



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 24, 2012

SUBJECT: Design Overlay Review No. 1436-11

APPLICANT: Trammell Crow Company  
c/o: Jason Gremillion  
2049 Century Park East, Suite 2600  
Los Angeles, CA 90067

REQUEST: To construct a 230,000-square-foot, multi-tenant industrial building on a vacant 12-acre site known as the former "Evergreen" site, located in the ML-D (Manufacturing, Light – Design Overlay) zone district.

PROPERTY INVOLVED: 16325 S. Avalon Boulevard

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#### 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			

***Item No. 11B***

## I. Introduction

The applicant Trammell Crow, represented by Jason Gremillion submitted an application in November 2011 requesting authorization to construct a large, multi-tenant industrial warehouse and distribution facility. The approximately 12-acre subject site is currently vacant. The applicant requests that the Planning Commission consider the following discretionary permit:

- Design Overlay Review No. 1436-11: Site plan review pertaining to the construction of a proposed 230,000-square-foot multi-tenant industrial warehouse and distribution building, as well as associated landscaping, signs, walls and fencing improvements.

## II. Background

### *Previous Uses of Property*

The subject property was utilized as a plant nursery prior to 2002 and has remained vacant and undeveloped to date.

### *Public Safety Issues*

After consulting with the Public Safety Department it was determined that there have not been nor are there any current zoning code enforcement cases associated with this property.

### *Planning Commission Workshop – Limited Truck Activity*

The Planning Commission held a workshop on September 13, 2011 to discuss the merits of the proposed project. The purpose of the workshop was to introduce the proposed project to the Planning Commission and provide assurance to Trammell Crow prior to purchasing the property. The Planning Commission was in support of the project and found that it generally conforms to the intent of the "Limited Truck Activity" designation (Exhibit No. 2).

## III. Analysis

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

The approximate 12-acre project site is located at 16325 S. Avalon Boulevard and is comprised of eight separate parcels (APN's 6125-013-018,-019; 6125-013-039, -040, -041; 6125-013-025,-026,-042), which will be required to be merged as a condition of approval. The project site is bounded by Avalon Boulevard on the east and by existing development on the north, east and south. Regional access to the project site is provided by the Harbor Freeway (SR-110/I-110), approximately one mile west of the project site, and the Artesia/Gardena Freeway (SR-91) approximately 0.75 miles south. Local access to the project site is provided by, but is not limited to, the following roadways: Avalon Boulevard, Gardena Boulevard and Alondra Boulevard.

The project site is located in an urbanized setting characterized primarily by industrial uses, with a limited number of commercial uses. The industrial uses range from small, one-story buildings to larger, one- and two-story light industrial and warehouse building located along Avalon Boulevard, Gardena Boulevard and Alondra Boulevard. A car wash with mini-mart is located adjacent to the northern boundary of the project



site (see *Issues of Concern: Traffic* for further details), and a small retail center is located at the northwest corner of the intersection of Avalon and Alondra boulevards. A mobilehome park is located on a site that is designated in the General Plan as Light Industrial and zoned for light industrial use. This mobilehome park is considered a legal, non-conforming use, subject to abatement in November 2012. The nearest conforming residential use is a single-family residential neighborhood located a quarter-mile to the south on 169<sup>th</sup> Street and west of Avalon Boulevard. Additional single-family residential uses are located north of Alondra Boulevard outside the City of Carson.

#### *General Plan/Zoning Designation*

The project site is designated for Light Industrial use in the General Plan. The project site is zoned ML-D (Manufacturing, Light – Design Overlay). See *Issues of Concern: "D" Overlay* for further details.

#### *Project Details*

The proposed 230,000-square-foot multi-tenant industrial warehouse and distribution facility will be located approximately 90 feet from Avalon Boulevard in order to provide an average 25-foot landscaped setback, vehicular parking and drive aisles, and landscaped area in front of the building's office entrances. The proposed building is two stories and up to 42.5 feet in height. The second story is comprised of office mezzanine space totaling 23,600 square feet in area. The ground-floor space totals 206,400 square feet. All 26 truck-accessible warehouse doors are located in the back of the building, adequately screened from public view from Avalon and Gardena boulevards. The applicant may construct the building as a 'build-to-suit' for any potential tenant(s) and/or buyer(s). The proposed structure could potentially be divided into four separate tenant spaces. There is approximately 50,000 square feet of yard area located along the west side of the property which is intended to be used for additional outdoor storage area and/or truck parking.

Trucks and vehicles accessing the property can enter from three driveways along Avalon Boulevard and one along Gardena Boulevard. The subject site is a flag-shaped lot with an approximately 70-foot wide access to Gardena Boulevard. The applicant intends to use this area for 27 vehicular parking spaces and truck access. An additional 217 vehicular parking spaces are located primarily fronting Avalon Boulevard and in the northwest corner of the subject property. The applicant has determined that the northernmost driveway along Avalon Boulevard should be deemed "entry-only", as discussed in the *Issues of Concern* section.

The proposed building is composed of concrete, tilt-up panels accented with score lines along the panel joints, 3/4-inch reveals, and trim painting. The office portions of the building fronting Avalon Boulevard are finished in anodized aluminum glazing, enhanced fenestration, and steel/aluminum awnings over entry doors. The proposed elevations are typical of most new office/warehouse development elsewhere in Carson and the South Bay. The enhanced façade treatment continues along those areas of the north and south elevations visible from the public rights-of-way.

Preliminary sign locations have been proposed along the façade of the building. However, exact locations and sign types will not be known until tenants begin to

occupy the building area(s) and submit for separate sign approvals. Such approval will be considered by planning staff when sign permits have been applied for after the discretionary entitlement process. All signs, including directional signs, are required to be compliant with applicable zoning codes.

The property will be paved with a concrete-asphalt base per Municipal Code standards with landscaping along the interior lot lines and in the front yard setback area. A total of 244 automobile parking spaces are provided, including seven disabled parking spaces, in excess of the code requirements. There are a total of 4 truck parking spaces provided at a ratio of 1:7 dock doors. Vehicular access onto the subject property is adequately served by the four driveways proposed for the property. Circulation on the subject property is facilitated by a long truck corridor along the north side of the property. Trucks circulation on the property is provided in the preferred counter-clockwise pattern so drivers are looking over their left shoulders thus minimizing the potential for blind-spot areas. There are two proposed rolling steel gates to provide security for the dock and yard areas on the west side of the property.

There is adequate lighting provided on the property as well as light packs on the walls of the proposed building. An eight-foot-high concrete wall is proposed for the west side of the property. The existing structures on the adjacent properties to the north are built of concrete and are located along the property lines, thus providing a wall along the subject property's north property line. All areas in the front yard setback and interior parking lot areas are landscaped per required standards.

The applicant intends to obtain a "Silver" level (54 points confirmed) of LEED (Leadership in Energy and Environmental Design) certification for the new structure. The LEED certification process provides independent, third-party verification that a building was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. More information regarding LEED is available at <http://www.usgbc.org/LEED>.

*Required Findings: Design Overlay Review No. 1436-11*

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:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses;
- b. 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;
- c. Convenience and safety of circulation for pedestrians and vehicles;

- d. Attractiveness, effectiveness and restraint in signing, graphics and color; and
- e. 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, provided that the conditions of approval are adhered to. Specific details regarding the applicable findings identified for the discretionary permit are incorporated in the attached resolution.

*Issues of Concern and Proposed Relief*

- Issue – Parcel Merger(s): The 12-acre project site is comprised of eight separate parcels. The proposed 230,000-square-foot warehouse structure will cross over existing property lines which is prohibited by the state building code.
  - Proposed Relief: The applicant is required to submit application for any necessary parcel merger which may be required for building permits.

- Issue – "D" Overlay: On March 10, 2011, the Planning Commission voted unanimously to recommend approval of Zone Change Case No. 164-11 to the City Council (Exhibit No. 3). The zone change affected certain properties in the northwest section of Carson, including the subject property, 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. On September 7, 2011 the City Council introduced the first reading of Ordinance No. 11-1466 to approve the "D" designation for those properties. The zone change was codified in 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. This designation implies fewer truck doors per warehouse square-footage. Thus, a typical warehouse building in a traditional industrial zone may have a ratio of one truck door per 6,000 square feet, resulting in a more intensive trucking operation. For example, a 230,000-square-foot warehouse would typically have 38 truck doors. In the "Limited Truck Activity"-designated area, the ratio is proposed to be one truck door per 9,000 square feet, or 26 truck doors using the 230,000-square-foot example.

- Proposed Relief: None.
- Issue – Traffic: The proposed warehouse design includes 26 dock doors and 244 vehicle parking stalls. There are three driveways accessible from

Avalon Boulevard and one from Gardena Boulevard. The northernmost driveway along Avalon Boulevard is located approximately ten feet from the subject site's north property line. In November 2011, Simon Karkafi, the property owner adjacent to the north side of the subject property contacted staff with his concerns regarding potential truck stacking along Avalon Boulevard resulting from the proposed project. Having recently opened a new carwash and convenience store, Mr. Karkafi was concerned that this potential truck stacking might block his property's only access driveway located approximately 100 feet to the north of the subject property. On January 17, 2012, Mr. Karkafi submitted a letter to staff, which is included as Exhibit No. 4.

- Proposed Relief: On January 9, 2012 Planning Staff and the City's Traffic Engineer met with Mr. Karkafi, applicant representatives and their traffic consultant. Staff also conducted a field investigation to assess Mr. Karkafi's concerns regarding the potential blockage of his driveway. After discussing the project with Mr. Karkafi and reviewing the applicant's proposed plans, staff has determined that truck stacking along Avalon Boulevard will not be an issue, as there is ample room for truck ingress on the 40-foot wide northernmost driveway. In addition, an approximate 400-foot long truck corridor located along the north property line of the subject property provides adequate stacking room for a potential eight dual-body trucks. Furthermore, southbound Avalon Boulevard leading to the project site is posted with signs that say, "No Stopping Anytime." Although staff would support ingress *and* egress for that driveway, the applicant offered to post signs and provide striping on the northernmost driveway which allow for ingress only into the subject property to allay Mr. Karkafi's concerns. Conditions of approval have been included in the draft resolution which requires an additional "No Stopping Anytime" sign, subject to Traffic Engineer and Planning Division approval. The City Traffic Engineer has prepared a letter to further address Mr. Karkafi's concerns (Exhibit No. 5). In addition, the applicant's traffic consultant has also prepared a response to Mr. Karkafi's letter that fully explains the truck circulation on the proposed plans and concludes that no blockage of Mr. Karkafi's driveway will result from the construction and operation of the project (Exhibit No. 6). The Planning Commission may add, modify, or delete conditions of approval.

#### IV. Environmental Review

Pursuant to Title 14, California Code of Regulations (California Environmental Quality Act ("CEQA") Guidelines) section 15070, an Initial Study and Negative Declaration were prepared for the proposed project in accordance with CEQA. The Initial Study contains an adequate assessment of the project's potential environmental impacts and the Negative Declaration (Exhibit No. 7) reflects the City's determination that such impacts will be less than significant. The Negative Declaration was circulated for public review and comment from January 4, 2012 to



January 24, 2012 and a Notice of Intent to Adopt a Negative Declaration was filed with the Los Angeles County Clerk on January 4, 2012 in compliance with CEQA Guidelines section 15072. The Negative Declaration concluded that the project does not have the potential to cause a significant effect on the environment. No public comments have been received concerning the Negative Declaration.

**V. Recommendation**

That the Planning Commission:

- **ADOPT** the Negative Declaration;
- **APPROVE** Design Overlay Review No. 1436-11; and,
- **WAIVE** further reading and **ADOPT** Resolution No.\_\_\_\_\_, entitled "A Resolution of the Planning Commission of the City of Carson Approving Design Overlay Review No. 1436-11 for the construction of a 230,000-square-foot multi-tenant warehouse and distribution building, as well as associated landscaping, signs, walls and fencing improvements on the subject site located at 16325 S. Avalon Boulevard."

**VI. Exhibits**

1. Land Use Map
2. Excerpt of Planning Commission Minutes dated September 13, 2011
3. Planning Commission Staff Report (without exhibits) dated March 10, 2011
4. Letter from Simon Karkafi dated January 17, 2012
5. Memorandum from City Traffic Engineer dated January 18, 2012
6. Letter from Hirsch/Green Transportation Consulting dated January 18, 2012
7. Negative Declaration
8. Draft Resolution
9. Site plan, elevations, floor plans (under separate cover)

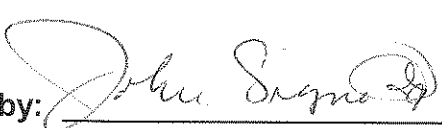
In the interest of saving resources, Exhibit Nos. 10 and 11 are available at the Planning Division, City Hall, or via .pdf format from the City of Carson website: [http://ci.carson.ca.us/content/departments/eco\\_dev\\_service/planning\\_agenda.asp](http://ci.carson.ca.us/content/departments/eco_dev_service/planning_agenda.asp)

10. Initial Study prepared by EcoTierra Consulting (160 pgs.)
11. Traffic Study prepared by Hirsch/Green Transportation Consulting (130 pgs.)

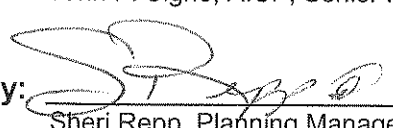
Prepared by:

  
Steven Newberg, AICP, Associate Planner

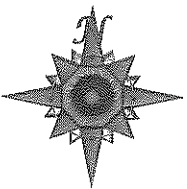
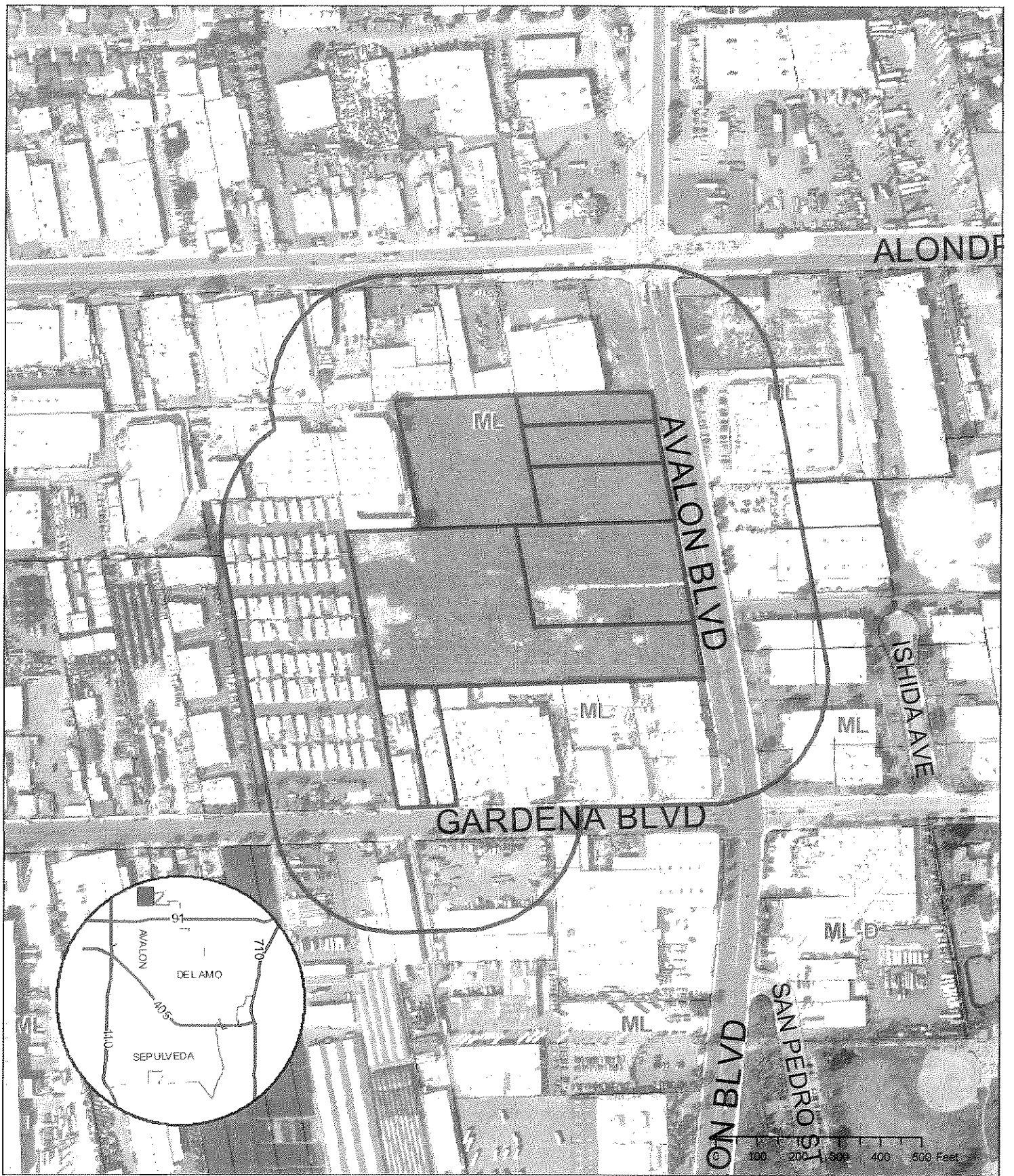
Reviewed by:

  
John F. Signo, AICP, Senior Planner

Approved by:

  
Sheri Repp, Planning Manager





City of Carson  
300 Foot Radius Map  
16325 Avalon Blvd

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Date Printed: Thursday, January 12, 2012  
K:\Addresses\Avalon\Bldg\16325\G143611GIS

EXHIBIT NO. 1



Planning Commission Decision:

Chairman Faletogo moved, without objection, to continue this matter indefinitely.

**11. NEW BUSINESS DISCUSSION**

(workshop to take place prior to Ordinance amendment discussion)

**A) Workshop regarding limited truck use on certain properties in the city of Carson**

Applicant's Request:

The applicant, Planning Division, is requesting the Planning Commission discuss and consider potential development opportunities for various industrial properties in the northwest and central areas of Carson.

Staff Report and Recommendation:

Associate Planner Newberg provided an overview of various properties that have been identified for limited truck activities or business parks uses. He described the types of industrial development that may be considered for these properties and suggested that the Commission might want to consider options to ensure that these properties and potentially others were not developed in a manner that was too intensive for the surrounding area. He noted that one of the larger development sites was being considered for development by Trammel-Crow and advised that they would also participate in the presentation. The recommendation is for the Planning Commission to CONSIDER and DISCUSS the information provided for in this workshop.

Jason Gremillion, Development Manager for Trammel-Crow, highlighted their proposed development for 16325 South Avalon, noting it will be an attractive LEED certified building with a minimum standard of silver rating. He explained that Trammel-Crow has been in Los Angeles County for 33 years and that they are long-term stakeholders in the cities within which they operate; advised that this development is expected to enhance the community, bring in job-intensive users, not truck intensive users; and explained that their buildings are designed for changing marketplaces and adapt well to different uses over the lifespan of these buildings. He stated that the employee parking is typically at the rear and that the design is consistent with the City's vision. He expressed his belief the manufacturing industry is rebounding and that it is believed the units will be easily and quickly occupied once completed.

Commissioner Verrett stated this area is amenable for this type of project because of its close proximity to the freeways.

Associate Planner Newberg stated that a traffic analysis will have to be performed to comply with CEQA.

Commissioner Brimmer asked if any community input was obtained.

Planning Officer Repp explained that there was significant community input done during the General Plan hearings; and noted that Trammel-Crow is seeking the Planning Commission's input this evening on whether it would support such a project before they take the next steps. She advised that Trammel-Crow is proposing a low truck usage ratio of 1 to 9, meaning 1 dock space for every 9,000 square feet of building space.

EXHIBIT NO. 2



She explained that this ratio is much less than the 1 to 5 ratio typically provided for with warehouse uses.

Commissioner Diaz stated he would tend to support a project of this nature.

Mr. Gremillion noted for Commissioner Schaefer that they have already had contact with manufacturing businesses interested in locating to this property, noting there is currently an extreme shortage of these type buildings in Carson.

Chairman Faletogo and Commissioner Goolsby stated they would also support a project of this nature.

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## 12. PUBLIC HEARING

### A) Ordinance Amendment

#### Applicant's Request:

The applicant, city of Carson, is requesting an amendment to the Zoning Ordinance to consolidate or reorganize duplicate language, eliminate typos, and clarify requirements; amend requirements for a home occupation, caretaker's residence, bathroom within an accessory structure, and outdoor display and storage; and address issues concerning nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district. Properties involved would be citywide.

Planning Officer Repp explained that a conditional use permit would be helpful to monitor the appropriate use of caretaker's units.

Commissioner Diaz stated that he is supportive of staff's attempts to simplify and correct the verbiage in the ordinance.

#### Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Diaz, to continue this matter to the September 27, 2011, Planning Commission meeting.

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**MOTION:** Commissioner Verrett moved, seconded by Commissioner Schaefer, to consider Item No. 11B prior to Item No. 12A.  
No objection was noted.

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Due to a possible conflict of interest, Commissioner Diaz recused himself from consideration of this matter.

## 11. NEW BUSINESS DISCUSSION (continued)

### B) Discussion of proposed building demolitions for property located at 21718 South Alameda Avenue.

Planning Officer Repp advised that California Water Services has repurchased this property with the intent to drill more water wells; and stated that Cal Water does intend to demolish the two buildings on this site. She advised that the Chair of the Historical Committee toured this site with staff and noted that a determination was ultimately made by all that while the pump house building is interesting, there really is no historical significance or items to preserve on this site.



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 10, 2011

SUBJECT: Zone Change Case No. 164-11

APPLICANT: City of Carson

REQUEST: To change the zone designation of certain properties from ML (Manufacturing, Light) to ML-D (Manufacturing, Light – Design Overlay)

PROPERTY INVOLVED: Certain properties in the northwest section of Carson comprising the subject area which is approximately 24.4 acres and generally bounded by Alondra Boulevard on the north, Avalon Boulevard on the east, Gardena Boulevard on the south, and Maple Avenue on the west.

#### COMMISSION ACTION

\_\_\_\_ Concurred with staff

\_\_\_\_ Did not concur with staff

\_\_\_\_ Other

Commissioner Verrett moved, seconded by Commissioner Diaz, to approve staff recommendation, thus adopting Resolution No. 11-2382. Motion carried, 8-0 (absent Chairman Faletogo).

#### COMMISSIONERS' VOTE

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

~~Item No. 11A~~

EXHIBIT NO. 3



## Introduction

The proposal is to add certain properties to the Design Overlay district through the zone change process. The proposal is in conformance with the General Plan requirement that the subject area have limited truck activities. The inclusion of certain properties within the Design Overlay district would allow Site Plan and Design Review to occur in which development of said properties would be reviewed for compliance with the General Plan requirement of having limited truck activities among other things. The changes in this request focus on rezoning properties as follows:

Existing	Proposed
ML (Manufacturing, Light)	ML-D (Manufacturing, Light – Design Overlay Review)

The properties associated with the zone change are located in the northwest area of the City (Exhibit 1), comprising approximately 24.4 acres in area, and are generally bounded by Alondra Boulevard to the north, Avalon Boulevard to the east, Gardena Boulevard to the south, and Maple Avenue to the west. The subject area is located in the Carson Consolidated Redevelopment Project Area, but is not currently subject to Site Plan and Design Review. An Environmental Impact Report was prepared and approved for the General Plan (SCH #2001091120) which analyzed the proposed changes.

## I. Background

In October 2004, the City Council approved changes to the General Plan Land Use Element based upon public input gathered from numerous commission and committee meetings, workshops, and public hearings conducted between 1997 and 2004. Changes to the General Plan designations resulted in a number of properties in which the zoning is not consistent with the General Plan. State Law requires that the zoning for a property be consistent with the General Plan. A series of zone changes have been approved to provide consistency between the Carson Municipal Code and General Plan. The subject area represents one of the few remaining areas to be addressed.

The properties identified in this report were described during the General Plan update study process as Special Study Area No. 12b and the portion of Study Area No. 23 west of Avalon Boulevard (Exhibit No. 2). On October 5, 2004, in response to concerns with applying a Business Park designation, the City Council reviewed an alternative to retain the Light Industrial designation and include a policy within the Land Use Element that encourages non-truck intensive uses (Exhibit No. 3). As shown in the adopted Land Use Element, associated policies and implementation strategies were identified and the Land Use Map identified this area for "Limited Truck Activity."



### III. Analysis

#### Design Overlay ("D") District

The properties which make up the subject area are proposed to be given a Design Overlay ("D") designation in conjunction with the ML (Manufacturing, Light) zoning designation. The Design Overlay designation requires that new development be subject to Carson Municipal Code (CMC) Section 9172.23, Site Plan and Design Review. This type of permit is commonly referred to as a Design Overlay Review (DOR). A DOR requires that a development plan be submitted and approved according to procedures contained in CMC Section 9172.23 before any grading permit, electrical permit, plumbing permit or building permit is issued, or sign installed, which involves significant exterior changes in the opinion of the Director. A development valuation exceeding \$50,000 requires the development plan to be reviewed by the Planning Commission by way of a public hearing.

The record shows that the Planning Commission and City Council were concerned about the impacts of truck uses in this area. There are several large properties that could be developed for large warehouse distribution uses. By limiting truck intensive uses, the intent is to attract manufacturing, service and small and mid-size businesses. The existing zone designation for the properties does not provide for any discretionary review unless the subject use requires approval of a conditional use permit. Most truck intensive uses do not require a conditional use permit. Staff believes that the DOR process would provide an appropriate review for future development. Staff recommends that the Planning Commission approve Zone Change Case No. 164-11 to have the zoning of the subject properties be designated within a design review district to provide consistency with the Land Use Element of the General Plan.

#### General Plan

The General Plan Land Use Map designates the subject area for Light Industrial Use and the Land Use Element map displays a "Limited Truck Activity" overlay for the area. The City Council and the Planning Commission considered the best future use for the area and the impact that truck-intensive uses would have on existing and future development in the area. The General Plan Land Use Element contains goals and objectives, and implementation measures intended to accomplish them, as adopted pursuant to City Council policy direction. The following are specific goals and objectives as they directly relate to limiting truck activity in the subject area (LU = Land Use Policy, IM = Implementation Measure):

LU-6.8: "Manage Truck-intensive Uses"

LU-IM 6.8: "Analyze the Zoning Ordinance for truck-intensive uses, determine how such uses may impact other land uses, traffic, and truck routes, and make changes as necessary to the permitted uses and the review processes required. Such changes shall include a jobs and fiscal

impact report to determine affects of the proposed changes to uses permitted and review processes required."

The change in zoning for the subject properties from ML to ML-D brings the zoning into conformance with the General Plan Land Use Map and with the associated implementation measure for managing truck-intensive uses. The overlay of a "D" designation to an already existing ML zone will require discretionary review for new development within the zone. Discretionary review will also provide a more comprehensive review of off-site improvements such as street trees, new curb, gutter and ADA-compliant sidewalk (adequate width, wheelchair accessible corners and driveways), undergrounding of utilities connecting to the site, streetlights, and/or landscaping. The addition of a "D" overlay zoning designation is expected to achieve better design standards and facilitate public discussion of the highest and best use for the properties. The zone change also addresses the following provisions in the General Plan:

LU-7.1: "Periodically review, and amend if necessary, the City's Zoning Ordinance to ensure the compatibility of uses allowed within each zoning district."

LU-IM-7.2: "Amend the Zoning Ordinance to accommodate the Office Park, Business Park, Mixed Use, General Open Space, and Recreational Open Space land use designations. And amend the Zoning Map to be consistent with the adopted General Plan Map. In addition, review and amend the Zoning Ordinance to: clarify permitted and conditionally permitted uses in all districts (i.e., churches and other uses); and to address non-conforming uses."

Rezoning the subject area from ML to ML-D accomplishes the goal set forth in LU-7.1 by ensuring compatibility of existing uses allowed within the ML zone through the discretionary review process. The proposed zoning change is in conformance with Land Use Element of the General Plan.

## **II. Environmental Review**

Environmental Impact Report (EIR) SCH No. 2001091120 was prepared to analyze the impacts of the General Plan. The City Council certified the General Plan EIR in October 2005. The zone change proposed in this request was analyzed as part of that document. Each future development project proposed within the subject area and considered through the application of a discretionary review will require additional review to assess its individual impact(s) on the environment. An initial study and an appropriate environmental determination will be made for each new development project within the subject area as applications are accepted.

**V. Recommendation**

The Planning Commission:

1. RECOMMEND APPROVAL to the City Council of Zone Change Case No. 164-11 to change the zoning on certain properties to ML-D (Manufacturing, Light), thereby bringing the zoning for those properties into conformance with the General Plan.
2. WAIVE further reading and ADOPT Resolution No.\_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE CASE NO. 164-11 AFFECTING CERTAIN PROPERTIES IN THE NORTHWEST AREA OF THE CITY CHANGING THE EXISTING ZONING DESIGNATION OF ML (MANUFACTURING, LIGHT) TO ML-D (MANUFACTURING, LIGHT – DESIGN OVERLAY)."

**III. Exhibits**

1. Zoning Map of Subject Properties
2. General Plan Map for Special Study Areas No. 12b and 23
3. October 5, 2004 City Council Staff Report
4. Draft Resolution of the Planning Commission

Prepared by: \_\_\_\_\_  
Steven Newberg, AICP, Associate Planner

Reviewed by: \_\_\_\_\_  
John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_  
Sheri Repp-Loadsman, Planning Officer

sn: zcc16411p\_031011



**eurocon group inc.**

Consultants in the Building Industry  
General Building Construction  
CA License No. B708010

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January 17, 2012

City of Carson, Planning Department

Mr. Steven Newberg

701 E. Carson St.

Carson, CA. 90745

Tel: (310) 952-1761

Fax: (310) 835-5749

Email: [snewberg@carson.ca.us](mailto:snewberg@carson.ca.us)

**RE: 16325 AVALON BLVD., THE TRAMMEL CROW PROJECT  
(230000 SQF. OF INDUSTRIAL BUILDING). THE TRUCK STACKING ISSUE.**

I the undersigned, Simon Karkafi of Aquamax Carwash located on 16101 S. Avalon Blvd. (just north of 16325 Avalon Blvd. property line) writing you to address my concerns about the new development project taking place at 16325 Avalon Blvd;

1. After having reviewed the traffic report submitted by the developer with our traffic engineer, it is quite obvious that the new proposed driveway shown on site plan (entrance only for 18 wheeler truck) is merely 95 feet away from our only entrance and exit driveway. In order for the 18 wheeler trucks to enter the new site, they have to wait to clear traffic, thus, entirely blocking our driveway. Subsequently, once traffic is clear, they need to occupy (3) lanes to be able to make a right turn into their premises.

The problem is compounded further by the already existing bus stop just north of our only driveway.

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2008 Westwood Blvd., Los Angeles, CA 90025  
Tel: 310-475-3330 Fax: 310-475-3311 Email: [eurocongroupinc@gmail.com](mailto:eurocongroupinc@gmail.com)

EXHIBIT NO. 4



2. We would like to set the record straight and offer a better understanding of our request, i.e., should the city approve the driveway of 16325 Avalon Blvd. without addressing our concern, access will be drastically restricted to our facility which we have just opened at a staggering cost of \$ million and consequently our business will be strangled and will suffer tremendous financial damage. It is of practical interest that the vacant 14 acres next door to us are developed but if they must have a driveway on our southern property line, it is justifiable to be exit only driveway. If marked "exit only", it will not affect our business and the other two driveways shown on site plan on southern side of property and on Gardena Blvd., could be exit and entrance, as they are far enough from our driveway.
3. We ask also the planning department to impose a good dust control measures during construction because our vacuum area is just on the northern property line of the new proposed development and our customers upon exiting our carwash tunnel do expect their vehicles to remain clean until they vacuum and leave our premises.

We have great confidence in the City's responsibility to protect our rights and bring about a fair resolution for this important issue that is seriously threatening the viability and sustainability of our business.

Sincerely,

  
Simon Karkafi

Aquamax Carwash Inc.

01-17-2011

17

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**CITY OF CARSON**  
**INTEROFFICE MEMORANDUM**

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**TO:** STEVE NEWBERG, PLANNING DIVISION  
**FROM:** RICHARD GARLAND, TRAFFIC ENGINEER  
**SUBJECT:** PROPOSED TRAMMELL CROW INDUSTRIAL BUILDING  
16325 AVALON BOULEVARD  
REVIEW OF TRUCK ACCESS ISSUES  
**DATE:** JANUARY 17, 2012

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I have evaluated the truck access driveways at the proposed Trammell Crow industrial building to determine if the design and location of the driveways on Avalon Boulevard would result in any substantial traffic conflicts on the adjacent properties. In particular, I reviewed the issues raised by the owner of the car wash facility located north of the Trammell Crow site at 16101 Avalon Boulevard, as stated in a January 17 letter from Mr. Simon Karkafi of Aquamax Carwash.

The letter from Mr. Karkafi indicates that he is concerned that trucks that will be entering the Trammell Crow site via the north driveway would stack up in the southbound lanes of Avalon Boulevard while waiting to enter the property and thereby block the driveway to the car wash. After reviewing the roadway conditions and anticipated access patterns, I conclude that the Trammell Crow development would not result in any substantial conflicts with the car wash driveway because:

- The north driveway has an uninterrupted entry throat that is 450 feet long, which would minimize on-site interference, delays, and blockages for trucks entering the site.
- The north driveway is 40 feet wide, which is more than enough to accommodate the turning radius for trucks entering the site from Avalon Boulevard.
- Parking is prohibited on the west side of Avalon Boulevard, so there would be no interference or conflicts with vehicles maneuvering into or out of parking spaces.
- The distance between the proposed Trammell Crow driveway and the existing car wash driveway is 95 feet, which provides enough separation to minimize conflicts.
- The site has four driveways, three of which will be used for truck access (two on Avalon and one on Gardena Boulevard). The availability of three truck access driveways will spread out the demand and thereby reduce the concentration of truck volumes at the north driveway, which will in turn minimize the possibility of creating conflicts with the car wash driveway.

EXHIBIT NO. 5



The letter from Mr. Karkafi also requests that the north driveway to the Trammell Crow property be designated as an exit only driveway. I am opposed to this suggestion because it would result in less efficient traffic flows at the industrial site. It is typical for an industrial development to provide a counterclockwise circulation pattern for trucks because that allows for the truck drivers to back into the loading dock stalls while looking over their left shoulder, which offers better visibility and safer operation because they can look through the driver's side window instead of the passenger window. To designate the north driveway as an exit only driveway would preclude the possibility of a counterclockwise circulation pattern and thereby result in potential safety issues.

In summary, it is recommended that the north driveway and all other driveways be designated as inbound and outbound driveways so that the access opportunities are optimized for the industrial site. This proposed design would not result in any substantial conflicts or interference with the access driveway at the adjacent car wash.



Hirsch/Green Transportation Consulting, Inc.

January 18, 2012

Mr. Steven Newberg, AICP  
Associate Planner  
City of Carson – Planning Division  
701 E. Carson Street  
Carson, California 90745

RE: Response to Karkafi Comment Letter Regarding Proposed Industrial/Warehouse Project at 16325 Avalon Boulevard (Design Overlay Review No. 1436-11)

Dear Mr. Newberg,

Hirsch/Green Transportation Consulting, Inc. was retained by the Trammell Crow Company, the applicant for the above-referenced industrial/warehouse project at 16325 Avalon Boulevard (the "Project"), to prepare a traffic study to examine the potential traffic-related issues associated with its development and operation. That traffic study (dated "November 2011") was submitted to the City of Carson (the "City") on December 15, 2011 for review by the City's traffic engineer.

This letter addresses comments submitted to the City by Mr. Simon Karkafi on January 17, 2012 expressing his concerns regarding the potential for vehicular access conflicts created by the Project, which is proposed to be located immediately south of Mr. Karkafi's recently-completed Aquamax Carwash facility. The concerns noted in Mr. Karkafi's comment letter simply reiterate issues discussed at length last week during a meeting at City Hall with you, Mr. Richard Garland (the City's traffic engineer), representatives of the Trammell Crow Company, and Mr. Karkafi. However, following the submittal of Mr. Karkafi's letter, I would like to respond to his comments in writing for the record.

Mr. Karkafi's primary concern is that the proposed semi-truck access scheme for the Project will block the lone entry/exit driveway for his carwash facility, which is located approximately 95 feet north of the Project's northernmost driveway on Avalon Boulevard. This driveway is currently proposed to operate as an entry-only driveway for semi-trucks travelling southbound on Avalon Boulevard, and Mr. Karkafi believes that this configuration will result in semi-trucks "stacking" on southbound Avalon Boulevard as they wait to enter the project site, thereby blocking his carwash's driveway. As a result of this concern, Mr. Karkafi suggests in his comments that the Project's semi-truck access scheme be "reversed" from its currently-proposed counterclockwise operations, such that all trucks entering the site travelling southbound on Avalon Boulevard must only do so from the southernmost driveway, while the northern Project driveway would be revised to provide exit-only operations for semi-truck traffic.



As I explained at our January 9<sup>th</sup> meeting at City Hall, the currently-proposed entry-only configuration for the northerly driveway is the most efficient operation of the driveway, and will eliminate any potential issues related to semi-trucks blocking Mr. Karkafi's carwash driveway itself, or to traffic flow along southbound Avalon Boulevard which could result in vehicular queuing that might block access to Mr. Karkafi's site. The key elements and advantages of the currently proposed entry-only driveway operations for semi-trucks at the site's northernmost driveway are briefly noted and discussed below.

- The project's northernmost driveway has been widened to 40 feet (based on our own analysis of semi-truck access operations) in order to permit trucks to easily enter the driveway without running over the curbs or backing up to realign with the driveway;
- The northern internal site access roadway, connecting the northernmost driveway to the truck loading docks on the western side of the proposed industrial/warehouse building, is not configured with any parking spaces, and as such, provides a clear and unobstructed path from Avalon Boulevard to the loading docks;
- Because the northern internal drive aisle connecting the driveway and the west side of the project site does not exhibit any vehicular parking spaces, inbound semi-trucks can queue along this drive aisle if there are any temporary delays in accessing their loading dock, which cannot occur along the southern drive aisle (due to parking spaces provided along that portion of the project site);
- If necessary, the northern internal drive aisle can accommodate up to approximately seven semi-trucks at a time (the maximum number of trucks entering the site via this driveway during any single hour is only expected to be nine trucks).
- Since the northern internal drive aisle will be restricted to one-way westbound (inbound) travel for semi-trucks, no conflicts with outbound trucks at the northernmost driveway, which could result in inbound trucks having to wait to enter the site, will occur;
- The currently-proposed counterclockwise semi-truck circulation pattern for the project site provides a more efficient "backing" maneuver for inbound trucks as they enter the loading docks on the west side of the building (drivers looking over their left shoulder rather than backing "blind" into the loading dock), thereby increasing the efficiency of this operation and minimizing any on-site "stacking" by trucks waiting to enter the docks; and
- Semi-trucks entering the site will do so quicker and more efficiently than semi-trucks exiting the site, because they will already be moving, while trucks exiting the site will be starting the required right-turn exit from a dead stop, thereby blocking southbound traffic on Avalon Boulevard for longer periods than for entering trucks, and potentially creating substantial vehicular queues in front of Mr. Karkafi's driveway.

Based on these factors, the currently-proposed semi-truck access scheme for the Project site is the most efficient operation for the proposed development, and will not result in any significant traffic impacts to the operations of Mr. Karkafi's carwash driveway.



Letter to Mr. Steven Newberg  
January 18, 2012  
Page 3 of 3


The traffic study prepared by our firm concluded that the Project would not cause significant impacts to the traffic flows along Avalon Boulevard adjacent to the site, or to the operations of the nearby intersection of Avalon Boulevard and Alondra Boulevard. Moreover, our review of Mr. Karkafi's suggested modification of the project's northernmost site driveway to restrict it to semi-truck exit-only operations would actually reduce the efficiency of both the internal truck circulation as well as create a greater potential for semi-truck and other vehicular queuing along Avalon Boulevard adjacent to his site's driveway, and would therefore likely exacerbate the potential concerns expressed in his comment letter.

The City's own traffic engineer, Mr. Garland, has fully reviewed our analyses related to the project's semi-truck site access operations, and agrees that the currently proposed scheme is not only acceptable, but preferred. Further, although Mr. Karkafi's comment letter references some level of review of our traffic study by his own traffic engineer, no detailed or technical comments refuting our analyses are provided.

Therefore, based on our analyses of the Project, as detailed in our November 2011 traffic study, we continue to strongly recommend the site access scheme as presented in that document, which configures the northernmost Project driveway for entry-only operations for semi-trucks. This configuration will provide the most efficient operations as it relates to semi-truck access to the site, and will not result in any significant disruption of the operations of either Mr. Karkafi's carwash driveway or the operations of Avalon Boulevard or the adjacent intersections.

Please feel free to contact me if you have any questions or comments regarding this letter.

Sincerely,



Ron Hirsch, P.E.  
Principal







# CITY OF CARSON

## NEGATIVE DECLARATION

Case: Design Overlay Review No. 1436-11

Applicant: Trammel Crow Company, c/o Jason Gremillion

Address: 2049 Century Park East, Suite 2600, Los Angeles, CA 90067

Project Description: The proposal is to construct a 230,000-square-foot, multi-tenant industrial building on a 12-acre site known as the former "Evergreen" site, located in the ML-D (Manufacturing, Light – Design Overlay) zone district. The project site is currently vacant and unimproved.

Project Location: 16325 Avalon Boulevard, Carson, CA 90745

On the basis of the Initial Study prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment. A copy of said Initial Study is available for review at the Community Development Department, 701 E. Carson Street, Carson, California, 90745 and also online at:

[http://ci.carson.ca.us/content/departments/eco\\_dev\\_service/planning\\_agenda.asp](http://ci.carson.ca.us/content/departments/eco_dev_service/planning_agenda.asp).

Mitigation Measures: None

Responsible Agencies: City of Carson, Planning Division

Trustee Agencies: Los Angeles County Fire Department; Building and Safety

Notice pursuant to Section 21092.5 of the Public Resources Code:

A Public Hearing will be held in the City Hall Council Chambers, 701 E. Carson Street, Carson, California, on January 24, 2012 at 6:30 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter. Prior to the Public Hearing, the public is invited to submit written comments on this Negative Declaration to the Community Development Department, City Hall, 701 East Carson Street, Carson, California 90745 or phone (310) 952-1761, ext. 1810, or by e-mail at [snewberg@carson.ca.us](mailto:snewberg@carson.ca.us). Please refer to the case number listed above.

**This document constitutes a Negative Declaration.**

  
\_\_\_\_\_  
Steve C. Newberg, AICP, Associate Planner

1/4/12  
\_\_\_\_\_  
Date

CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1436-11 FOR THE CONSTRUCTION OF A 230,000-SQUARE-FOOT MULTI-TENANT WAREHOUSE AND DISTRIBUTION BUILDING, AS WELL AS ASSOCIATED LANDSCAPING, SIGNS, WALLS AND FENCING IMPROVEMENTS ON THE SUBJECT SITE LOCATED AT 16325 S. AVALON BOULEVARD

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, Jason Gremillion, on behalf of the Trammel Crow Company, with respect to real property located at 16325 S. Avalon Boulevard and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review 1436-11 to authorize the construction of a proposed 230,000-square-foot multi-tenant warehouse and distribution building, as well as associated landscaping, signs, walls and fencing improvements in the ML-D (Manufacturing, Light - Design Overlay) zone.

A public hearing was duly held on January 24, 2012, 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.** Pursuant to Section 9172.23(d), Site Plan and Design Review, Approval Authority and Findings and Decision, the Planning Commission finds that:

- a) The project site is located within the ML-D (Manufacturing, Light - Design Overlay) zoning district. The General Plan Land Use designation for the property is Light Industrial which is compatible with the property's zoning. The project site is located in an urbanized setting characterized primarily by industrial uses, with a limited number of commercial uses. The industrial uses range from small, one-story buildings to larger, one- and two-story light industrial and warehouse building located along Avalon Boulevard, Gardena Boulevard and Alondra Boulevard. The proposed project is compatible with the intended character of the area and surrounding uses.
- b) The proposed 230,000-square-foot multi-tenant warehouse and distribution facility will be located approximately 90 feet from Avalon Boulevard in order to provide an average 25-foot landscaped setback, vehicular parking and drive aisles, and landscaped area in front of the building's office entrances. The proposed building is two-story, up to 42.5 feet in height. The proposed elevations are typical of most new office/warehouse development elsewhere in Carson and the South Bay. The enhanced façade treatment continues along those areas of the north and south elevations visible from the public rights-of-way.

- c) The property will be paved with a concrete-asphalt base per Municipal Code standards with landscaping along the interior lot lines and in the front yard setback area. A total of 244 automobile parking spaces are provided, including seven disabled parking spaces. There are a total of 4 truck parking spaces provided at a ratio of 1:7 dock doors. Vehicular access onto the subject property is adequately served by the four driveways proposed for the property. Circulation on the subject property is facilitated by a long truck corridor along the north side of the property. Trucks circulation on the property is provided in the preferred counter-clockwise pattern so drivers are looking over their left shoulder's thus minimizing the potential for blind-spot areas. Convenience and safety of circulation for pedestrians and vehicles is adequately provided.
- d) Preliminary sign locations have been proposed along the façade of the building. Exact locations and sign types will not be known until tenants begin to occupy the building area(s) and submit for separate sign approvals. Such approval will be considered by planning staff when sign permits have been applied for after the discretionary entitlement process. All signs, including directional signs, are required to be compliant with applicable zoning codes. The building will be painted an earthen tone, with darker beige accent colors throughout. The proposed project displays an overall attractiveness, effectiveness and restraint in signing, graphics and color.
- e) The project site is bounded by Avalon Boulevard on the east and by existing development on the north, east and south. Regional access to the project site is provided by the Harbor Freeway (SR-110/I-110), approximately one mile west of the project site, and the Artesia/Gardena Freeway (SR-91) approximately 0.75 miles south. Local access to the project site is provided by, but is not limited to, the following roadways: Avalon Boulevard, Gardena Boulevard and Alondra Boulevard. The subject property is within a stretch of Avalon Boulevard which is a designated truck route. There is adequate street access and traffic capacity.
- f) The project conforms to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

**Section 5.** 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 Negative Declaration prepared for this project. The proposed use meets or exceeds all City standards for protection of the environment and will not adversely impact the character of the surrounding area.

**Section 6.** Based on the aforementioned findings, the Commission hereby adopts the Negative Declaration and grants approval of Design Overlay Review No. 1436-11, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 7.** The Secretary shall certify to the adoption of this Resolution and shall transmit copies of the same to the applicant.

**Section 8.** 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 24<sup>TH</sup> DAY OF JANUARY, 2012.

\_\_\_\_\_  
CHAIRMAN

ATTEST:

\_\_\_\_\_  
SECRETARY

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**LEGAL DESCRIPTION**

EXHIBIT "A"

**PARCEL A:**

THE EASTERLY HALF OF THAT PORTION OF LOT 18 OF THE BASSETT TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF PALM AVENUE, WITH THE WEST LINE OF SAID LOT 18; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHWEST CORNER OF THE LAND CONVEYED BY CHARLES A. BOWLUS AND WIFE, TO GEORGE FORD, BY DEED RECORDED IN BOOK 3132 PAGE 245 OF DEEDS; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LAND SO CONVEYED TO A POINT FROM WHICH, SHOULD A LINE BE DRAWN SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 18 TO THE NORTH OF PALM AVENUE AND THEN WESTERLY TO THE PLACE OF BEGINNING WOULD CONTAIN ONE ACRE; THENCE FROM SAID POINT SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 18 TO THE NORTH LINE OF PALM AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE TO THE PLACE BEGINNING; THENCE WESTERLY LINE OF SAID EASTERLY HALF BEING PARALLEL WITH THE EASTERLY LINE OF SAID EASTERLY HALF.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERAL, PETROLEUM, AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER OR PRODUCED OR EXTRACTED FROM THE SUBSURFACE OF A DEPTH OF 100 FEET AND DEEPER OF THE PROPERTY HEREIN DESCRIBED. THIS EXCEPTION DOES NOT INCLUDE ANY SURFACE RIGHTS OF ENTRY THEREON, AS RESERVED BY JOHN MILTON HARDING AND ALTA HARDING, HUSBAND AND WIFE, IN DEED RECORDED AUGUST 8, 1961 AS INSTRUMENT No. 318 IN BOOK D-1314 PAGE 191, OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL MINERAL, PETROLEUM AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER OR, PRODUCED OR EXTRACTED FROM THE SUBSURFACE AT A DEPTH OF 100 FEET AND DEEPER OF THE PROPERTY HEREIN DESCRIBED. THIS EXCEPTION DOES NOT INCLUDE ANY SURFACE RIGHTS OR RIGHT OF ENTRY THEREIN AS RESERVED BY ANNA L. SNOW, A WIDOW, WHO ACQUIRED TITLE AS ANNE L. SNOW, IN DEED RECORDED JUNE 8, 1966 AS INSTRUMENT NO. 1324, IN BOOK D-3327 PAGE 967, OFFICIAL RECORDS.

**PARCEL B:**

PARCEL 1, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3932, FILED IN BOOK 54 PAGE 94 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM A PORTION OF SAID LAND, 50 PERCENT OF ALL MINERALS, OIL, PETROLEUM, NATURAL GAS AND PRODUCTS DERIVED THEREFROM, AT A DEPTH OF 500 FEET OR MORE, BELOW THE SURFACE THEREOF, BUT WITHOUT THE RIGHT OF ENTRY, TO THE SURFACE THEREOF, AS RESERVED BY MARGARET B. BEST, A WIDOW, IN DEED RECORDED APRIL 2, 1958 AS DOCUMENT NO. 679 IN BOOK D60 PAGE 603, OF OFFICIAL RECORDS.

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## LEGAL DESCRIPTION

(continued)

EXHIBIT "A"

### PARCEL C:

PARCEL 2, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3932, FILED IN BOOK 54 PAGE 94 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM THAT PORTION OF PARCEL 2, INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN THE DEED RECORDED IN BOOK 49006 PAGE 391 OFFICIAL RECORDS, ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING IN AND UNDER SAID LAND, AS RESERVED BY JOSEPH J. VANDEZANDE AND NADINE L. VANDEZANDE, IN DEED RECORDED SEPTEMBER 21, 1955 IN BOOK 49006 PAGE 391, OFFICIAL RECORDS.

ALSO EXCEPT FROM THAT PORTION OF PARCEL 2, INCLUDED WITHIN THE LINES OF THE LAND DESCRIBED IN DEED RECORDED IN BOOK D-60 PAGE 603, OFFICIAL RECORDS, 50 PERCENT OF ALL MINERALS, OIL, PETROLEUM, NATURAL GAS AND PRODUCTS DERIVED THEREFROM WITHIN OR UNDERLYING THE ABOVE LAND OR THAT MAY BE PRODUCED THEREFROM AT A DEPTH OF 500 FEET OR MORE, BELOW THE SURFACE THEREOF, BUT WITHOUT RIGHT OF ENTRY TO THE SURFACE THEREOF, AS RESERVED BY MARGARET B. BEST, A WIDOW, IN DEED RECORDED APRIL 2, 1958 IN BOOK D-60 PAGE 603, OFFICIAL RECORDS AS INSTRUMENT NO. 679.

ALSO EXCEPT FROM THAT PORTION OF PARCEL 2, LYING SOUTHERLY OF THE SOUTHERLY LINE OF PARCEL 1 AND THE WESTERLY PROLONGATION THEREOF ONE-HALF OF ANY OIL, OR OTHER MINERALS IN AND UNDER SAID LAND, AS RESERVED IN THE DEED FROM ADDISON E. PHILLED AND RELIA B. PHILLED, HUSBAND AND WIFE, FILED FOR REGISTRATION ON AUGUST 11, 1953 AS DOCUMENT NO. 14871-V.

END OF LEGAL DESCRIPTION

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**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1436-11**

**GENERAL CONDITIONS**

1. If a building permit plan check submittal proposing the implementation of Design Overlay Review No. 1436-11 is not submitted to the City of Carson within one year of its effective date, 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 as Exhibits "C-1" and "D-1" respectively in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
5. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval by the Planning Division prior to the issuance of a building permit.
6. 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.

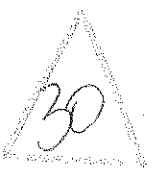




7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. It is further made a condition of this approval that if any condition is violated or if any law, statute 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.
9. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
10. 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.
11. The 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. 1436-11. 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.

#### PARKING

12. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
13. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
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. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:



- a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
  - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
17. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
18. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

19. 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.
20. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
21. 6" x 6" concrete curbs are required around all landscaped planter areas unless otherwise approved by the Planning Division.
22. 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.
23. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
- a. A 26-foot width landscaped setback area for the majority of the property line fronting Avalon Boulevard and additional landscaped areas in accordance with Page A1-1-P of the Development Plans (Exhibit "C-1") dated October 20, 2011;
  - b. Minimum 24" box trees spaced 30-40 feet on center within property unless otherwise approved by the Planning Division;
  - d. Annual flowers wherever possible; and,
  - e. Irrigation system designed to commercial grade standards.

#### AESTHETICS

24. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into all building facades, subject to Planning Division approval.
25. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits.
26. Graffiti shall be removed from all project areas within 15 days of written notification 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.).

### SIGNS

27. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.

### FENCES/WALLS

28. A minimum eight-foot high concrete masonry wall shall be constructed along the west property line. The design of such wall is subject to review and approval of the Planning Division and required to be installed prior to the final approval of a building permit for the new warehouse building.
29. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) the Zoning Ordinance.
30. Outdoor storage is permitted in designated yard areas only, and subject to applicable zoning codes. All outdoor storage shall be screened from view from the public rights-of-way. All outdoor storage is prohibited within required setbacks or future rights-of-way.

### LIGHTING

31. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (industrial zones) of the Zoning Ordinance.

### TRASH

32. The trash enclosure(s) shall be located on a four inch concrete pad screened by a six-foot-high decorative concrete block wall that is compatible with the architectural design of the main building. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit(s).

### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

33. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
34. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
35. Provide water mains, fire hydrants and fire flows as required by the County of Los Angeles Fire Department



36. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
37. All proposed gates shall be equipped with Fire Department approved locking devices.
38. The required fire flow for public fire hydrants at this location is **8000** gallons per minute at 20 psi for a duration of **4** hours, over and above maximum daily domestic demand. **Three** hydrants flowing simultaneously may be used to achieve the required fire flow.
39. All hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25 feet from a structure or protected by two (2) hour rated firewall.
40. Relocate two existing public fire hydrants: i) on Avalon Blvd. at the northerly property line adjacent to the proposed development, and ii) on Avalon Blvd. at the southerly property line adjacent to the proposed development.
41. Flow test two existing public fire hydrants: i) on Gardena Blvd. on the same side of the street as the proposed development nearest the property line, and ii) on Avalon Blvd. adjacent to the proposed development.

#### PUBLIC SAFETY - CITY OF CARSON

42. Ensure compliance with non-structural seismic mitigation measures, e.g. overhead glass treatments should use safety glass or film; vending machines, ice machines (if used) and other types of machines and equipment should be bolted or braced. Pictures and decorative items within common areas shall be secured for earthquake safety.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

43. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.
44. The Developer shall submit a copy of approved plans on mylars (such as, Sewer, Street and/or Storm Drain Improvements, whichever applies), to the City of Carson – Engineering Division, prior to issuance of construction permits.
45. 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.
46. 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:



47. 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.
48. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
49. 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.
50. A soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
51. The applicant shall comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
52. The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
53. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
54. The Developer shall submit improvement plans to the Development Services Group – Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
55. Sewer Main Improvements (if any) are required along Avalon Boulevard as determined by the aforementioned sewer area study.
56. Storm Drain Improvements (if any) are required along Avalon Boulevard as determined by the aforementioned requirement.
57. Sewer Main Improvements (if any) are required along Gardena Boulevard as determined by the aforementioned sewer area study.
58. Storm Drain Improvements (if any) are required along Gardena Boulevard as determined by the aforementioned requirement.
59. A construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of Building Permit.

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60. Proof of Worker's Compensation and Liability Insurance.

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

61. 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.
62. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Avalon Boulevard and/or Gardena Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
63. Fill in any missing sidewalk within the public right of way along Avalon Boulevard and/or Gardena Boulevard abutting this proposed development
64. Remove and replace any broken/damaged driveway approach within the public right of way along Avalon Boulevard and/or Gardena Boulevard abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
65. The Developer shall modify existing driveways within the public right of way along Avalon Boulevard and/or Gardena Boulevard abutting this proposed development per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
66. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 40 feet.
67. All new utility lines, servicing the proposed development abutting the proposed development shall be underground to the satisfaction of the City Engineer.
68. Install striping and pavement legend per City of Carson standard.
69. Paint Curbs Red along Avalon Blvd and/or Gardena Boulevard within or abutting this proposed development. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.
70. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
71. The Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.



72. Comply with mitigation measures recommended by the water purveyor.
73. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
74. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
75. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
76. 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.
77. The applicant shall submit for any necessary lot line adjustment or lot merger application, as required by the Engineering and/or Building and Safety Divisions. Such adjustment(s) or merger(s), if required, shall be completed and recorded prior to the issuance of a building permit.
78. All Site Design and Source Control Best Management Practices (BMP's) contained in the Standard Urban Stormwater Mitigation Plan (SUSMP) shall be adhered to and monitored for compliance per County of Los Angeles and City of Carson applicable rules and regulations and the SUSMP schedule of BMP inspection/maintenance. Failure to comply with applicable SUSMP, City and County standards could result in fines and penalties as applicable.

#### ENGINEERING SERVICES DIVISION – TRAFFIC – CITY OF CARSON

79. A sign shall be posted along Avalon Boulevard nearest the northernmost point of the subject property. This sign shall read, "No Stopping at Any Time", and shall be installed pursuant to City of Carson Engineering Division – Traffic – and any other applicable standards and subject to review and approval by the Planning Division and City Traffic Engineer.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

80. 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.

