 9162.24 of the CMC, requires that the Planning Commission through the CUP process approve a parking facility in which two or more uses share the facility as agreed upon through a signed parking agreement. The hours of operation for the uses sharing the parking facility must not substantially overlap as determined by the Planning Commission.

According to CMC Section 9172.21(D), Conditional Use Permit – Commission Findings and Decision, the Planning Commission shall approve a CUP if it is able to make affirmative findings based on the following criteria:

- a. The proposed use and development will be consistent with the General Plan.
- b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development.
- c. There will be adequate street access and traffic capacity.
- d. There will be adequate water supply for fire protection.
- e. The proposed use and development will be compatible with the intended character of the area.
- f. Such other criteria as are specified for the particular use in other sections of this chapter (Zoning Ordinance).



Staff has made the appropriate analysis and has concluded that the proposed project meets the findings described above as discussed in the attached resolution.

#### *Shared Parking Agreement*

The City Parks and Recreation Division will obtain a shared parking agreement with the Los Angeles Unified School District (LAUSD) for use of the parking lot at Carson Street Elementary School. The parking lot abuts Bolsa Street to the west and is located at the northern portion of the school. Carson Park is located directly north of the parking lot. The entrance to the parking lot is approximately 220 feet south of Carson Park. The proposed recreation building will be approximately 100 feet further towards the northeast.

The parking lot will be primarily used by the elementary school. School activities are expected to end by 5 p.m., Monday through Friday. Park users will be able to use the parking lot as follows:

- Monday - Friday 5:00 pm - 9:00 pm
- Saturday 10:00 am - 5:00 pm

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

An Initial Study was prepared for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines. The City's Traffic Engineer concurs with the shared parking agreement prepared for this project. Staff has determined that this project will impose less than significant impacts on the environment and has prepared a Mitigated Negative Declaration. The various mitigation measures identified in the Mitigated Negative Declaration are also found in the Conditions of Approval for this project.

#### **V. Recommendation**

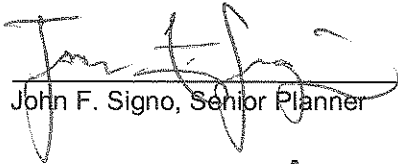
That the Planning Commission:

- **ADOPT** the Mitigated Negative Declaration;
- **APPROVE** Conditional Use Permit No. 863-11 and Conditional Use Permit No. 864-11 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No.\_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 863-11 AND CONDITIONAL USE PERMIT NO. 864-11 FOR THE CONSTRUCTION OF A NEW RECREATION CENTER TO REPLACE AN EXISTING BUILDING AND A SHARED PARKING AGREEMENT FOR THE PROPERTY LOCATED AT 21411 S. ORRICK AVENUE."


**VI. Exhibits**

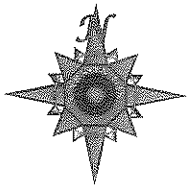
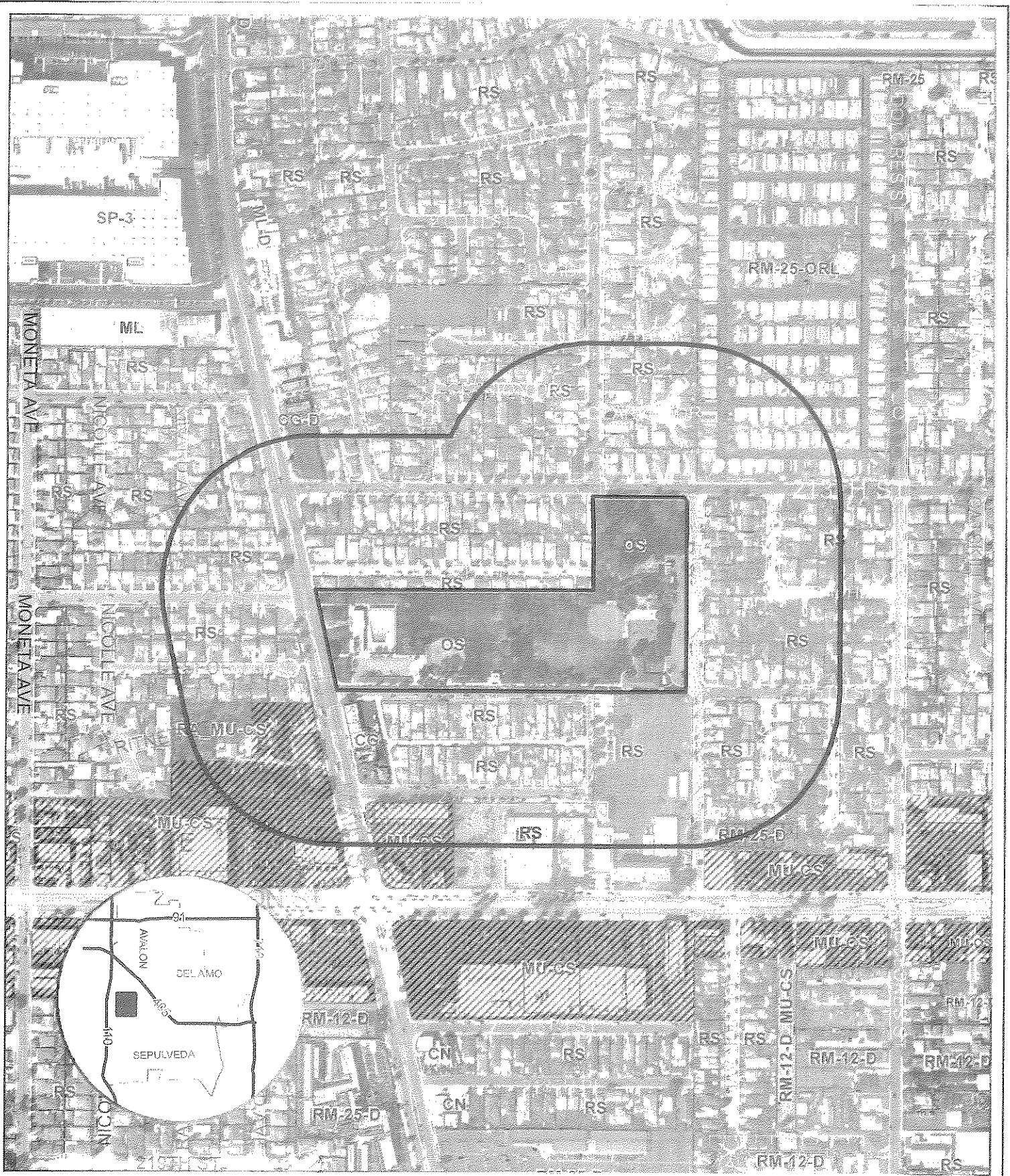
1. Site Map
2. Draft Resolution
3. Initial Study/Mitigated Negative Declaration/Letters (under separate cover)
4. Development Plans (under separate cover)

Prepared by:

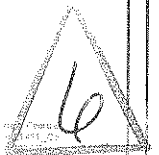
  
John F. Signo, Senior Planner

Approved by:

  
Sheri Repp-Loadsmann, Planning Officer



City of Carson EXHIBIT NO. 1-  
 500 Foot Radius Map  
 21411 S Orrick Ave (Carson Park)



CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 11-\_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 863-11 AND CONDITIONAL USE PERMIT NO. 864-11 FOR THE CONSTRUCTION OF A NEW RECREATION CENTER TO REPLACE AN EXISTING BUILDING AND A SHARED PARKING AGREEMENT FOR THE PROPERTY LOCATED AT 21411 S. ORRICK AVENUE

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, the City of Carson, with respect to real property located at 21411 S. Orrick Avenue and described in Exhibit "A" attached hereto, requesting the construction of a 20,000-square-foot recreation center to replace a 7,500-square-foot building and a shared parking agreement between Carson Park and Carson Street Elementary School. The proposed project is part of a master plan to renovate and improve Carson Park by adding a new outdoor basketball court, reconfiguring baseball fields, adding an outdoor amphitheatre, splash pad, garden area with fountain and bench, plaza area, expanding the eastern parking lot, new walkways, refurbishing picnic areas, installing a new storm drainage system, and refurbishing the parking lot at Carson Street Elementary School. The subject property is zoned OS (Open Space) and within the Carson Consolidated Redevelopment Project Area.

A public hearing was duly held on March 23, 2011, at 6:30 P.M. at Carson City Hall, 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 subject property is part of the 10.9-acre Carson Park and the proposed project would be consistent with the goals and policies of the General Plan with respect to the Recreational Open Space land use designation.
- b) The proposed project has been designed to meet the needs of the Carson Park Master Plan and the city's General Plan in terms of site planning, land coverage, landscaping, appearance and scale of structures. The proposed recreation center and various improvements will be designed to be a harmonious and attractive development for the area.
- c) The project site is located in the eastern portion of Carson Park north of Bolsa Street and west of Orrick Avenue. Access to the park is available from 213<sup>th</sup> Street to the north, Orrick Avenue to the east, Bolsa Avenue and 215<sup>th</sup> Street to the south, and Main Street to the west. Access to the eastern parking lot is available from Orrick Street; access to the parking lot at Carson Elementary School is available on Bolsa Street. The project will generate approximately 286 additional daily trips, however, will



not have a significant impact to existing intersections in the vicinity. The eastern parking lot will be expanded to include a total of 102 parking spaces from its current layout of 61 spaces. Additionally, 40 spaces will be available at Carson Street Elementary School to the south via a shared parking agreement. No changes to the 37 spaces in the western parking lot near the swimming pool are proposed. Since the school operates Monday to Friday during the daytime and the peak hours for the park are considered in the evenings and on weekends, no significant impact is expected in terms of parking demand. The uses are considered compatible since there is no substantial overlap in the hours of operation.

- d) Signage will be compatible with and appropriate for a public park. Directional signs will be provided for safety purposes.
- e) The proposed project will be compatible with Carson Consolidated Redevelopment Project Area in that it is harmonious with the surrounding area and an improvement to park services. There is adequate street access and circulation and water supply for fire protection.

**Section 4.** The Planning Commission further finds that the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration prepared for this project. The proposed use will not alter the character of the surrounding area and meets or exceeds all City standards for protection of the environment.

**Section 5.** Based on the aforementioned findings, the Planning Commission hereby adopts the Mitigated Negative Declaration and approves Conditional Use Permit No. 863-11 and Conditional Use Permit No. 864-11 for the construction of a 20,000-square-foot recreation center to replace a 7,500-square-foot building and a shared parking agreement between Carson Park and Carson Street Elementary School, respectively, regarding 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 23<sup>rd</sup> DAY OF MARCH, 2011.**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**





**CITY OF CARSON**  
**DEVELOPMENT SERVICES GROUP**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 863-11**  
**CONDITIONAL USE PERMIT NO. 864-11**

GENERAL CONDITIONS

1. If Conditional Use Permit No. 863-11 and Conditional Use Permit No. 864-11 are not used within one year of their effective date, said permits shall be declared null and void unless an extension of time is previously 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 and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes will require review and approval by the Planning Commission.
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. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.



8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

### SIGNS

9. Signage shall be reviewed and approved by the Planning Division prior to installation.

### PARKING

10. The required parking shall meet all applicable standards as outlined in the City of Carson development standards.
11. The aisle/backup space behind a parking space shall be a minimum 26 feet wide pursuant to Section 9162.51 of the CMC.
12. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
13. The Fire Department turnaround shall remain clear and marked, "No Parking." Painted red curbs or stripes shall be used if necessary.
14. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
15. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
16. Parking spaces whose lengths abut a trash enclosure wall or other wall shall have a width of 10 feet pursuant to Municipal Code Section 9162.41.

### LANDSCAPING/IRRIGATION

17. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
19. 6" x 6" concrete curbs are required around all landscaped planter areas, unless the Standard Urban Stormwater Mitigation Plan (SUSMP) and best management practices (BMPs) dictate another approach.



20. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
21. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Annual flowers wherever possible;
  - b. Five- and one-gallon shrubs; and
  - c. Flats of ground cover planted 8-inches on center.
22. Tree height and plant materials shall be approved by the project planner prior to installation.

#### GRAFFITI LANDSCAPING

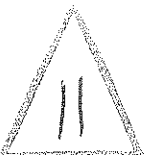
23. The applicant shall incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
24. Graffiti shall be removed from all project areas within 3 days of by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

#### TRASH

25. Trash collection, including recycling and green waste, shall comply with the requirements of the City's franchise trash collection company.
26. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the approval of the Planning Division.
27. Outdoor trash storage shall not be located in any parking lot, driveway, fire lane, or landscaping area. If outdoor trash storage is proposed, it shall be located in an inconspicuous area and screened from public view. The designated area shall be reviewed and approved by the Planning Division.

#### LIGHTING

28. Lighting for the project site, including the offsite parking lot, shall be directed downward and inward in order to minimize glare to other properties and the public roadways.



29. Lighting shall be installed for safety purposes only, and not directed to draw attention to the building.

#### TRANSPORTATION/CIRCULATION

30. The City Engineer shall review and approve any changes or modifications to the parking lot, including aisle width and number of parking spaces, prior to issuance of a building permit.

#### ENVIRONMENTAL

31. The project shall meet all the mitigation measures, implementation, timing, and monitoring described in the Mitigated Negative Declaration for this project. The mitigation measures are required to minimize, avoid, rectify, reduce, eliminate, or compensate for significant environmental effects.

#### SHARED PARKING AGREEMENT

32. A copy of the executed shared parking agreement shall be provided to the Planning Division prior to issuance of an occupancy permit. The shared parking agreement shall run in perpetuity so long as the school and recreation center continue to operate. The parking lot located on the LAUSD property shall be made available to the park on weekdays from 5 p.m. to 9 p.m., and on Saturdays from 10 a.m. to 5 p.m. Additional times should be made available during special events as agreed upon by the two parties.

#### ***FIRE DEPARTMENT - COUNTY OF LOS ANGELES***

33. Abide by all County of Los Angeles Fire Department requirements.
34. All required fire hydrants shall be installed, tested and accepted or bonded for prior to certificate of occupancy.
35. Vehicular access must be provided and maintained serviceable throughout construction.

#### ***SHERIFF'S DEPARTMENT – COUNTY OF LOS ANGELES***

36. Install and maintain a recorded video system with 24-hour monitoring of all common areas in and around the recreation center to serve as a deterrent to criminal and nuisance activity. This will also aid in the investigation of any crimes committed on site.

#### ***BUILDING AND SAFETY – COUNTY OF LOS ANGELES***

37. The applicant shall demolish all existing structures and properly remove demolished material subject to the satisfaction of the Building Inspector.

#### ***ENGINEERING DIVISION – CITY OF CARSON***

38. All new utility lines shall be underground to the satisfaction of the city.



39. All infrastructures necessary to serve the proposed development (water, sewer, and storm drain improvements) shall be in operation prior to the issuance of the Certificate of Occupancy.
40. Prior to issuance of business license, the following must be on file:
  - Drainage/Grading plan as approved by the Los Angeles County Department of Public Works.
  - Encroachment permit and/or construction bond as required for all work to be done within the public right of way.
  - Proof of Worker's Compensation and Liability Insurance.
41. Any improvement damaged during the construction shall be removed and reconstructed per City standard plan and to the satisfaction of the City Engineer.
42. Any missing or damaged improvements in the public right of way fronting the proposed project shall be installed or constructed by the applicant prior to issuance of Certificate of Occupancy.
43. The applicant shall comply with the applicable Standard Urban Stormwater Mitigation Plan (SUSMP) requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices (BMP) necessary to control storm water pollution from construction activities and facility operations prior to issuance of a building permit.

***BUSINESS LICENSE DEPARTMENT - CITY OF CARSON***

44. Per Section 6310 of the Carson Municipal Code, all parties involved in the construction project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.

