



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED

PUBLIC HEARING: November 22, 2016

SUBJECT: Conditional Use Permit No. 978-15

APPLICANT: Inland Star
3146 S. Chestnut Avenue
Fresno, CA 93725
Attn: Mr. Michael Kelton, CEO

PROPERTY OWNER: Prologis, c/o: Danny Williams
Pier 1, Bay 1, San Francisco, CA 94111

REQUEST: To store high-piled, non-regulated/regulated, combustible and flammable hazardous chemicals/poisons within an existing 254,000-square-foot warehouse building

PROPERTIES INVOLVED: 2132-A East Dominguez Street

COMMISSION ACTION

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			Cinco

I. Introduction

Property Owner:

Prologis c/o: Danny Williams, Pier 1, Bay 1, San Francisco, CA 94111

Applicant:

Michael Kelton, CEO/Chairman, Inland Star 3146 S. Chestnut Avenue, Fresno, CA 93725

Project Address:

2132-A East Dominguez Street

Project Description:

The applicant was previously requesting approval of CUP No. 978-15 (after the fact) for high-piled, non-regulated/regulated, combustible and flammable hazardous chemicals/poisons storage at 2132-A E. Dominguez Street within an existing warehouse building with approximately 254,000 square feet on a 12.4-acre site zoned MH (Manufacturing, Heavy).

Staff Recommendation:

That the Planning Commission accept the attached withdrawal letter of Conditional Use Permit Application No. 978-15 dated November 8, 2016. The City Attorney's office has approved an indemnification agreement with Inland Star and Inland Star has submitted a new conditional use permit application for staff review.

Project Site and Surrounding Land Uses

The project site is located at 2132-A East Dominguez Street.

Site Information	
Existing Land Use	Heavy Industrial
Proposed Land Use Designation	General Plan designates "Heavy Industrial"
Existing Zoning District	MH
Site Size	12.4 acres
Present Use and Development	254,000-square-foot industrial warehouse building storing hazardous chemicals/poisons, flammable, non-hazardous, and non-flammable materials
Surrounding Uses/Zoning	North: Heavy Industrial uses zoned MH South: Heavy Industrial uses zoned MH East: Heavy Industrial uses zoned MH West: Heavy Industrial uses zoned MH
Access	Ingress/Egress: Dominguez Street

II. Recommendation

That the Planning Commission accept the request to withdraw Conditional Use Permit No. 978-15 for the storage of high-pile regulated/non-regulated, combustible/flammable hazardous chemicals/poisons within an existing 254,000-square-foot building located at 2132-A East Dominguez Street.” Street Assessor’s Parcel No. 7316-026-025.

III. Exhibits

1. Inland Star Withdrawal Letter Dated November 8, 2016

Prepared by: Zak Gonzalez II, Associate Planner



ELIZABETH A. CAMACHO
Senior Counsel

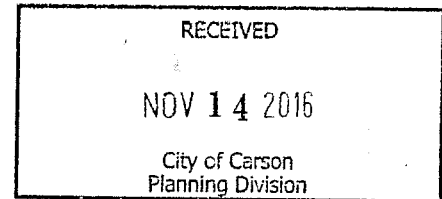
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Via E-mail (snaaseh@carson.ca.us)

November 8, 2016

Mr. Saied Naaseh
Planning Manager
City of Carson
701 E. Carson Street
Carson, California 90745



Re: Withdrawal of Conditional Use Permit Application 978-15

Dear Mr. Naaseh:

As you know, in April, 2015 Inland Star filed an application for a conditional use permit for a packaged chemical warehouse operation at 2132-A E. Dominguez Street (CUP 978-15). This CUP application was noticed for hearing on September 27, 2016, which hearing was subsequently continued to October 25 and then to November 22, 2016.

Prior to the October 25, 2016 hearing for CUP 978-15, the City requested that Inland Star submit a new Conditional Use Permit Application. In accordance with this request, Inland Star submitted a new Development Permit Application form and supporting documentation to you on October 25, 2016, followed by additional supporting materials and a draft Initial Study on November 1, 2016. On October 31, 2016, Inland Star submitted to the City a \$25,000 deposit for the processing of the new CUP application, as well as \$41,000 for costs previously incurred by the City in connection with CUP 978-15, pursuant to the Reimbursement Agreement between the City and Inland Star dated October 25, 2016.

We understand that the City has acknowledged receipt of Inland Star's new Conditional Use Permit Application, and has issued it Conditional Use Permit Application Number 1017-2016 with an associated date of November 1, 2016, and that this new application is currently under review.

Accordingly, and in accordance with your request, Inland Star hereby withdraws Conditional Use Permit Application No. 978-15. We understand that staff will recommend that the Planning Commission take CUP No. 978-15 off-calendar for the November 22, 2016 Planning Commission meeting and will issue a new public hearing notice for CUP No. 1017-2016 at the appropriate time.

EXHIBIT NO. 1 -





If you have any questions please let us know. We appreciate staff's work on this matter and look forward to working with you on the new application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Elizabeth A. Camacho', with a long horizontal flourish extending to the right.

Elizabeth A. Camacho
Senior Counsel

cc: Michael Kelton
Michael O'Donnell
Mr. Ken Farfsing, City Manager
Mr. Zak Gonzalez, Associate City Planner
Ms. Sunny Soltani, City Attorney
Ms. Elena Gerli, Assistant City Attorney