



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** June 28, 2011  
**SUBJECT:** Design Overlay Review No. 1409-11  
**APPLICANT:** Watson Land Company  
 Attention: Craig Halverson  
 22010 S. Wilmington Avenue  
 Carson, CA 90745  
**REQUEST:** To remodel an existing 304,199-square-foot warehouse building located in the ML (Manufacturing Light) zone district  
**PROPERTY INVOLVED:** 2220 E. Carson Street

### COMMISSION ACTION

- Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

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

***Item No. 11-F***

## I. Introduction

### *Date Application Received*

- May 11, 2011, Design Overlay Review No. 1409-11

### *Applicant and Property Owner*

- Watson Land Company, 22010 S. Wilmington Avenue, Carson, CA 90745

### *Project Address*

- 2220 E. Carson Street, Carson, CA 90745

### *Project Description*

- Proposed remodel of an existing light industrial warehouse building with the installation of 18 new truck doors, removal of three finger docks, installation of two concrete stairways and new concrete dolly pads in front of the loading doors in the north and west portions of the site.
- The proposed project would result in a total of 51 truck loading areas, 1 existing forklift ramp, and 8 truck parking spaces.
- The proposed project is meant to accommodate a new tenant, AZ West.
- The application includes the following:
  - Design Overlay Review No. 1409-11 for the approval of the installation of new truck loading doors, new concrete stairways and concrete dolly pads.

## II. Background

### *Current Use of Property*

- The property is developed with a 304,199-square-foot light industrial building built in 1973.

### *Previously Approved Discretionary Permits*

- There are no records of previously approved discretionary permits on this site. Plot Plan No. 73-2 was approved in February 1973 for the development of the existing light industrial warehouse building.

### *Public Safety Issues*

- There is no zoning code enforcement case associated with this property.

## III. Analysis

### *Location/Site Characteristics/Existing Development*

- The subject property is located at 2220 E. Carson Street.
- Light manufacturing uses surround the subject property.
- The lot area is approximately 12.9 acres and is developed with light industrial warehouse use.
- The proposed project consists of a building remodel that would add ten (10) new double doors (20 truck positions) and 8 new single doors. The existing building



currently has 10 double doors and 3 existing single doors. The project site plan includes 210 parking spaces which comply with Section No. 9162.21 D. 4 of the Carson Municipal Code (CMC). Parking is provided at a ratio of 1 parking space for each 1,500 square feet of building. This is the minimum parking required for a warehouse building with up to 10% of office space.

- The site is developed with chain-link barbed-wire fencing around the property. Planning staff is recommending that the existing chain-link fence along the east and west property lines that is visible to the public from Carson Street be replaced with steel wrought-iron fencing from the north property line to the existing building setback to promote a harmonious and attractive development in compliance with Section No. 9172.23 of the CMC.
- The new tenant, AZ West, anticipates having approximately 40 to 50 truck trips each day. Truck sizes will vary and will include "over the road trucks" ranging in size from 20' to 53' feet as well as ocean containers ranging from 20' to 45' feet.
- The proposed project would result in a total of 51 truck loading areas, 1 existing forklift ramp, and 8 truck parking spaces. The truck parking spaces meet the requirement of Section 9162.65 of the CMC, which requires 1 truck parking space per 7 loading docks.
- According to the City Traffic Engineer the project is not expected to contribute cumulative adverse traffic impacts as Carson Street is developed as a major highway as described in the General Plan.

#### *Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned ML (Light Manufacturing) and surrounding properties share the same zoning.
- The subject property has a General Plan Land Use designation of Light Industrial.
- The subject property is located within the Carson Consolidated Redevelopment Project Area.

#### *Applicable Zoning Ordinance Regulations*

The proposed industrial building is subject to the approval of a development plan in accordance with the Site Plan and Design Review procedures as provided in Section 9172.23.

#### *Required Findings: Site Plan and Design Review*

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land



coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.

3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

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. Details can be found in the attached Resolution.

*Issues of Concern:*

- Issue – Project Aesthetics: Pursuant to Section 9172. 23 (D), Site Plan and Design Review, Approving Authority Findings and Decision, the project must be harmonious and attractive to the area. Section 9162.62 B. 2 of the CMC requires truck loading and maneuvering areas to be screened from public view.
  - *Mitigation:* To adequately screen the proposed remodeled loading dock areas from public view and create a harmonious and attractive development, the applicant is currently constructing a 14-foot-high decorative wall with landscaping to provide an effective screen barrier along Carson Street in the northern portion of the site. Additionally, a steel wrought-iron fence is recommended for the property side yards from the north property line to the existing building setback to replace existing chain-link barbed-wire fencing.

#### IV. Environmental Review

Pursuant to Section 15301(e), Existing Facilities, of the California Environmental Quality Act (CEQA), the proposed exterior improvements to an existing light industrial warehouse building does not have the potential to cause a significant effect on the environment and is found to be exempt.



V. **Recommendation**

That the Planning Commission:

**WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1409-11 TO THE REDEVELOPMENT AGENCY FOR THE REMODEL OF AN EXISING INDUSTRIAL BUILDING LOCATED AT 2220 E. CARSON STREET."

VI. **Exhibits**

1. Draft Resolution
2. Development Plans


Prepared by: \_\_\_\_\_

  
Zak Gonzalez II, Planner

Reviewed by: \_\_\_\_\_

  
John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_

  
Sheri Repp, Planning Officer



**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 11-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN  
OVERLAY REVIEW NO. 1409-11 TO THE REDEVELOPMENT  
AGENCY FOR THE REMODEL OF AN EXISTING INDUSTRIAL  
BUILDING LOCATED AT 2220 E. CARSON STREET**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,  
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

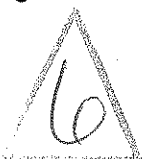
**Section 1.** An application was duly filed by the applicant, Watson Land Company, with respect to real property located at 2220 E. Carson Street, and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review (DOR) No. 1409-11 to remodel a 304,199-square-foot industrial warehouse building by adding truck loading areas and other improvements in the ML (Manufacturing Light) zone and within the Carson Consolidated Redevelopment Project Area.

A public hearing was duly held on June 28, 2011, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

**Section 2.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

**Section 3.** The Planning Commission finds that:

- a) The General Plan designates the property as Light Industrial which is compatible with the proposed use. The proposed remodel to an existing industrial warehouse 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 light Industrial uses and the proposed project is compatible with those uses. The site is developed and consists of approximately 12.9 acres, relatively flat, and is located in a Light Industrial zoned area.
- d) The proposed project includes 210 parking spaces which comply with Section No. 9162.21(D)(4) of the Carson Municipal Code (CMC). The project results in a total of 51 truck loading areas, 1 existing forklift ramp, and 8 truck parking spaces, which comply with the truck parking requirements described in Section 9162.65 of the CMC. Access is available on Carson Street to the north, which is described in the General Plan as a Major Highway and capable of handling



traffic generated by the proposed project. Therefore, circulation on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular 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 remodel of an existing warehouse 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 4.** The Planning Commission further finds that pursuant to Section 15301 (e), Existing Facilities, of the California Environmental Quality Act (CEQA), the proposed exterior improvements to an existing light industrial warehouse building does not have the potential to cause a significant effect on the environment and is found to be exempt.

**Section 5.** Based on the aforementioned findings, the Commission hereby recommends approval of DOR No. 1409-11 to the Carson Redevelopment Agency for said project with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

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

**PASSED, APPROVED AND ADOPTED THIS 28<sup>TH</sup> DAY OF June, 2011**

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

**ATTEST:**

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



## EXHIBIT A

### Legal Description:

THAT PORTION OF LOT 2, IN BLOCK "C" OF SUBDIVISION OF A PART OF THE RACHO SAN PEDRO (ALSO KNOWN AS DOMINGUEZ COLONY), IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 1 PAGES 601 AND 602, AND BOOK 32 PAGES 97 AND 98 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTIO OF THE SOUTHERLY LINE OF THE NORTHERLY 17.00 FEET IF SAID LOT 2, WITH THE WESTERLY LINE OF SAID LOT 2;

THENCE ALONG SAID SOUTHELY LINE NORTH  $89^{\circ} 47' 00''$  EAST 925.00 FEET;

THENCE SOUTH  $0^{\circ} 13' 00''$  EAST 557.00 FEET; THENCE SOUTH  $89^{\circ} 47' 00''$  WEST 1098.37 FEET TO SAID WESTERLY LINE;

THENCE ALONG SAID WESTERLY LINE NORHT  $17^{\circ} 04' 21''$  EAST 583.26 FEET TO THE POINT OF BEGINNING.

SAID LAND IS NOW KNOWN AS PARCEL 1 OF PARCEL MAP 3626 AS PER MAP RECORDED IN BOOK 49 PAGE 24 OF PARCEL MAPS.

APN: 7316-025-054





**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1409-11**

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1409-11, 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. 1409-11. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter 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 shall be screened from public view at all times.
12. All signage must be in compliance with Section 9146.7, Signs, of the Carson Municipal Code (CMC).
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.
14. To promote and enhance the harmonious and attractive development of the area the applicant/owner shall remove the existing chain-link barbed wire fencing on the property's east and west boundaries from the north property line to the existing warehouse building setback and replace with a decorative steel or wrought-iron fence to the satisfaction of the Planning Division.



## LIGHTING

15. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (Industrial Zones) of the CMC.

## ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

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

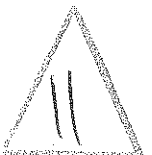
16. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
17. A construction permit is required for any work to be done in the public right-of-way.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

18. 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.
19. 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. The applicant/owner shall coordinate with Patricia Elkins of the city's Public Works Division.
20. The applicant/owner shall provide proof of Worker's Compensation and Liability Insurance.

Prior to issuance of **Certificate of Occupancy**, the proposed development is subject to the following:

21. 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.
22. Repair any broken or raised curb and gutter along Carson Street within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
23. 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.



24. Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development on East Carson Street.
25. Remove unused driveway approach if any, and replace it with full height curb and gutter per City of Carson Standard and to the satisfaction of the City Engineer.
26. 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.
27. 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:

28. Applicant/owner to obtain stamp of approval to all proposed remodel plans by the Los Angeles County Fire Department.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

29. 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.

