



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING DATE: February 28, 2017

APPLICATION NUMBER(S): Conditional Use Permit No. 1006-16
Design Overlay Review No. 1627-16
Zone Text Amendment No. 27-16
Variance No. 561-16
Zone Change Case No. 177-17

REQUEST: To construct a new blimp hangar, maintenance building and related site improvements at the existing Goodyear blimp port in the SU-BP-D-ORL (Special Use; Blimp Port; Design Review; Organic Refuse Landfill) zone.

PROJECT ADDRESS AND APN: 19200 South Main Street
APN 7339-017-002

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chairman Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

Item No. 7C

I. Property Owner, Applicant, Representative

Property Owner / Applicant
Goodyear Tire & Rubber Company
Attention: Jonathan Blumel
841 Wingfoot Lake Road
Mogadore, OH 92618
330-796-8112

Representative
Ware Malcomb
Attention: Mike Mladenoff
10 Edelman
Irvine, CA 92618
949-660-9228

II. Project Description

The proposed project includes Design Review and Conditional Use Permit for the construction of a new 40,000 square foot airship hanger to house the new Zeppelin airship, 4,500 square foot maintenance building, and associated site improvements. The project also includes a Zone Text Amendment to accommodate the proposed signage.

III. Background

The site is part of the prior BKK landfill, which operated on the site from 1948 to 1960. In 1967, Goodyear Tire and Rubber purchased the property and constructed the airship facility. The facility has been in operation ever since.

In 2011, Goodyear decided to replace its existing airship with a larger, faster, quieter and more maneuverable model. The new Zeppelin airship is expected to arrive in October 2017. The proposed modifications are required for the new airship.

IV. Project Site

The subject property is located on the east side of Main Street, north of the 405 freeway and south of 182nd Street.

V. Analysis

Goodyear is requesting a continuance of this item to March 14, 2017 to allow the applicant to continue their discussions with the Federal Aviation Administration (FAA) to address impact of the blimp operations on the surrounding properties. Since the blimp operations started in 1968, FAA has regulated the blimp operations. According to Goodyear, these regulations include a 1,300' radius area in which all proposed structures within this area are limited to a maximum of 50' height. However, again, according to Goodyear, this restriction does not apply to the proposed 88' inflatable hanger. The new airship reduces the 1,300' radius to 1,000'; therefore, reducing the

impacts of the project on adjoining properties. However, this height restriction still impacts the surrounding properties. Staff has identified this as an issue since September 2016. However, Goodyear has not been able to provide a clear documentation from the FAA that requires this height restriction. Staff has been unable to reach the FAA directly. Staff scheduled this item for the hearing in order to meet the construction deadlines for Goodyear and hoping to resolve these issues prior to finalizing the staff report. However, these issues remain unsolved by Goodyear.

VI. Community Meeting and Public Notice

On January 23, 2017, the applicant hosted a neighborhood meeting. The applicant sent invitation to all property owners and tenants within 1,000 feet of the property boundary. The only person who attended the meeting was Ms. Pilar Hoyos representing Watson Land Company, an adjacent property owner. The applicant provided information about the historical background, site constraints, new hangar, fencing, and signage. During the meeting, Ms. Hoyos, expressed concerns regarding the height restriction and how it would impact Watson Land's property.

Public notice was posted to the project site on January 26, 2017. Notices were mailed to property owners and occupants within 500 feet. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VII. Recommendation

That the Planning Commission:

- **CONTINUE** Design Overlay Review No. 1627-16 for the modification of the existing Goodyear blimp port, Variance No. 561-16 to accommodate the reduced front yard setback for the proposed maintenance building, Conditional Use Permit No. 1006-16 to construct a new blimp hangar and maintenance building on a property zoned SU-BP-D-ORL (Special Use; Blimp Port; Design Review; Organic Refuse Landfill), and Zone Text Amendment No. 27-16 to accommodate the proposed signage, for an existing Goodyear blimp port located at 19200 South Main Street to **March 14, 2017**.

VIII. Exhibits

- I. None

Prepared by: Max Castillo, Assistant Planner