



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: September 13, 2011

SUBJECT: Workshop regarding limited truck use on certain properties in the City of Carson

APPLICANT: Planning Division

REQUEST: Discuss and consider potential development opportunities for subject properties

PROPERTIES INVOLVED: Various industrial properties in the northwest and central areas of Carson

### COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

### COMMISSIONERS' VOTE

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

## I. Introduction

On March 10, 2011, the Planning Commission voted unanimously to recommend approval of Zone Change Case No. 164-11 to the City Council. The zone change affected certain properties in the northwest section of Carson by applying a "D" overlay designation to the existing ML (Manufacturing, Light) zoning designations. The "D" overlay requires that new development on such designated properties undergo a Site Plan and Design Review permit process. The subject area consists of approximately 24.4 acres which is generally bounded by Alondra Boulevard on the north, Avalon Boulevard on the east, Gardena Boulevard on the south, and Maple Avenue on the west (Exhibit No. 1). On September 7, 2011 the City Council introduced the first reading of Ordinance No. 11-1466 to approve the "D" designation for those properties. It is expected that the zone change will be in effect by late October, 2011.

The reason for the zone change was to bring the zoning designation into conformance with land use policy developed and approved by the City Council during the 2004 General Plan Land Use Element update process. This policy within the Land Use Element encourages non-truck intensive uses on the subject properties, and is known as a "Limited Truck Activity" designation.

The purpose of this workshop is to discuss a preliminary project proposal for an approximate 200,000-square-foot, multi-tenant industrial building on a 12-acre site located at 16315 S. Avalon Boulevard, known as the former "Evergreen" site. Staff has reviewed the preliminary proposal and found that it generally conforms to the intent of the "Limited Truck Activity" designation. Although a formal application has yet to be submitted, the property is under consideration for possible purchase by the Trammel-Crow Company who intends to develop the property in accordance with the preliminary plans. To provide some assurance and a level of comfort prior to purchasing the property, the tentative development plans are being presented to the Planning Commission to obtain a preliminary determination that the proposed project is in substantial compliance with the intent of the "Limited Truck Activity" designation.

There are also other properties in the city with BP (Business Park) or LI (Light Industrial) land use designations which may be more appropriate for lower-intensive truck uses. These areas are generally in the central area of the city and include the TST Metals site, the former Alpert & Alpert Steel facility at Wilmington Avenue and 220<sup>th</sup> Street, and the former Stauffer Chemical site on 223<sup>rd</sup> Street. (Exhibit No. 2).

## II. Recommendation

That the Planning Commission:

- CONSIDER and DISCUSS the information provided for in this workshop.

## III. Exhibits

1. Map of "Limited Truck Activity" properties.
2. Map of properties with future development potential for lower-intensive truck uses.



Prepared by:

  
Steven C. Newberg, AICP, Associate Planner

Reviewed by:

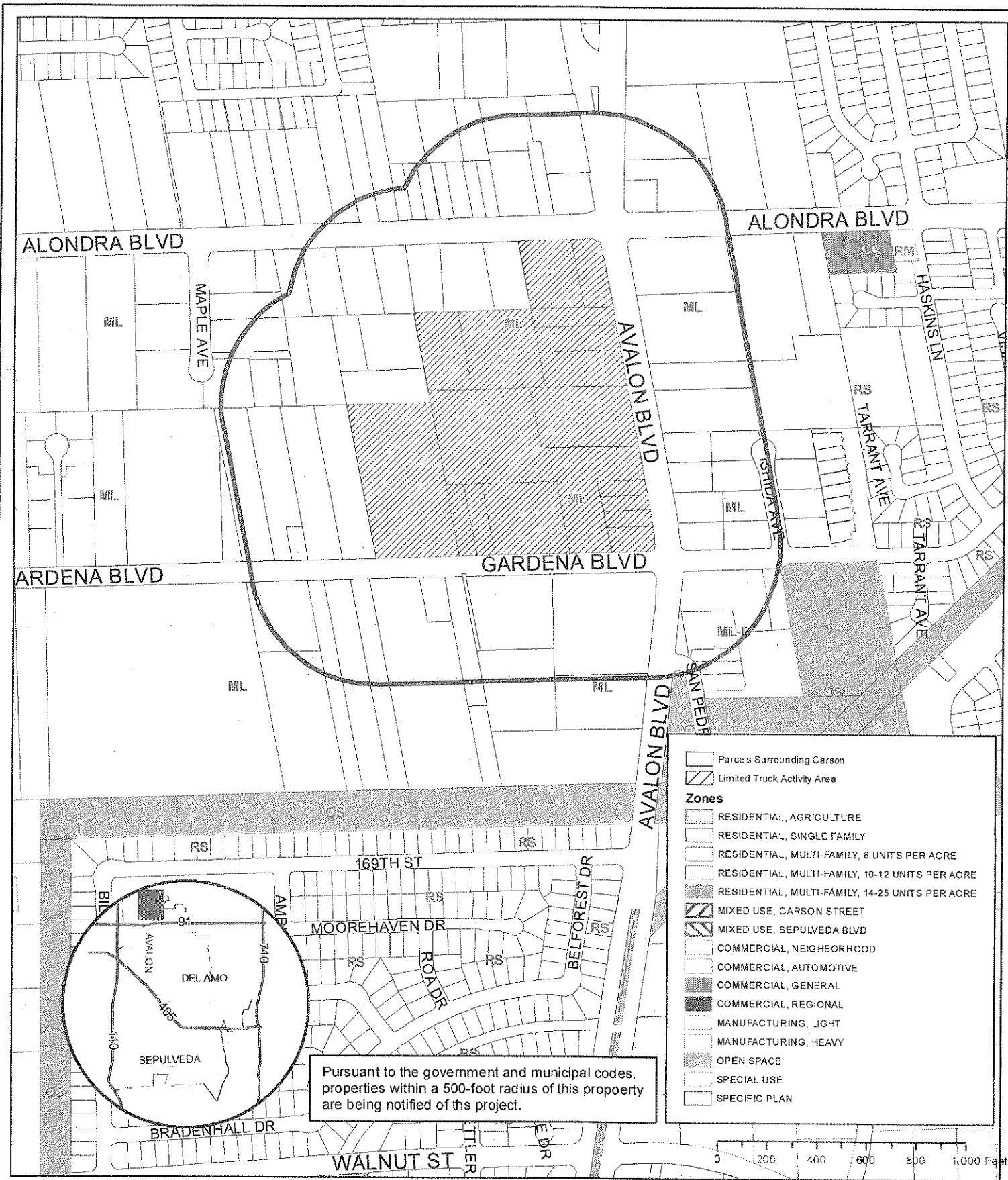
  
John F. Signo, AICP, Senior Planner

Approved by:

  
Sheri Repp Loadsman, Planning Officer

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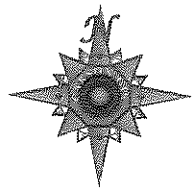
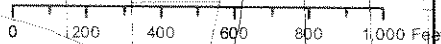
Pursuant to the government and municipal codes, properties within a 500-foot radius of this property are being notified of this project.

**Parcels Surrounding Carson**

**Limited Truck Activity Area**

**Zones**

- RESIDENTIAL, AGRICULTURE
- RESIDENTIAL, SINGLE FAMILY
- RESIDENTIAL, MULTI-FAMILY, 8 UNITS PER ACRE
- RESIDENTIAL, MULTI-FAMILY, 10-12 UNITS PER ACRE
- RESIDENTIAL, MULTI-FAMILY, 14-25 UNITS PER ACRE
- MIXED USE, CARSON STREET
- MIXED USE, SEPULVEDA BLVD
- COMMERCIAL, NEIGHBORHOOD
- COMMERCIAL, AUTOMOTIVE
- COMMERCIAL, GENERAL
- COMMERCIAL, REGIONAL
- MANUFACTURING, LIGHT
- MANUFACTURING, HEAVY
- OPEN SPACE
- SPECIAL USE
- SPECIFIC PLAN



**City of Carson**  
**500 Foot Radius Map**  
**ZCC 164-11:**  
**Concerning Limited Truck Activity**

**EXHIBIT NO. 1-**

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Alpert & Alpert  
Steel facility  
(vacant)

TST  
Metals

405 FREEWAY

E 228th Street

Former Stauffer  
Chemical Site

Properties with future development  
potential for lower-intensive truck uses

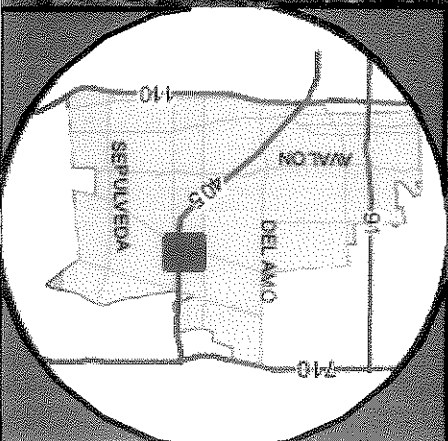


EXHIBIT No.

EXHIBIT NO. 2-

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