



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: May 10, 2011  
SUBJECT: Retail sale of diesel fuel for large-body trucks  
APPLICANT/PROPERTY OWNER: 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/Background

On March 10, 2011, the Planning Commission continued consideration of the revocation or modification of approval for the retail sale of diesel fuel to provide an opportunity for the applicant/property owner to address compliance issues and to demonstrate safe maneuvering of large-body trucks on and off-site of the project site by installing appropriate safeguards. The Planning Commission stated their concern for the current situation but expressed a willingness to allow the continued diesel sales subject to appropriate conditions to be determined by May 10, 2011. However, due to the applicant's partial compliance, staff is requesting an additional thirty (30) days to allow Planning and Transportation staff to observe the property for safe maneuvering after adequate signage have been re-installed and re-stripping completed for parking stalls and truck staging areas.

Planning staff has been in consistent contact with the applicant to encourage timely compliance with the Commission's performance schedule. Staff and the Traffic Engineer noticed inconsistent compliance to the existing signage and on-site traffic circulation plan. As a result, staff met with the property owner to discuss the inadequate signage. Staff requested and the applicant agreed to revise the signage, professionally install the signs per the approved interim site plan and install an additional bollard at the Carson Street fueling pump lane to protect the traffic signal controller cabinet (Exhibit No. 1). Staff also reminded the applicant to install vertical barrier signage onto the canopies so to further prohibit large-body trucks from accessing fueling lanes designated for passenger vehicles. Additionally, Building and Safety recently indicated that they intend to meet with the applicant to discuss expired permits. As such, staff believes additional time is needed in order for the applicant to be in complete compliance and to allow staff time to effectively observe safe traffic circulation after acceptable safeguards have been done at the subject property.

Although staff is concerned about the applicant's performance, staff recognizes the applicant's effort to comply and believes an additional 30 days is necessary to demonstrate improved operating conditions and completion of certain site improvements.

## II. Recommendation

That the Planning Commission:

- **OPEN** the continued public hearing; **TAKE** public testimony; and **CONTINUE** the public hearing to June 14, 2011.



III. Exhibits

1. City of Carson Traffic Engineer observation memo dated May 4, 2011

Prepared by:

  
\_\_\_\_\_  
McKina Alexander, Planning Technician

Reviewed by:

  
\_\_\_\_\_  
John F. Signo, AICP, Senior Planner

Approved by:

  
\_\_\_\_\_  
Sheri Repp-Loadsman, Planning Officer



---

**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 ACCESS PLAN  
**DATE:** MAY 4, 2011

---

A truck access and circulation plan was recently implemented at the existing Mobil station located on the northwest corner of Wilmington Avenue and Carson Street for the purpose of encouraging truck drivers to enter the site and maneuver through the site in such a manner as to minimize disruptions to the access and circulation system. The features that were installed are signs and bollards that are intended to direct truck drivers to the preferred routing and pump locations.

I have monitored the property on several occasions to determine if the signs and bollards had improved the truck activities at the site. My observations are outlined below.

- With regard to the signs at the driveways informing the truck drivers as to which driveways are truck entrances and which driveways are not, some of the truck drivers comply with the signs and others do not. The most common non-compliance observed was trucks entering the northerly driveway from southbound Wilmington Avenue.
- With regard to the signs on the fuel pumps that designate which side of the fueling island should be used by trucks, the truck drivers generally comply with the signage and use the side of the pump that is away from the sidewalk/property line.
- The yellow bollards seem to discourage most drivers from parking large trucks on the sidewalk side of the fueling stations, probably because they create a narrow passageway. It is recommended that one additional bollard be installed at the pumps adjacent to Carson Street so that a third bollard would be placed near the traffic signal controller cabinet. This cabinet has been damaged in the past by truck hitting it while maneuvering.
- It is recommended that the signs at the north Wilmington Avenue driveway be moved closer to the property line to improve visibility for motorists approaching from the north.

