



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 28, 2012

SUBJECT: Retail sale of diesel fuel for large-body trucks

APPLICANT/PROPERTY OWNER: Bijan Radnia
Mobil Gas Station
21633 South Wilmington Avenue
Carson, CA 90810

REQUEST: To consider a major modification to allow large-body trucks on-site for retail sale of diesel fuel at an existing Mobil gas station located in the CG-D (Commercial, General – Design Overlay) zoning district.

PROPERTY INVOLVED: 21633 South Wilmington Avenue

COMMISSION ACTION

_____ Concurred with staff

_____ Did not concur with staff

_____ Other

COMMISSIONERS' VOTE

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

Item No. 11C

I. Introduction

Date Application Received:
December 15, 2010

Applicant/Property Owner:
Mr. Bijan Radnia
21633 Wilmington Avenue
Carson, CA 90810
delamopark@aol.com

Project Address:
21633 Wilmington Avenue, Carson, CA 90810

Project Description

The applicant is requesting approval of a modification to the conditions of approval that allow large-body trucks on-site for retail diesel fuel sales located at the Mobil Gas Station, 21633 Wilmington Avenue within the CG-D (Commercial, General – Design Overlay) zone. The general plan designation is commercial general and the project site is about 26,741 square feet.

On June 14, 2011, the Planning Commission approved the minute resolution to allow large-body trucks on-site for retail diesel fueling with review in six (6) months to determine successful safety standards and provide the applicant opportunity to comply with conditions of approval (EXHIBIT 2). Staff tentatively scheduled the matter for December 13, 2012, but it was re-scheduled to allow the applicant time to resolve his conditions of approval prior to meeting with the Planning Commission (EXHIBIT 3).

II. Background

The property owner has been in periodic contact with staff since June, 2011. During this duration, staff did not observe significant truck activity at subsequent site visits and has encouraged the applicant to comply with the conditions of approval as noted in the June 14, 2011 staff report (EXHIBIT 4). As a result, most of the conditions have been complied with or revised.

Staff received an e-mail from the applicant on August 9, 2011, that contained a statement from an Exxon/Mobil Gas representative which stated they would not approve any changes to the existing canopies (EXHIBIT 5). As such, the condition to attach a vertical canopy barrier sign has been removed.

On November 8, 2011, staff and the Traffic Engineer (Richard Garland) met with the applicant because the condition to install the third bollard at the Carson Street pumping island had not been met. During the meeting, the applicant requested to



remove the condition because the existing bollards have been an efficient safeguard. As a result, the Traffic Engineer monitored the property and determined the following:

- Revise the traffic engineering condition requiring to install a third bollard near the sidewalk along Carson Street to read "If the traffic signal controller cabinet on the north side of Carson Street west of Wilmington Avenue is damaged by a vehicle that is maneuvering on the Mobil station property, a third yellow bollard shall be installed east of the two existing bollards along the Carson street property line near the cabinet" (EXHIBIT 6).

As mentioned, the applicant has brought most conditions into compliance (planted trees along the western property line wall, removed the cabinet sign from the light post on Carson Street and provided staff an employee training handout) except for one:

- Comply with all regulatory agency (City, County and State) requirements, including but not limited to resolution of expired and/or required building, plumbing, mechanical and electrical permits. Obtain final inspections and/or approvals from all relative regulatory agencies as needed.

This condition is required so to legalize the conversion from service bays to a convenience store, a rooftop air conditioning unit and an existing clean air separator (CAS) tank foundation. Staff and the Building and Safety Manager (Kit Bagnell) met with the applicant to discuss the status of his permits on February 13, 2012 (EXHIBIT 7). Mr. Bagnell advised the applicant of his findings and provided the steps to address each issue (EXHIBIT 8).

III. Analysis

Modification

The applicant requests the Commission to approve the major modification to allow large-body trucks on-site for retail diesel fuel sales. Although staff has been concerned with the applicant's performance schedule, staff recognizes the applicant's effort to comply. Though staff has not observed consistent truck activity, staff believes with the safeguards in place, effective staff training and compliance with the traffic circulation standards (Exhibit 9), vehicles can safely circulate on the property. However, staff has concerns with the applicant's history of agreeing to conditions of approval but failing to completely comply.

Area of Concern:

1. Applicant's follow through to resolve all expired permits.



IV. Environmental Review

The proposed modification is exempt from the provisions of the California Environmental Quality Act – Section 15321(a)(2) – Enforcement Actions by Regulatory Agencies.

V. Conclusion

Staff believes with the safeguards in place, effective staff training and compliance with the traffic circulation standards, vehicles can safely circulate on the property. If the Planning Commission considers the opportunity for large-body truck fueling, it is recommended by staff that such authorization is provided subject to a full and complete compliance.

The applicant shall abide by the following conditions:

- Comply with all regulatory agency (City, County and State) requirements, including but not limited to resolution of expired and/or required building, plumbing, mechanical and electrical permits. Obtain final inspections and/or approvals from all relative regulatory agencies as needed by May 31, 2012. The Planning Division may authorize a 60 day extension if it is determined that the applicant is working diligently to complete final corrections. Failure to complete the abovementioned permits shall require a review by the Planning Commission and possible referral to the City Prosecutor;
- If the traffic signal controller cabinet on the north side of Carson Street west of Wilmington Avenue is damaged by a vehicle that is maneuvering on the Mobil station property, a third yellow bollard shall be installed east of the two existing bollards along the Carson street property line near the cabinet; and
- Maintain all landscaped areas and provide an operable, automatic irrigation system.

VI. Recommendation

That the Planning Commission:


- **APPROVE** the Categorical Exemption;
- **APPROVE** the Major Modification, subject to conditions of approval attached as Exhibit "B" to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled, "A Resolution of the Planning Commission of the City of Carson approving Modification No. 1 to continue to allow large-body trucks on-site for retail sale of diesel fuel and general site improvements in the CG-D (Commercial, General – Design Overlay) zone located at 21633 S. Wilmington Avenue.




VII. Exhibits

1. Site Map
2. June 14, 2011 Minutes: Item No. 11A
3. Staff e-mail to applicant dated October 31, 2011 through December 12, 2011
4. June 14, 2011 Staff Report: Item No. 11A
5. Exxon/Mobil e-mail dated August 8, 2011
6. Traffic Engineer Memo dated December 6, 2011
7. Staff letter to applicant dated February 8, 2012
8. Building and Safety's permit and plan check status dated June 14, 2011, May 10, 2011, and February 13, 2012
9. Site Circulation Analysis
10. Development plans (under separate cover)


Prepared by:


McKina Alexander, Planning Technician

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp-Loadsman, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 12-2423

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING OF MAJOR MODIFICATION TO ALLOW ON-SITE RETAIL SALES OF DIESEL FUEL FOR LARGE-BODY TRUCKS TO A PROPERTY LOCATED AT 21633 WILMINGTON AVENUE.

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

Section 1. An application was duly filed by the applicant, Bijan Radnia, with respect to real property located at 21633 Wilmington Avenue, and described in Exhibit "A" attached hereto, requesting the approval to allow large-body trucks on-site for retail sales of diesel fuel for a property located within the CG-D (Commercial, General – Design Overlay) zone.

A public hearing was duly held on February 28, 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. The Planning Commission finds that:

- a) The proposed project is identified in the General Plan as a permitted use for this land use category. There is no specific plan for this area. The surrounding properties are developed with residential, commercial, and retail uses which the proposed project is compatible.
- b) The existing building was built in 1963 with most buildings in the surrounding area constructed around the same time.
- c) The retail sale of diesel fuel was originally approved by the Planning Commission by a minute resolution on October 10, 2000 with a prohibition for fueling of large-body trucks on-site. On June 14, 2011, a major modification to allow large-body truck fueling on-site was approved subject to a six month review to ensure compliance of all conditions of approval as noted in the June 14, 2012 staff report and successful safety standards. The applicant has also requested several minor modifications to the conditions of approval associated with fueling of large trucks.
- d) There are a total of 6 parking spaces including 1 ADA space. Vehicular driveways are located along Wilmington Avenue and Carson Street (four access points). Restrict the ingress to the site for large-body trucks to the southerly drive approach on Wilmington Avenue and the westerly drive approach on Carson Street. Adequate pedestrian access to and from the parking areas is provided in the design. The driveway and parking area improvements will provide safety and convenience, in terms of circulation for pedestrians and vehicles.



- d) Provide a truck queuing area along the northerly property line to provide an area on-site for large-body trucks to wait until a fueling position is available.
- e) The large-body truck fueling lanes will be restricted to the northerly side of the Carson Street fueling canopy and the westerly side of the Wilmington Avenue fueling canopy. Bollards will be added along the property line parallel to the fueling islands on Carson Street and Wilmington Avenue to physically restrict large-body truck access.)
- f) In order to direct site access and on-site circulation, install directional signs. Install "Truck Entrance" Sign: One to be located at the southerly drive approach on Wilmington Avenue and one at the westerly approach on Carson Street; "No Truck Entry" Signs: One located at the northerly drive approach on Wilmington Avenue and one at the easterly approach on Carson Street; Install Fueling Lane Directional Signs: One located at each fueling canopy; and "Truck Waiting Area" Signs: One truck waiting directional sign located along the westerly property line and one truck waiting area sign located along the northerly property line.
- g) These modifications: traffic circulation, restrictions and directional signs will provide safeguards so that vehicles can safely circulate on the subject property.
- h) Train all employees to ensure safe on-site circulation of all vehicles.

Section 4. The Planning Commission further finds that the major modification is deemed exempt from further environmental review as it will not generate significant environmental impacts. Therefore, the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15321(a)(2) – Enforcement Actions by Regulatory Agencies.

Section 5. Based on the aforementioned findings, the Commission hereby approves the categorical exemption and major modification 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 28th DAY OF FEBRUARY, 2012.

CHAIRMAN

ATTEST:

SECRETARY

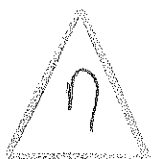


EXHIBIT "A"

Assessor's Parcel Number: 7326-010-023

Property Description:

TR=4054 FOR DESC SEE ASSESSOR'S MAPS POR OF LOT 66



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"

MAJOR MODIFICATION NO. 1

GENERAL CONDITIONS

1. Comply with all regulatory agency (City, County and State) requirements, including but not limited to resolution of expired and/or required building, plumbing, mechanical and electrical permits. Obtain final inspections and/or approvals from all relative regulatory agencies as needed by May 31, 2012. The Planning Division may authorize a 60 day extension if it is determined that the applicant is working diligently to complete final corrections. Failure to complete the abovementioned permits shall require a review by the Planning Commission and possible referral to the City Prosecutor;
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 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.
5. 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 by the Planning Commission.
6. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
7. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
8. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.



9. 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.
10. 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. 1440-11. 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

11. The required parking shall meet all applicable standards as outlined in the Carson Municipal Code.
12. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
13. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
14. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
15. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
16. All areas used for the movement parking and loading 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. ADA parking shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.



LANDSCAPING/IRRIGATION

18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
19. 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.
20. Landscaping and irrigation are to include, but are not limited to:
 - a. Tree height and plant materials to be approved by the project planner prior to installation.

Furthermore, these plans are subject to Planning Division review and approval before landscape/irrigation construction, which is to be completed prior to the issuance of final occupancy.

21. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.

SIGNS

22. All signage shall comply with the requirements in the CG-D (Commercial, General – Design Overlay) zone. Signage plans shall be reviewed and approved by the Planning Division prior to obtaining building permit.
23. The applicant must obtain a final inspection and approval from the Planning Division prior to obtaining a final building permit.

LIGHTING

24. Onsite lighting shall conform to the requirements of the Carson Municipal Code and shall be directed downward and inward so as not to cause light and glare impacts to adjacent residences and motorists.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

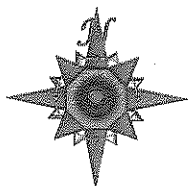
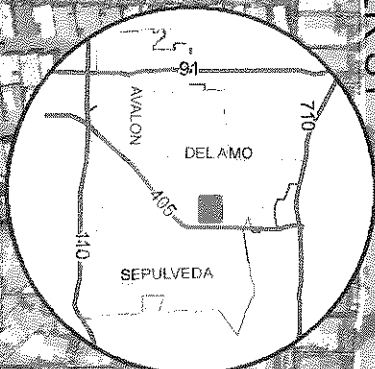
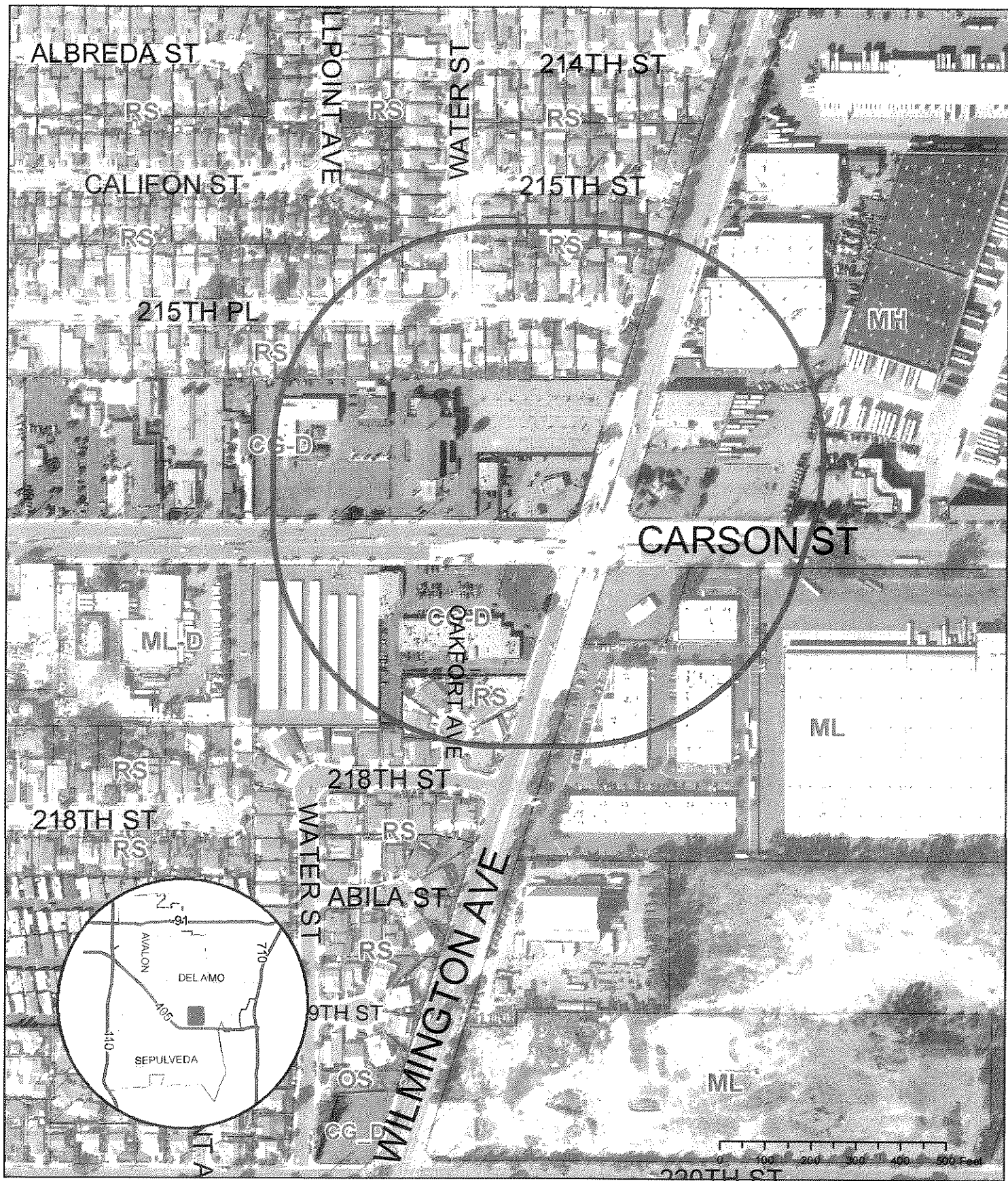
39. If the traffic signal controller cabinet on the north side of Carson Street west of Wilmington Avenue is damaged by a vehicle that is maneuvering on the Mobil station property, a third yellow bollard shall be installed east of the two existing bollards along the Carson street property line near the cabinet
40. A construction permit is required for any work to be done in the public right-of-way.
41. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.



BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

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





City of Carson
500 Foot Radius Map
21633 Wilmington Ave

EXHIBIT NO. 1

13

MINUTES

CITY OF CARSON

REGULAR MEETING OF THE PLANNING COMMISSION IN JOINT SESSION WITH THE SPECIAL MEETING OF THE PUBLIC WORKS COMMISSION

CITY COUNCIL CHAMBERS, CARSON CITY HALL

701 East Carson Street, Second Floor
Carson, CA 90745

June 14, 2011 – 6:30 P.M.

1. **CALL TO ORDER**
Chairman Faletogo called the meeting to order at 6:36 P.M.
2. **PLEDGE OF ALLEGIANCE**
The Salute to the Flag was led by Commissioner Schaefer.
3. **ROLL CALL**
Planning Commissioners Present:
Brimmer, Diaz, Faletogo, Goolsby,
*Gordon, Park, Schaefer, Saenz,
Verrett

*Commissioner Gordon arrived at
6:50 P.M.

Planning Commissioners Absent:
None

Public Works Commissioners
Present: *Fa'avae, Harris,
Thompson, Tingson

*(Commissioner Fa'avae arrived at
6:55 P.M.)

Public Works Commissioners Absent:
Johnson (excused)

Planning Commissioners Departed
Early: None

Planning Staff Present: Planning
Officer Repp, Senior Planner Signo,
Assistant City Attorney Soltani,
Associate Planner Gonzalez,
Planning Technician Alexander,
Traffic Engineer Garland, Code
Enforcement Manager Tupuola,
Recording Secretary Bothe

11. CONTINUED PUBLIC HEARING

A) Retail Sale of Diesel Fuel for Large-Body Trucks

Applicant's Request:

The applicant, Bijan Radnia, is requesting to consider a major modification to allow large-body trucks on-site for retail sale of diesel fuel or revocation of approval for retail sale of diesel fuel at an existing Mobil gas station located in the CG-D (Commercial, General – Design Overlay) zoning district. The property is located at 21633 South Wilmington Avenue.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to OPEN the continued public hearing; TAKE public testimony; and APPROVE the minute resolution to allow large-body truck fueling with review in six (6) months of compliance and successful safety standards.

Chairman Faletogo questioned what will happen if there is no follow-through after six months and why the gas station was recently closed.

Planning Technician Alexander stated it can either go back to what was approved for small vehicle diesel fuel sales only or revocation proceedings can take place. She noted that the station was recently closed for underground equipment maintenance activity.

Vice-Chairman Park asked what the status is on the expired permits listed on Page 17.

Planning Technician Alexander stated those permits are still currently expired; however, the applicant has submitted plans to the Building and Safety staff to rectify those issues. She explained that in the past when diesel fuel sales was approved, it was simply approved by the Commission with no official resolution for those sales; but at this time, approval will be contingent upon compliance to the conditions highlighted in staff report.

Vice-Chairman Park asked if a resolution will be prepared pursuant to the Commission's action this evening.

Planning Technician Alexander stated a resolution will be drafted in six months.

Planning Officer Repp explained that staff normally provides a resolution for Planning Commission action for whatever municipal code it relates to; and advised that there is currently no conditional use permit (CUP) associated with these diesel sales and was not required, but added that this will be corrected. She stated that staff is going to allow more time for the applicant to achieve full compliance with the directions, but at the end of six months, a formal resolution will be prepared for Planning Commission approval, making clear what the operating standards are for this property, for this applicant or any other future owner.

Planning Technician Alexander pointed out that staff has emailed the staff report to the applicant and mailed the hard copy to the applicant to make sure he can use it as a check-off list to comply with the conditions of approval.

Commissioner Brimmer highlighted the applicant's pattern of noncompliance.

Mr. Radnia advised that he is investing more money into this business than he is making at this site, highlighting the cost of the various projects he's had to undertake on this property; and stated he is thinking of closing the doors on this business.

Chairman Faletogo asked the applicant if he understands that staff is not recommending revocation, but is willing to allow him to continue for six months in spite of all the noncompliance issues at this site that will need to be fixed within that time period.

Mr. Radnia stated he is doing his best; that he has spent thousands of dollars in improvements and to prepare/duplicate engineering plans and submit those to the Building and Safety Department; that he has paid fees to reinstate the permits that were expired; and that he has paid twice for some of the permits because there was a requirement from a quality control representative that he have a Healy tank at the back of the building, noting he was the first business operator to do so in Carson. He stated that the permits expired because of a misunderstanding only.

Commissioner Verrett noted her support of staff recommendation to allow this applicant to continue for another six months in order to gain compliance.

Planning Officer Repp noted that staff can help save some costs for the applicant by having staff and the traffic engineer analyze the effectiveness of the written policy and/or training manual for employees related to diesel sales.

Mr. Radnia expressed his concern that the 2-stage Healy system at the back of the building was properly permitted until staff asked him to enclose that system, noting the concrete slab is now in two pieces; and expressed his concern that because of that direction by staff, he may not get final approval.

Planning Officer Repp stated that staff will recommend to the Building and Safety Department staff to put forth its best effort to work through any minor issues. Planning Officer Repp stated that a meeting will be set up with the Building and Safety official to clarify what permits still need to be obtained and that everyone involved will work with this applicant to gain compliance.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Diaz, to concur with staff recommendation; to delete Bullet No. 7, "Provide a report prepared by an engineer or traffic engineer analyzing the effectiveness of the written policy and/or training manual for employees related to diesel sales," noting that staff will assist the applicant in this endeavor. This motion carried as follows:

AYES: Diaz, Faletogo, Gordon, Park, Saenz, Schaefer, Verrett
 NOES: Brimmer
 ABSTAIN: Goolsby
 ABSENT: None

From: McKina Alexander
To: "delamopark@aol.com";
cc: Richard Garland;
Subject: RE: 21633 S Wilmington Avenue - Status
Date: Tuesday, November 08, 2011 10:08:00 AM

Hello Bijan,

It was nice meeting with you this morning and to recap our conversation, you stated that you will have the below highlighted items in compliance by Wednesday, November 16, 2011. As such, staff will be conducting a site visit on Thursday, November 17th. As mentioned during our meeting, Richard Garland will conduct a site visit within a week to determine whether item #2 can be deleted as a condition. In terms of item #5, you are meeting with the building and safety plan check staff in Alhambra for an over the counter review so to obtain the appropriate approvals and permits, so please advise the status for this item by next week as well.

If you have any questions, please feel free to contact me.

Regards,

McKina Alexander
Planning Technician -
City of Carson - Planning
701 E. Carson Street, Carson, CA 90749
T: 310.952.1700 ext. 1326; F: 310.835.5749
malexand@carson.ca.us

Please consider the environment before printing this email

From: McKina Alexander
Sent: Monday, October 31, 2011 2:21 PM
To: 'delamopark@aol.com'
Subject: 21633 S Wilmington Avenue - Status

Hi Bijan -

It's that time to check in and get an update on your progress to meet the conditions of approval for your property. As a reminder, the Planning Commission agreed to allow large-body trucks onto your property to obtain

EXHIBIT NO. 3 -



diesel fuel for a six month trial period so to allow enough time for you to comply with all conditions of approval as stated in the staff report dated June 14, 2011. The 6-month follow-up planning commission hearing is tentatively scheduled for December 13, 2011; however, as of last week, the following conditions are out of compliance:

1. Remove the cabinet sign on the light post on Carson Street near the west driveway approach
2. Install an additional bollard at the exterior lane of the Carson Street pumping station so that a third bollard will be placed near the traffic signal controller cabinet
3. Landscape the interior west side perimeter by planting six Crape myrtle trees pursuant to CMC Section 9138.12, install automatic irrigation system and provide 6 inch by 6 inch curbing;
4. Refurbish, increase and maintain landscape areas at the corner planter and plant four Crape Myrtle trees along northern wall
5. Comply with all regulatory agency (City, County and State) requirements, including but not limited to resolution of expire and/or required building, plumbing, mechanical and electrical permits. Obtain final inspections and/or approval from all relative regulatory agencies as needed;
6. Provide a written policy and/or training manual for employees for Planning and Traffic engineer review;

Additionally, I haven't received the attached agreement of accepting conditions dated August 4, 2011, so please sign and return the document to staff immediately.

Please contact staff to arrange a meeting to discuss your compliance timeline for the above by Monday, November 7, 2011.

Regards,

McKina Alexander
Planning Technician
City of Carson - Planning
701 E. Carson Street, Carson, CA 90749
T: 310.952.1700 ext. 1326; F: 310.835.5749



From: McKina Alexander
To: "delamopark@aol.com";
Subject: FW: 21633 S Wilmington Avenue - Status
Date: Monday, December 12, 2011 9:31:00 AM
Attachments: [bollards_rev coa_120611.pdf](#)

Good morning Bijan:

Thanks for calling last week. As discussed, your follow-up Planning Commission meeting was re-scheduled to January 24, 2012 to allow further time for you to get the property in full compliance with all of the conditions. Based from my previous e-mail to you shown below, the conditions that have not been met are items #3, #4, #5 and #6. The cabinet sign has been removed and the additional bollard requirement has been revised by the Traffic Engineer (see attached).

Please contact me and advise your status by this Wednesday, December 14th.

Thanks,

McKina Alexander
Planning Technician
City of Carson - Planning
701 E. Carson Street, Carson, CA 90749
T: 310.952.1700 ext. 1326; F: 310.835.5749
malexand@carson.ca.us

Be YOUR OWN
KIND OF
Beautiful

Please consider the environment before printing this email

From: McKina Alexander





CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: June 14, 2011

SUBJECT: Retail sale of diesel fuel for large-body trucks

APPLICANT/PROPERTY OWNER: Bijan Radnia
Mobil Gas Station
21633 South Wilmington Avenue
Carson, CA 90810

REQUEST: To consider a major modification to allow large-body trucks on-site for retail sale of diesel fuel or revocation of approval for retail sale of diesel fuel at an existing Mobil gas station located in the CG-D (Commercial, General – Design Overlay) zoning district.

PROPERTY INVOLVED: 21633 South Wilmington Avenue

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

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

I. Introduction

This item was continued from February 22, 2011 at the request of the applicant so that his traffic consultant can attend the meeting and provide staff the opportunity to review the recent submittal of the site's traffic circulation analysis. On March 10, 2011, the Planning Commission continued consideration of the revocation or modification of approval for the retail sale of diesel fuel to provide an opportunity for the applicant/property owner to address compliance issues and to demonstrate safe maneuvering of large-body trucks on and off-site by installing appropriate safeguards (Exhibit 2). Staff requested a 30-day continuance to May 10, 2011 to allow adequate time to provide further opportunity for the applicant to comply with the following:

- All of the Commissions directives;
- Conditions of approval (October 2000, April 2008, October 2008);
- All regulatory agency requirements, including but not limited to resolution of expired and/or required building, plumbing, mechanical and electrical permits to legalize the existing illegally operated convenience store and other modifications done without permits. Obtain final inspections and/or approval from all relative regulatory agencies as needed; and
- Provide efficient time for staff to observe the property for safe maneuvering after adequate signage have been recently installed and re-striping completed for parking and staging areas that is consistent with the interim site plan that was approved by the Commission on March 10, 2011.

These issues were previously discussed in both March 10, 2011 and May 10, 2011 Planning Commission hearings.

II. Background

Staff has been in constant contact with the applicant from February, 2011 through mid-May, 2011. The following are the order of events from March 10, 2011 Planning Commission public hearing through May 17, 2011:

- March 10, 2011 – The continued public hearing held before the Planning Commission. Applicant and property owner, Bijan Radnia, agreed to comply with the Planning Commission's 14-day (March 24, 2011) and 45-day (May 10, 2011) performance schedule. The matter is continued to May 10, 2011.
- March 17, 2011 – To follow-up the Commission's direction, staff e-mailed and mailed a letter to the applicant summarizing the Commission's expectations. Additionally, staff discussed in person with the applicant the Commission's performance schedule to make sure the applicant understood the agreement and to provide the opportunity to answer any questions. Staff recommended to the applicant to use the letter as a check list (Exhibit 3). Staff requested that the applicant provide the dimensions and color of each sign (suggested

using the same approved interim site plan and submit to staff). The applicant agreed to provide the information and stated that he has ordered the signs and should install them in a week.

- March 24, 2011 (14-day) – Staff conducted a site visit. Applicant is not in compliance with the performance schedule because the agreed upon improvements have not been put in place.
- March 29, 2011 – Staff conducted a site visit. Applicant is not in compliance with the performance schedule because the agreed upon improvements have not been put in place.
- March 30, 2011 – Staff contacted Mr. Radnia by mail and e-mail to advise him of staff's observation that no improvements had been made to the property and requested a meeting to discuss his lack of compliance and proposed performance schedule (Exhibit 4).
- April 6, 2011 – Mr. Radnia called to inform staff that the signage was installed that day. Consequently, staff conducted a site visit and noted that the signage was not installed and designed per the approved interim site plan. Also, the lot was not re-stripped to ensure safe maneuvering, staging and parking. Staff returned to office and called the applicant and requested a revised site plan to reflect the new signage (location, color, size) because it differed from the approved interim site plan. Additionally, staff expressed to Mr. Radnia the concern that the signage would be ineffective because it is obscure due to the small size, color and locations.
- April 14, 2011 – Staff conducted a site visit and observed trucks did not comply with the signage (entering wrong driveways, blocking driveway while waiting to fuel). However, it was also noted that truck activity had been reduced.
- April 19, 2011 – Applicant asked staff what type of trees to propose for the west interior lot line. Staff reminded the applicant to submit revised drawings, landscape information and resolve Building and Safety's expired permits. To assist with the applicant's landscape plans, staff gave the applicant CMC Section 9138.12.
- April 20, 2011 – Staff responded to the applicant's inquiry by e-mail and suggested the use of either Crape Myrtle or Gold Medallion trees for the west interior lot line. Staff conducted a joint site visit with the Traffic Engineer. After the site visit, staff called the applicant to request a meeting. Mr. Radnia stated that he was sick and requested to meet with staff on April 27, 2011.
- April 27, 2011 – Planning staff and the Traffic Engineer met with Mr. Radnia and advised the applicant to remove signage that was installed inappropriately and to conform to the approved interim site plan (designed by his professional engineer) so that the signage can be seen by the drivers. The applicant agreed to install the signage per plan, install an additional bollard at the exterior lane of the Carson Street pumping station to protect the traffic controller cabinet and to submit a proposed landscape plan to staff. Mr. Radnia also acknowledged and understood to bring into compliance all expired Building and Safety permits.



- May 3, 2011 – Staff contacted the applicant for an update and was advised the signage, re-stripping of lot and landscape installation/refurbish will be done by the weekend.
- May 4, 2011 – Staff contacted applicant and requested a letter from Mobil stating that the installation of canopy barrier signs are prohibited. Additionally, staff reminded the applicant that additional time may be requested from the Commission so the applicant can obtain complete compliance and provide effective time for staff to observe the newly installed signage and safeguards.
- May 9, 2011 – Staff called the applicant and was advised that the signage and re-stripping was done over the weekend.
- May 10, 2011 (45-day) – Staff conducted a site visit and confirmed the installation of additional signage and re-stripping of the parking stalls. However, the existing signs were not removed as requested. The Planning Commission continued public hearing was held and the Commission approved staff's request for a 30-day continuance.
- May 11, 2011 – At the Building and Safety manager's behalf, staff contacted the applicant by e-mail and phone to request Mr. Radnia's attendance to mandatory meetings scheduled for May 16, 2011 or May 17, 2011 at 9:00 a.m. Staff asked the applicant to call to confirm which date he would be able to attend.
- May 17, 2011 – The Building and Safety manager and building inspector facilitated the mandatory meeting with Mr. Radnia and staff. The Building and Safety staff went over each expired permit and necessary actions to resolve them (Exhibit 5). The applicant stated that he would return in one week with the required materials to submit to Building and Safety for review.

Staff has had minimum contact with the applicant from mid-May through June. During subsequent site visits, staff did not observe significant truck activity. Staff conducted a site visit on May 26, 2011 and observed that the requested changes to the signs and additional safeguards were not done. On June 1, 2011, the gas station appeared to be closed. Staff observed what appeared to be maintenance work being done to underground equipment. About a week later, staff conducted a site visit on June 7, 2011 and most of the non-compliant signage was removed except for one cabinet sign on a light pole near the west Carson Street entrance. This sign will need to be removed. Staff also noted that the corner landscape needs to be refurbished, landscape along the west interior lot line and four trees within the planter located along the northern interior lot line are missing, an additional bollard and vertical canopy barrier signage has not been installed. On June 8, 2011, staff called the applicant and left a message regarding staff's observation.

III. Analysis

Modification

The applicant requests consideration of a modification to allow diesel fuel sales to large-body trucks. Although staff has been concerned with the applicant's performance schedule, staff recognizes the applicant's effort to comply. Though staff



has not observed consistent truck activity, staff believes with the safeguards in place and compliance with the traffic circulation standards, vehicles can safely circulate on the property (Exhibit 6). However, staff has concerns about the neighboring properties being adversely affected by the large-body truck activity and with the applicant's history of agreeing to conditions of approval but failing to completely comply.

Areas of Concern:

1. Large-body truck fueling may adversely affects the adjacent residential community.
2. Applicant's follow through to resolve all expired permits. According to Building and Safety, the convenience store is currently operating illegally. Staff understands that the applicant recently submitted plans to Building and Safety for review. Once Building and Safety confirms that the plans are complete for review and appropriate plan check fees have been submitted, then the plans will be formally reviewed. The plan check process including subsequent building inspections may take up to six (6) months.
3. The applicant's compliance with the conditions of approval.

Revocation

At this time, there are inadequate findings to support revocation of the sale of diesel fuel.

IV. Conclusion

If the Planning Commission considers the opportunity for large-body truck fueling, it is strongly recommended by staff and the Traffic Engineer that such authorization is provided with a 6-month term subject to a full and complete evaluation of compliance and successful safety standards.

The applicant shall abide by the following conditions:

- Install canopy vertical barriers or provide staff a letter from Mobil Corporation stating that installation of vertical barriers onto the canopies are prohibited;
- Remove the cabinet sign on the light post on Carson Street near the west driveway approach entrance;
- Install an additional bollard at the exterior lane of the Carson Street pumping station so that a third bollard will be placed near the traffic signal controller cabinet;
- Landscape the interior west side perimeter by planting six Crape Myrtle trees pursuant to CMC Section 9138.12. Install automatic irrigation system and provide 6-inch by 6-inch curbing;
- Refurbish, increase and maintain landscape areas at the corner planter and along the northern wall to include planting four (4) trees pursuant to Planning Division review;



- Comply with all regulatory agency (City, County and State) requirements, including but not limited to resolution of expired and/or required building, plumbing, mechanical and electrical permits. Obtain final inspections and/or approvals from all relative regulatory agencies as needed
- Provide a report prepared by an engineer or traffic engineer analyzing the effectiveness of the written policy and/or training manual for employees related to diesel sales.

V. Recommendation

It is recommended that the Planning Commission:

- **OPEN** the continued public hearing; **TAKE** public testimony; and **APPROVE** the minute resolution to allow large-body truck fueling with review in six (6) months of compliance and successful safety standards;

VI. Exhibits

1. Site Map
2. March 10, 2011 Minutes: Item No. 10A
3. Staff letter to applicant dated March 17, 2011
4. Staff letter to applicant dated March 30, 2011
5. Building and Safety's permit and plan check status dated May 10, 2011
6. Applicant's traffic circulation guidelines
7. Development plans (under separate cover)

Prepared by: _____
McKina Alexander, Planning Technician

Reviewed by: _____
John F. Signo, AICP, Senior Planner

Approved by: _____
Sheri Repp-Loadsman, Planning Officer



From: McKina Alexander
To: "delamopark@aol.com";
Subject: RE: CHANGES TO CANOPY 21633 Wilmington Ave.
Date: Tuesday, August 09, 2011 12:45:00 PM

Thank you.

McKina Alexander
Planning Technician
City of Carson - Planning
701 E. Carson Street, Carson, CA 90749
T: 310.952.1700 ext. 1326; F: 310.835.5749
malexand@carson.ca.us

Please consider the environment before printing this email

From: delamopark@aol.com [mailto:delamopark@aol.com]
Sent: Monday, August 08, 2011 2:32 PM
To: McKina Alexander
Subject: Fwd: CHANGES TO CANOPY 21633 Wilmington Ave.

Hi Mckina
This is the letter from oli co.
Bijan

-----Original Message-----

From: carl.d.fox <carl.d.fox@exxonmobil.com>
To: delamopark <delamopark@aol.com>
Sent: Mon, Aug 8, 2011 10:09 am
Subject: CHANGES TO CANOPY

ExxonMobil will not approve any changes to the existing canopies that would

prohibit or discourage

customers from entering the premises and purchasing gasoline and/or diesel.

EXHIBIT NO. 5 -



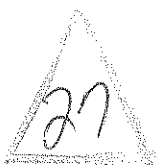
Carl D. Fox

DOSS Territory Manager

ExxonMobil Fuels Marketing

CELL: (818) 212-4775

FAX: (818) 991-4793



**CITY OF CARSON
INTEROFFICE MEMORANDUM**

TO: MCKINA ALEXANDER, PLANNING TECHNICIAN
FROM: RICHARD GARLAND, TRAFFIC ENGINEER
SUBJECT: MOBIL STATION - 21633 S. WILMINGTON AVENUE
REVIEW OF BOLLARDS ON CARSON STREET PROPERTY LINE
DATE: DECEMBER 6, 2011

As a condition of approval for the recent modifications at the Mobil station, two yellow bollards were installed near the sidewalk along the Carson Street property line with the objective of discouraging truck drivers from using the side of the fuel pumps near the sidewalk. Previously, trucks fueling from that side of the pumps would encroach onto the sidewalk and create pedestrian safety problems as well as occasional damage to the traffic signal controller cabinet.

I have monitored the property on several occasions to determine if the bollards have been successful in discouraging truck drivers from fueling on the sidewalk side of the pumps. I observed that the yellow bollards have apparently discouraged most drivers from parking large trucks on the sidewalk side of the fueling stations, probably because they create a narrow passageway. Although I previously recommended that one additional bollard be installed near the traffic signal controller cabinet, it now appears that this third bollard would be unnecessary because very few trucks are fueled from the sidewalk side of the pumps and because the controller has not been damaged since the two bollards were installed.

To protect against continued damage to the controller cabinet if a truck hits the cabinet in the future, the following condition is recommended:

- If the traffic signal controller cabinet on the north side of Carson Street west of Wilmington Avenue is damaged by a vehicle that is maneuvering on the Mobil station property, a third yellow bollard shall be installed east of the two existing bollards along the Carson Street property line near the cabinet.





CITY OF CARSON

February 8, 2012

Mr. Bijan Radnia
Mobil Gas Station
21633 S. Wilmington Avenue
Carson, CA 90810

Via U.S. Mail and E-mail

**SUBJECT: MANDATORY MEETING: STATUS OF CONDITONS OF APPROVAL
FROM JUNE 14, 2011, PLANNING COMMISSION
21633 S. Wilmington Avenue**

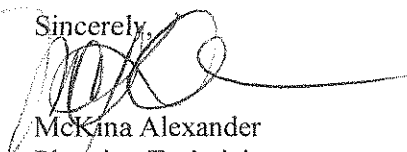
Dear Mr. Radnia:

It was nice speaking with you on Monday, February 6, 2012; and as we discussed, your project has been scheduled for Planning Commission hearing on Tuesday, February 28, 2012 at 6:30 p.m.

During our conversation, you said that the condition to resolve your expired building and safety permits have been met except for one. However, according to the Building and Safety records, none of the expired permits has been rectified. As a reminder, to comply with this issue is one of the conditions that you agreed to at the Planning Commission hearing on June 14, 2011. As such, to assist you, staff has arranged a mandatory meeting for Monday, February 13, 2012 at 10 a.m. In addition to this letter, staff left you a voice message informing you of Monday's meeting.

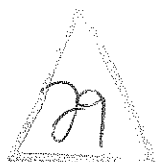
For your review, attached is an excerpt of the hearing minutes and permit record from Building and Safety which shows all permits associated to the subject property. Please call me if you have any questions.

Sincerely,



McKina Alexander
Planning Technician

EXHIBIT NO. 7 -



PLAN CORRECTION SHEET

21633

PLAN CORR
Washington Ave

Bijan Radwa
OWNER

Carson

LOCALITY.

TEL NO.

TEL NO.

ARCHITECT OR ENGINEER

YOUR APPLICATION FOR A PERMIT, TOGETHER WITH PLANS AND SPECIFICATIONS, HAS BEEN EXAMINED AND YOU ARE ADVISED THAT THE ISSUANCE OF A PERMIT IS WITHHELD FOR THE REASONS HEREINAFTER SET FORTH. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, OR OTHER COUNTY ORDINANCE OR LAW.

USE OF STRUCTURE _____

DATE _____

TEL. NO. _____

USE OF STRUCTURE

Roof Top Equipment

TYPE

GROUP	
-------	--

STORY

FINE ZONE

VALUATION (6)

AREA (SQ. FT.)

[illegible]

REMARKS

①. Provide roof plan and roof framing plan to show where equipment will be placed and how it will be supported by existing framing. Be sure to refer to applicable construction/connection details of the equipment to the framing.

2. Civil Engineer of record must stamp and sign roof plans and details.

3. ~~show~~ show that the existing framing is not decreased to a strength less than that required by this code for new structures per section 3403.2, which is required in addition to the 5% stated in same section.

④ Obtain agency approvals prior to permit issuance

5. These are the only corrections thus far. Further corrections may be made upon resubmittal.

— END —

Note: Minimum plan size = $18" \times 24"$

RETURN THIS SHEET WITH ALL ORIGINAL AND REVISED PLANS AND SPECIFICATIONS WHEN CORRECTIONS HAVE BEEN MADE

CHECKED BY Michael Dorta

6/14/11

OFFICE Carson D.O.

PHONE (310) 952-1766

RECHECKED AND
APPROVED BY

DATE _____

CORRECTIONS AS INDICATED WILL BE COMPLIED WITH

SIGNATURE OF OWNER OR APPLICANT

(5-20-2004)

EXHIBIT NO. 8

SHEET NO. OF

Permits pending corrections. 2/14/12

INDICATE IN THIS SPACE ON WHAT SHEET OR PAGE OF PLANS CORRECTIONS HAVE BEEN MADE

30

21633 Wilmington Avenue - Permit and Plancheck Status
May 10, 2011

Expired Permits

BL 0804280009	Convert S-3 Into Mini-Mart
BL 0807160044	Vapor Enclosure
BL 0711010028	Reface Two Wall Signs and Pole Sign
EL 0806260013	Electrical Permit for Mini Mart
EL 0806230044	Install (4) 20 Amp Circuits
ME 0905130023	A/C
PL 0805120004	Plumbing

Current Status

Building – Project plans originally proposed unconditioned space. With heating and air conditioning installed, plans must be revised and resubmitted for review under Title 24 Energy requirements. Permits must then be reinstated, required additional fees paid, and inspection made in the field.

Mechanical - Plans must be revised and resubmitted for review under Title 24 Energy and structural requirements. Permits must then be reinstated, required additional fees paid, and inspection made in the field.

Electrical – Owner to verify that expired permits cover all work actually completed, and permits must then be reinstated, required additional fees paid, and inspection made in the field.

Plumbing - Owner to verify that expired permits cover all work actually completed, and permits must then be reinstated, required additional fees paid, and inspection made in the field.

31

21633 Wilmington Avenue - Permit and Plancheck Status
Updated February 13, 2012 per meeting with owner

Expired Permits

BL 0804280009	Convert S-3 Into Mini-Mart (reinstated for plan review as BL1106150066)
BL 0807160044	Vapor Enclosure
BL 0711010028	Reface Two Wall Signs and Pole Sign
EL 0806260013	Electrical Permit for Mini Mart
EL 0806230044	Install (4) 20 Amp Circuits
EL1104120006	Electrical for HVAC Units
ME 0905130023	A/C
PL 0805120004	Plumbing

Current Status

Building – Project plans originally proposed unconditioned space. With heating and air conditioning installed, plans must be revised and resubmitted for review under Title 24 Energy requirements. Permits must then be reinstated, required additional fees paid, and inspection made in the field.

2/13/12:

Conditioned space has been determined to be less than 1000 sq. ft., owner's engineer has been requested to complete the required affidavit verifying this. Signed affidavit is to be submitted to B&S to clear Title 24 Energy requirements.

Owner has been requested to submit a roof framing plan to verify that HVAC units have been installed in a structurally sound manner.

Owner has been requested to verify the manner in which the clean air separator footing was constructed. The footing was installed without inspection.

Upon completion of the (3) items above and payment of fees, building permit BL1106150066 will be issued and inspection made in the field.

38

Mechanical - Plans must be revised and resubmitted for review under Title 24 Energy and structural requirements. Permits must then be reinstated, required additional fees paid, and inspection made in the field.

2/13/12:

Conditioned space has been determined to be less than 1000 sq. ft., owner's engineer has been requested to complete the required affidavit verifying this. Signed affidavit is to be submitted to B&S to clear Title 24 Energy requirements. Permit must then be reinstated, required additional fees paid, and inspection made in the field.

Electrical – Owner to verify that expired permits cover all work actually completed, and permits must then be reinstated, required additional fees paid, and inspection made in the field.

2/13/12:

A new permit was issued to cover the electrical for the previously unpermitted HVAC units (EL1104120006). Upon issuance of all other outstanding permits inspection will be made in the field.

Plumbing - Owner to verify that expired permits cover all work actually completed, and permits must then be reinstated, required additional fees paid, and inspection made in the field.

2/13/12:

Upon issuance of all other outstanding permits, permit must be reinstated, required additional fees paid, and inspection made in the field.





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Architecture • Engineering • Planning • Project Management

fiedlergroup.com

POF-13417
February 14, 2011

Mobil Service Station
21633 S. Wilmington Ave.
Carson, California 90810

Attn: Bijan Radnia

Subject: Mobil Facility
21633 S. Wilmington Ave. @ Carson St.
Carson, California 90810

Re: Site Circulation Analysis

Dear Mr. Radnia:

Per your request we have conducted a site evaluation of the traffic circulation patterns at the subject facility. The main focus of the review was the circulation patterns of the truck and trailer diesel fuel customers that utilize the site. On January 27, 2011 we conducted observations of the traffic patterns through the facility. Our findings are summarized as follows:

I. Site Description:

- A. The project site is located on the northwest corner of Carson Street and Wilmington Avenue in Carson, California. The on-site improvements consist of:
1. Single story convenience store building
 2. One fueling canopy with two (2) multi product dispensers adjacent to Carson Street. Two bollards have been installed along the property line to restrict truck fueling along the southerly side of the fueling canopy.
 3. One fueling canopy with two (2) multi product dispensers adjacent to Wilmington Avenue.
 4. Three (3) underground fuel storage tanks.
 5. Four driveway access points. Two located on Carson Street and two located on Wilmington Avenue.
 6. No directional signs, pavement markers or other traffic control devices are utilized.

II. Existing Circulation Patterns

- A. Based on our field observations of January 27, 2011 the vehicular flow through the facility is not controlled and customers access the site through a number of different drive approaches.

EXHIBIT NO. 9 -



B. Observed traffic patterns included:

1. Wilmington Avenue - Southerly Drive Approach: Truck and trailer customer entered the site through the southerly drive approach on Wilmington Avenue and fueled along the northerly side of the Carson Street fueling canopy.
2. Carson Street – Westerly Drive Approach: Truck and trailer customer entered the site through the easterly drive approach on Carson Street and circulated around the north side of the existing building and fueled on the west side of the Wilmington Avenue fueling canopy.
3. Since no directional signs, pavement markers or other traffic control devices are utilized customers can access the site through any drive approach. The city shared photographs showing a truck customer access the site though the northerly approach on Wilmington Avenue and the rear portion of the truck was in the public right of way.

III. **Proposed Modifications to Improve Site Circulation**

A. **Site Access:**

In order to provide truck access to the site and ensure that the vehicles will not be in the public right of way we recommend restricting the ingress to the site for trucks to the southerly drive approach on Wilmington Avenue and the westerly drive approach on Carson Street. Attached drawing C1.A demonstrates the truck access from Wilmington Avenue and drawing C1.B demonstrates the access from Carson Street.

B. **Truck Queuing Area:**

1. A truck queuing area is proposed along the northerly property line to provide an area on-site for a truck to wait until a fueling position is available. The queuing area will eliminate any on-site circulation restrictions.

C. **Fueling Lanes:**

1. The truck fueling lanes will be restricted to the northerly side of the Carson Street fueling canopy and the westerly side of the Wilmington Avenue fueling canopy. In addition, bollards will be added along the property line parallel to the fueling islands on Carson Street and Wilmington Avenue to physically restrict truck access.

D. **Directional Signage:**

1. In order to direct site access and on-site circulation, the following directional signs are proposed:
 - a) "Truck Entrance" Sign: One to be located at the southerly drive approach on Wilmington Avenue and one at the westerly approach on Carson Street.

- b) "No Truck Entry" Signs: One to be located at the northerly drive approach on Wilmington Avenue and one at the easterly approach on Carson Street.
- c) Fueling Lane Directional Signs: One located at each fueling canopy.
- d) "Truck Waiting Area" Signs: One truck waiting directional sign located along the westerly property line and one truck waiting area sign located along the northerly property line.

IV. Summary

- A. After evaluating the existing on-site circulation patterns we have found that modifications are needed to improve the circulation of trucks through the site. The proposed traffic circulation changes, restrictions and directional signs will address the current impacts that have been identified by city staff.

If you have any questions or need additional information, please do not hesitate to contact me.

Very truly yours.



Patrick O. Fiedler, P.E., LEED AP BD&C
President

POF/vli

Attachments: C1.A – Site Plan – Southerly Island Traffic Pattern
C1.B – Site Plan – Easterly Island Traffic Pattern