



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:

September 11, 2012

SUBJECT:

Conditional Use Permit No. 911-12

APPLICANT:

Ji Kun Lim, K-Trans
c/o Mark Persico
18026 S. Broadway
Carson, CA 90745

REQUEST:

Approve a Conditional Use Permit for a truck yard operation on a site located in the MH (Manufacturing Heavy) zoning district

PROPERTY INVOLVED:

18026 S. Broadway

COMMISSION ACTION

- ☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

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

Item No. 11-B

I. Introduction

Date Application Received: July 3, 2011
Conditional Use Permit No. 911-12

Property Owner
Ji Kun Lim, 73 Hilltop Circle, Rancho Palos Verdes, CA 90275

Project Applicant
Ji Kun Lim, K-Trans, c/o Mark Persico
18026 S. Broadway, Carson, CA 90745

Project Address
18026 S. Broadway, Carson, CA 90745

Project Description

The applicant requests the approval of a conditional use permit to allow the use of a truck yard business on a 2.9-acre site located in the MH (Manufacturing Heavy) zoning district. Pursuant to CMC Section 9148.9, a truck yard use located within the MH zone district shall obtain a conditional use permit.

II. Background

Use of Property

The property is developed with several storage buildings built in 1947. Approximately 20,800 square feet of storage building space are proposed to be removed with approximately 4,000 square feet of office space to remain and be remodeled. The property is currently being used as a contractor storage yard. No hazardous wastes are stored on the property.

Previously Approved Discretionary Permits

There are no prior discretionary permits on this property.

Public Safety Issues

The Public Safety Department has no open case on this property.

III. Analysis

Location/Site Characteristics/Existing Development

The 2.9-acre subject property is located at 18026 S. Broadway. The property is developed with several storage buildings built in 1947 and is currently being used as a contractor storage yard. No hazardous wastes are stored on the property.

Light and heavy industrial uses surround the subject property. Surrounding zoning includes ML-D (Manufacturing, Light, Design Overlay Review) and MH (Manufacturing, Heavy).



The proposed office building will have 37 vehicle parking spaces exceeding the Carson Municipal Code (CMC) requirement of 13 parking spaces based on a 4,000-square-foot office building. The proposed truck yard includes 39 stalls for diesel truck/cabs without trailers on 10 feet by 18 feet in size parking stalls, and 49 diesel truck-trailer spaces 10 feet by 40 feet in size to store containers on top of diesel-truck trailer beds. The hours of operation will be from 6:00 a.m. to 2:00 a.m. Monday to Saturday. There will on-site security and security cameras on the subject site. There are no residential uses within 500 feet of the proposed truck yard operation. There will be no hazardous materials stored on site, no overweight and no trans-loading in the proposed location; office will be used for dispatching, administration and accounting. The proposed truck yard office building must meet LA County Building Code requirements and must obtain LA County Fire Department approvals and Planning Division approval. The City's Traffic Engineer reviewed the proposed interior truck parking areas and deemed them as adequate and in compliance with the CMC. There are no adverse impacts expected from this project that would adversely affect residential or commercial areas.

CMC Section 9148.9 requires that:

- All setbacks abutting a public right-of-way shall be a minimum of 25 feet and that landscape plans be prepared by a licensed landscape architect;
- Any chain-link fencing visible from public right-of-way be removed and replaced with decorative masonry walls, such as split-face, stucco block or slump-stone and be approved by the Planning Division; and
- Decorative wrought iron gates with opaque screening shall be installed at all access points visible to the public right-of-way.

The applicant/owner has provided a landscape plan by a licensed landscape architect as per the CMC. The owner/applicant will re-slurry asphalt areas as needed, restripe existing parking stalls, and provide new asphalt where missing in compliance with CMC Section 9162.0 which requires that the minimum thickness of the paving and base to be determined by an on-site pavement study completed by a licensed soils engineer approved by the Public Works Director.

The required landscaping, fencing and asphalt paving to be improved within 90 to 120 days or sooner in compliance to the CMC.

Zoning/General Plan/Redevelopment Area Designation

The subject property is zoned MH (Manufacturing, Heavy) and surrounding properties share the same zoning designation. Properties west of Broadway are zoned ML-D (Manufacturing, Light-Design Overlay Review). The subject property has a General Plan Land Use designation of Heavy Industrial.



Applicable Zoning Ordinance Regulations

The proposed CUP is subject to the approval of a development plan in accordance with the Conditional Use Permit (CUP) procedures as provided in Section 9172.21 and subject to CMC Section 9148.9 (Truck Terminal and Truck Yard Facilities).

Required Findings: Conditional Use Permit

Pursuant to Section 9172.21(D), Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

The required findings pursuant to Section 9172.21(D) can be made in the affirmative as discussed in the proposed resolution.

IV. Environmental Review

Pursuant to Section 15332, In-Fill Development Projects, of the California Environmental Quality Act (CEQA) Guidelines the proposed project is exempt from CEQA because the project is for a truck yard on a 2.9 acre lot within a developed industrial area and is consistent with the zoning designation and all applicable General Plan policies.

V. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 911-12 FOR A TRUCK YARD USE LOCATED AT 18026 S. BROADWAY."



VI. Exhibits

1. Draft Resolution
2. Development Plans
3. CMC Section 9148.9
4. Operational Statement


Prepared by:


Zak Gonzalez II, Planner

Reviewed by:


John F. Signó, AICP, Senior Planner

Approved by:


Sheri Repp Loadman, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 12-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 911-12 FOR A TRUCK YARD USE LOCATED AT 18026 S.
BROADWAY**

**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, Ji Kun Lim with respect to real property located at 18026 S. Broadway, and described in Exhibit "A" attached hereto, requesting the approval of a truck yard to be located within the MH (Manufacturing, Heavy) zoning district.

A public hearing was duly held on September 11, 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 subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with heavy industrial uses and the proposed project is compatible with the neighborhood.
- b) The project is compatible in 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) Interior circulation and street access and is not anticipated to generate significant adverse effects to adjacent public streets based the city's Traffic Engineer review and approval. The subject property is located in a heavy industrial area.
- d) There are no signs intended for the proposed project. Business signs will be reviewed and approved by staff administratively for conformance with requirements in the Carson Municipal Code (CMC).
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the CMC.
- f) The use meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the required findings



pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Conditional Use Permit will not have a significant effect on the environment. The proposed use will not alter the predominantly heavy industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15332 (In-Fill Development Projects).

Section 5. Based on the aforementioned findings, the Commission hereby approves the categorical exemption and grants Conditional Use Permit No. 911-12 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 11TH DAY OF SEPTEMBER, 2012.

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 10 OF THE SOUTH GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 39 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTER LINE OF BROADWAY, 100 FEET WIDE, AS DESCRIBED IN THE DECREE OF CONDEMNATION IN LOS ANGELES COUNTY, SUPERIOR COURT CASE NO. 274177, RECORDED IN BOOK 12339 PAGE 97, OFFICIAL RECORDS, DISTANT SOUTHERLY THEREON 217.08 FEET FROM ITS INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT 10; THENCE SOUTHERLY ALONG SAID CENTER LINE 220 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTHERLY LINE OF LOT 10, A DISTANCE OF 450 FEET; THENCE NORTHERLY PARALLEL WITH SAID CENTER LINE, 220 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE OF LOT 10, A DISTANCE OF 450 FEET TO THE POINT OF BEGINNING.

EXCEPT ONE-HALF OF ALL OIL, GAS, PETROLEUM, ASPHALTUM, AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER SAID LAND, AS RESERVED BY CLYDE E. RIDER AND MARGARET LOUISE RIDER, HUSBAND AND WIFE, IN DEED RECORDED MARCH 13, 1951.

PARCEL 2:

THAT PORTION OF LOT 10 OF SOUTH GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 39 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF BROADWAY, 100 FEET WIDE, AS DESCRIBED IN DECREE OF CONDEMNATION IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 274177, RECORDED IN BOOK 12339 PAGE 97, OFFICIAL RECORDS OF SAID COUNTY, WITH A LINE PARALLEL WITH AND DISTANT SOUTHERLY 437.08 FEET FROM THE NORTHERLY LINE OF SAID LOT 10, THENCE EASTERLY PARALLEL WITH SAID NORTHERLY LINE 400 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY LINE 100 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTHERLY LINE 400 FEET TO SAID EASTERLY LINE; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION



CITY OF CARSON
ECONOMIC DEVELOPMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 911-12

GENERAL CONDITIONS

1. If a business license permit for said use is not issued within one year of the date of approval of Conditional Use Permit No. 911-12 said permits shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. Upon activation, the Conditional Use Permits shall become automatically null and void if said use has been suspended or has ceased to exist for a period of one year, unless an extension of time is requested prior to expiration and approved by the Planning Commission.
3. 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
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 and approval by the Planning Commission. Any minor revisions shall be reviewed and approved by the Planning Division prior to Building and Safety plan check submittal.
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. 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.



8. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
9. In accordance with CMC Section 9148.9, the owner/applicant shall:
 - a. Provide a minimum 25-foot landscape setback abutting public street;
 - b. Remove any chain-link fencing visible from the public right-of-way and replace with decorative masonry walls, such as split-face, stucco block, or slumpstone and approved by the Planning Division;
 - c. All chain-link gates visible from the public right-of-way shall be replaced with wrought iron gates with opaque screening with a Fire Department emergency access approved device;
 - d. Shall provide new landscaping via 24-inch box trees and evergreen shrubs and ground cover in the planting strip along the public right-of-way via an automatic irrigation system;
 - e. Landscape and irrigation plans shall submitted and signed by a landscape architect for Planning Division approval; and
 - f. Said landscaping and fencing shall be provided within 90 to 120 days or sooner from date of Planning Commission approval.
10. Chain-link fencing, including barbed and concertina wire, shall be prohibited.
11. All parking areas shall be re-slurried and re-stripped in compliance with CMC requirements. Areas for truck parking currently without asphalt shall be provided with new asphalt in compliance with CMC Section 9162.0 which requires that the minimum thickness of the paving and base to be determined by an on-site pavement study completed by a licensed soils engineer approved by the Public Works Director. Said asphalt work to be completed within 90 to 120 days or sooner.
12. The truck yard hours of operation shall be Monday to Saturday, 6 a.m. to 2 a.m.
13. Trucks shall not be parked on public streets during hours of operation, overnight or on weekends.
14. The owner/applicant shall comply with all LA County Fire Department emergency vehicle safety access and fire flow/fire hydrant location requirements.
15. The owner/applicant shall submit for a separate sign permit for Planning Division approval if a business sign is proposed.
16. 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 Conditional Use Permit No. 911-12. 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 or 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.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

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

GENERAL

15. The Developer shall submit a copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to issuance of construction permits.
16. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
17. A construction permit is required for any work to be done in the public right-of-way.
18. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

BUILDING PERMITS

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

19. The Developer shall comply with the applicable SUSMP requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.
20. Soils report, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Building Permit issuance will not be granted until the required soils, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
 - a. Comply with mitigation measures recommended in the approved soils, drainage concept, hydrology study and stormwater quality plan.
21. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
22. The Developer shall submit improvement plans to the Development Services Group Engineering Services 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.



- a. Street Improvements (*if any*) along Broadway.
- 23. 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.

CERTIFICATE OF OCCUPANCY

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

- 24. 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.
 - b. Comply with mitigation measures recommended by the water purveyor.
- 25. 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.
- 26. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Broadway abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
- 27. Fill in any missing sidewalk if any, within the public right of way along Broadway abutting this proposed development.
- 28. Remove and replace any broken/damaged driveway approach within the public right of way along Broadway abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
- 29. Plant approved parkway trees on locations where trees in the public right of way along Broadway abutting this proposed development are missing (if any) per City of Carson Standard Nos. 117, 132, 133 and 134.
- 30. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along 223rd Street abutting this proposed development.
- 31. The Owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. **Upgrade to existing streetlights may be required as part of the annexation. (Annexation procedure is approximately 12-month)** Contact LACDPW Traffic Lighting Joaquin Herrera (626) 300-4770.
- 32. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.
- 33. Paint curb red along Broadway, south of the existing driveway approach. Plans showing the proposed red curbs shall be submitted to the Traffic Engineer for review and approval.



34. 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.
35. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or 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).
36. At the time of issuance of Certificate of Occupancy, and improvement plan approval, the developer's engineer shall submit the approved off-site improvement plans electronically stored a CD in AutoCAD format to the Engineering Services Division.
37. 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.
38. Prior to issuance of a Building Permit, Proof of Worker's Compensation and Liability Insurance must be on file with the Los Angeles County Building and Safety Department.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

39. 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.





596 W. 135TH STERRT
GARDENA, CA 90502

TEL: 310-323-0800
FAX: 310-323-0300

August 27, 2012

Below is a description of the trucking operations plan for K-Trans at 18026 S. Broadway:

There are two office shifts. The 1st shift has 12 employees who work from 8:00AM to 6:00PM. The second shift is for dispatching only and there are 2 employees that work from 6:00PM to 2:00AM.

K-Trans drivers pick up loaded containers from the Ports of Los Angeles and Long Beach and deliver them to the clients' warehouse, which are primarily located within Los Angeles County. The goal is to pick up a container from the Ports and deliver directly to the client's warehouse, because there is a daily rental charge for the containers. Sometimes, however, the client cannot accept shipment, and the container is stored in the facility in Carson. If a container is stored overnight, the truck driver detaches the container from the truck cab because a different driver could be delivering the container to the client's warehouse the following day.

There are a maximum of 45 trucks that operate in three shifts:

1 st shift:	6am - 4pm - 20 drivers
2 nd shift:	9am - 8pm - 15 drivers
3 rd shift:	2pm - 2am - 10 drivers

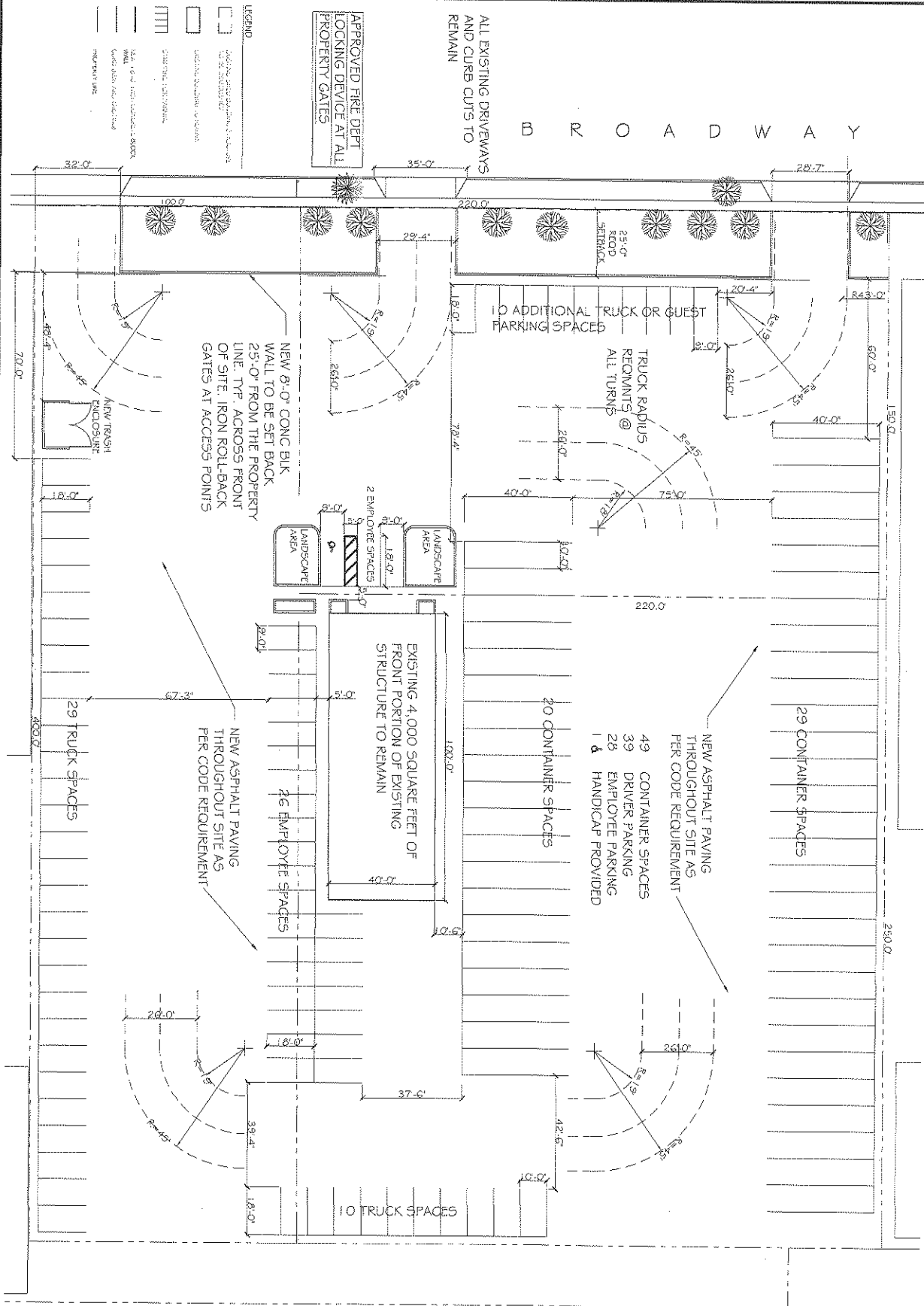
Most containers are stored less than 24 hours in the yard, because of the daily rental fee for the containers. The business operates Monday through Saturday, and is closed on Sunday.

There is both an on-site security guard and a video camera surveillance system.



EXHIBIT NO. 2

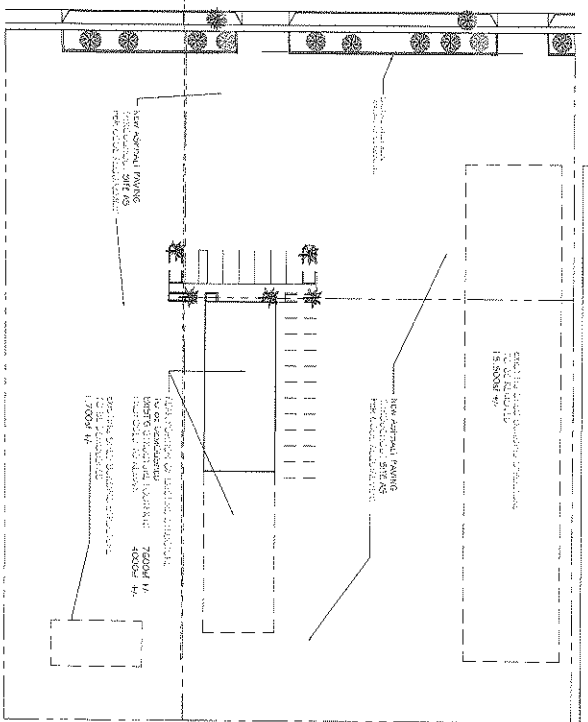
18026 BROADWAY AVE CARSON CA 90248



Revisions:

Date: 06.28.12
Job No.:
Drawn by: GK
Sheet Title:
Proposed Site
Plan

Proposed Alternative Plan

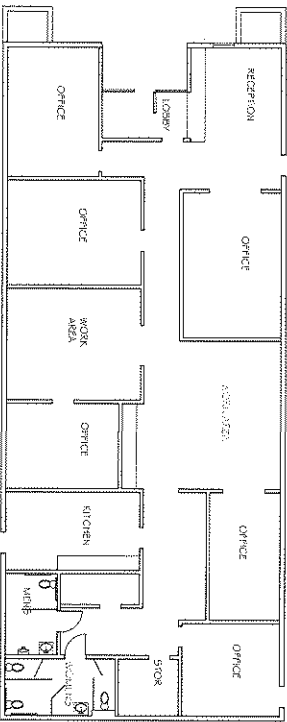


PROPOSED SITE DEMO PLAN

SCALE
1/8" = 1'-0"

LEGEND

- [---] EXISTING DRIVE / BUILDING FOOTPRINT TO BE DEMOLISHED
- [---] EXISTING DRIVE TO REMAIN
- [---] STRIPING FOR PARKING
- [---] NEW 48" HIGH CONCRETE BLOCK WALL
- [---] CURB NEW AND EXISTING
- [---] PROPERTY LINE
- [---] EXISTING INTERIOR WALLS



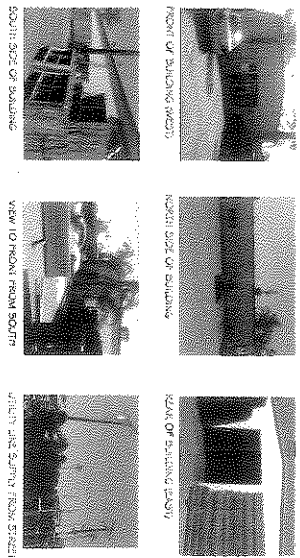
EXISTING FLOOR PLAN-RESTROOM LOCATION PLAN

SCALE
1/8" = 1'-0"



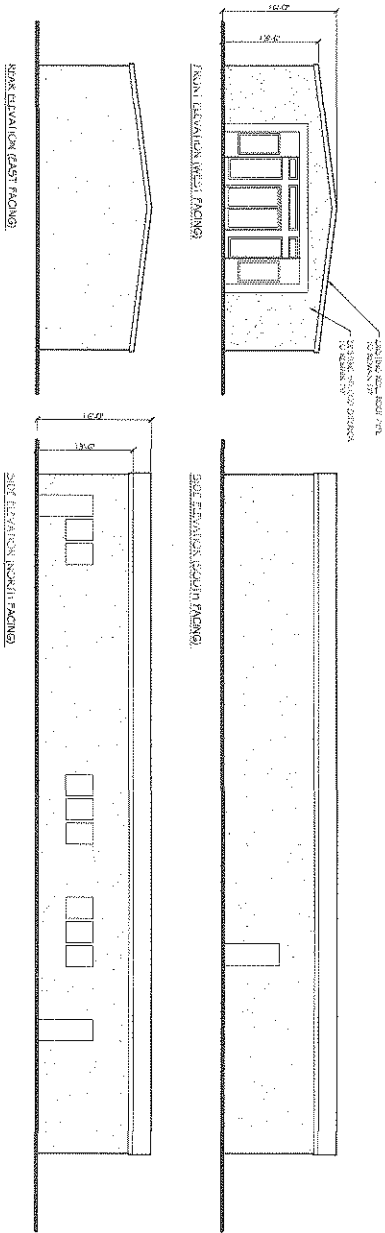
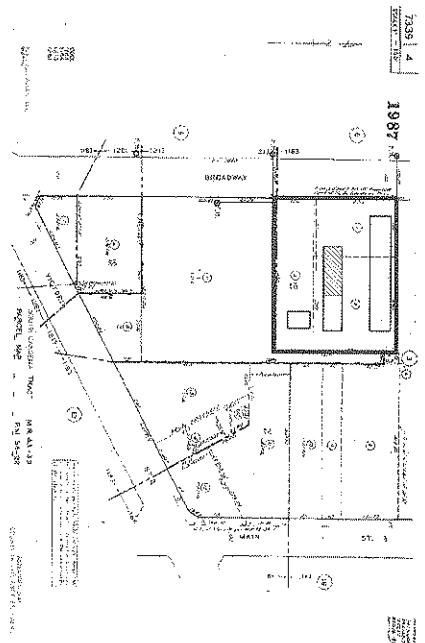
K TRANS
18026 BROADWAY AVE CARSON CA 90248

REVISIONS:
DATE: 06.26.12
DRAWN BY: JCK
SHEET TITLE: Existing Site & Floor Plan
SHEET NUMBER: 2



SITE PHOTOS

UTILITY LOCATION DIAGRAM



PROPOSED ELEVATIONS

SCALE
N.T.S.

SCALE
1/8" = 1'-0"

K TRANS
18026 BROADWAY AVE CARSON CA 90248

Revisions:
Date: 08.13.12
Job No.:
Drawn by: GJK
Sheet Title:
Elevations
Utility Location

A3
Sheet Number

17

be subject to site plan and design review pursuant to CMC 9172.23.

b. In reviewing any application for a business license for compliance with this Code, or in reviewing and approving any site plan, the Community Development Director may impose such additional requirements as may be required to achieve the objectives in subsection (B)(5)(a) of this Section. (Ord. 88-842, § 1; Ord. 93-1026, § 1)

§ 9148.7 Sidewalk, Parking Lot and Tent Sales.

In connection with temporary sidewalk, parking lot, and tent sales, the following requirements shall be met:

A. Only nonprofit organizations and merchants with a permanent location may conduct such sales.

B. The applicant shall obtain written approval to conduct such sales from the property owner.

C. The event shall be conducted outside an enclosed building and shall not encroach upon public rights-of-way.

D. The applicant shall submit adequate plot plans depicting pedestrian and vehicular circulation, parking and fire lanes acceptable to the Planning Division.

E. In the case of a "Tent Sale," County Fire Department approval must accompany the application.

F. Such sales shall be subject to prior approval of the Director. (Ord. 88-857, § 5; Ord. 89-888, § 2)

§ 9148.8 Truck-Related Uses Located Less than One Hundred (100) Feet from a Residential Zone.

A. If any portion of property utilized for any truck-related use described in this subsection (A)(1) or (A)(2), is less than one hundred (100) feet from the lot line of any residentially zoned property, a conditional use permit shall be required.

(1) Truck parking, maneuvering, loading and off-loading operations, stacking or servicing.

(2) Placement or stacking of trailers or any other similar container for cargo, merchandise, products, materials, etc.

B. Approval of a conditional use permit required by this Section shall include development standards designed to mitigate existing and potential noise, dust, fumes, traffic and other adverse environmental impacts affecting neighboring resi-

dential areas. Examples of these development standards may include, but are not limited to, walls, fences, buffer zones, landscaping and other mitigating measures.

C. Notwithstanding subsections A and B of this Section, if, upon review by the Director, it is determined that a warehouse or manufacturing facility has less than three (3) loading zones, ramps, doors or docks; or has a minimum fifty (50) foot separation between truck-related uses and the residential property line; or that no mitigation measures can be imposed that will alleviate existing or potential problems caused by truck-related uses defined in this Section that affect residentially zoned properties, then the Director may waive the requirement for conditional use permit. Any property that has been constructed pursuant to an approved owner's participation agreement with the City's Redevelopment Agency or has an approved site plan and design review in accordance with CMC 9172.23, and whose present use is consistent with such owner's participation agreement or site plan and design review, is not subject to the requirements of this Section. (Ord. 92-982, § 2)

§ 9148.9 Truck Terminal and Truck Yard Facilities.

A. Development Policy. The objectives of these regulations pertaining to truck terminal and truck yard facilities are as follows:

1. To be used in connection with conditional use permit and site plan approval.

2. To provide for the safe and orderly use of land for parking, servicing, repairing or storage of trucks in active use in a manner that minimizes adverse environmental impacts of such a use upon the surrounding area.

3. To ensure that truck terminal and truck yard uses include development standards designed to mitigate existing and potential noise, dust, fumes, traffic and other adverse environmental impacts affecting neighboring residential and commercial areas. Examples of these development standards may include, but are not limited to, walls, fences, buffer zones, landscaping and other mitigating measures.

4. To ensure that the truck terminal and truck yard operations are conducted in a safe manner based upon such factors as the adequate paving, striping of truck parking stalls, lighting, storage within the yard and cargo within the trucks.

5. To ensure adequate screening of truck terminal and truck yard facilities from the public right-of-way.

6. To ensure that the site is sufficient in size to accommodate truck terminal and truck yard uses in accordance with this Section.

B. Site Development.

1. Setbacks.

a. All setbacks abutting a public right-of-way shall be a minimum of twenty-five (25) feet in depth.

b. No encroachments are permitted in any setback except that any existing legal, nonconforming encroachment may be permitted to remain, subject to the provisions of CMC 9172.23.

2. Landscaping and Irrigation.

a. Landscaping and irrigation plans shall be prepared and signed by a licensed landscape architect and approved by the Development Services Group Planning Division prior to occupancy.

b. All landscaped areas shall be well maintained at all times and permanently irrigated with an electronic timer preset for early morning hours.

c. All required yards adjacent to, or visible from, a public right-of-way shall be landscaped utilizing any combination of the following:

(1) Drought resistant plants common to this region, including lawn grasses, flowers, ground covers, vines, shrubs in five (5) to fifteen (15) gallon sizes, and minimum twenty-four (24) inch box specimen trees, of sufficient bulk to provide screening;

(2) Decorative materials such as rock, bark, gravel, boulders, wood, brick, block, tile, stucco, ornamental iron; or

(3) Artistic features, such as berms, earth mounds, planter beds, fencing, monuments, artwork, sculptures, and fountains.

3. Fencing.

a. Fencing materials shall consist of decorative masonry walls, such as splitface, stucco block or slumpstone, and shall be approved by the Development Services Group Planning Division.

b. Decorative wrought iron gates with opaque screening shall be installed at all access points visible from the public right-of-way.

c. Fence height shall comply with CMC 9146.3.

d. Chainlink fencing and barbed or concertina wire shall be prohibited where visible from public right-of-way.

4. Configuration of Truck Parking and Storage.

a. Trucks and permitted storage shall not be stored within five (5) feet of any required screening wall.

b. Truck parking and permitted storage shall be arranged in parallel rows and shall be stripped per CMC 9162.66.

c. A site plan in connection with a Conditional Use Permit application shall be submitted to the Development Services Group Planning Division.

5. General Requirements.

a. Vehicular parking, loading, and maneuvering areas shall be constructed and maintained in accordance with the provisions of CMC 9162.0.

b. Areas utilized for the parking of truck and permitted storage shall be surfaced with materials approved by the Development Services Group Planning Division which adequately prevent dust from becoming airborne and prevent the tracking of mud onto public rights-of-way. The site shall be graded to drain in accordance with the city's Standard Urban Storm Water Mitigation Plan (SUSMP) Ordinance and in a manner approved by the City Engineer.

c. The site shall, to the extent reasonably feasible, be located so as to provide for direct vehicular ingress from and egress to a designated route, as specified in CMC 3261 (Oversize Vehicles), and to minimize or preclude ingress from and egress to restricted streets, as defined in CMC 3260 (Truck Routes).

d. Nothing contained herein shall be deemed to authorize or permit the storage of hazardous materials, substances or wastes which are capable of posing an unreasonable risk to health, safety or property, including, but not limited to, any radioactive material, poison, flammable gas, nonflammable gas, flammable liquid, oxidizer, flammable solid, corrosive material (liquid or solid), irritating materials, combustible liquids, explosives, blasting agents, etiologic agents, organic peroxides, hazardous wastes, and regulated materials of classes A, B, C, D and E, the definitions of which may from time to time be

designated by the United States Department of Transportation under Title 49 (commencing with Section 1801) of the United States Code and Title 49 (commencing with Section 107) of the Code of Federal Regulations, and adopted by the Commissioner of the California Highway Patrol pursuant to Section 2402.7 of the California Vehicle Code.

e. All habitable structures shall be placed on a permanent foundation, and a building permit shall be obtained. (Ord. 04-1308, § 5)

PART 5. OPEN SPACE ZONE AND SPECIAL USES

Sections:

Division 1. Uses Permitted

- § 9151.1 Uses Permitted.
- § 9151.12 Uses Permitted on Organic Refuse Landfill Sites.
- § 9151.2 Interpretation of Uses Permitted.
- § 9151.3 Prohibited Uses.
- § 9151.4 Reserved.

Special Uses

- § 9151.5 Unique Characteristics.
- § 9151.6 Establishment of Regulations.
- § 9151.7 Termination.

Division 2. Accessory Uses

- § 9152.1 Caretaker's or Superintendent's Residence.
- § 9152.2 Parking.
- § 9152.3 Agricultural Accessory Uses.
- § 9152.4 Reserved.
- § 9152.5 Reserved.
- § 9152.6 Reserved.
- § 9152.7 Reserved.
- § 9152.8 Reserved.
- § 9152.9 Other Accessory Uses.

Division 3. Conditional Use Criteria

- § 9153 Conditional Use Criteria.

Division 4. (Reserved)

Division 5. Site Requirements

- § 9155.1 Reserved.
- § 9155.2 Minimum Lot Area and Width.
- § 9155.3 Street Frontage and Access.

Division 6. Site Development Standards

Buildings and Structures

- § 9156.11 Buildings and Structures Permitted.
- § 9156.12 Height of Buildings and Structures.
- § 9156.21 Ground Coverage.
- § 9156.22 Future Rights-of-Way.
- § 9156.23 Front Yard and Side Yard Abutting a Street.
- § 9156.24 Yard Abutting Property in Another Zone.
- § 9156.25 Reserved.
- § 9156.26 Reserved.

