



CARSON PLANNING COMMISSION STAFF REPORT

DATE: August 22, 2023
FROM: Christopher Palmer, AICP - Planning Manager
BY: Jacob Collins, AICP – Assistant Planner
SUBJECT: Conditional Use Permit 1102-20 – USPS/Prologis

PROJECT/APPLICANT INFORMATION

Project Summary: A request for approval of truck related activities within 100 feet of residential properties.
Project Location: 24760 Main Street (APN # 7406-025-031)
Zoning: Manufacturing, Light – Design Overlay (ML-D)
Project Applicant: Rengel+Company, Architects Inc.
Property Owner: Prologis USLV NEWCA 4 LLC

I. OVERVIEW

A. Introduction

Carson Municipal Code (“CMC”) Section 9148.8 (Truck-Related Uses Located Less than One Hundred (100) Feet from a Residential Zone) states that when any portion of a property is utilized for a truck-related use and is less than one hundred feet from the lot line of any residential zoned property, a conditional use permit (“CUP”) shall be required. Approval of a conditional use permit required by Section 9148.8 shall include development standards designed to mitigate existing and potential noise, dust, fumes, traffic, and other adverse environmental impacts affecting neighboring residential areas.

B. Project Description

The project consists of an existing unpermitted United States Postal Service (USPS) postal-sorting facility use in an existing warehouse facility, with proposed site improvements and operational adjustments intended to mitigate existing and potential adverse impacts of truck usage on neighboring residential properties. These improvements include circulation adjustments, new/relocated landscaping, parking, and loading areas, a reduction in the number of loading dock doors, new ADA parking stalls, new fencing, and a new CMU Block wall.

Note: the proposed project also requires City site plan and design review (“DOR”) approval, which based on the estimated cost of the site improvements can be approved by the Director

pursuant to CMC 9172.23(B)(2). Such DOR approval is included as a condition of the recommended Commission approval of CUP No. 1102-20.

C. Project History

Prior to 2019, the existing warehouse facility was used by All-Ways Pacific, LLC, a 3PL high-throughput logistics facility. The current USPS use began in 2019. Beginning in December 2019, Code Enforcement has investigated the current business for various concerns/violations:

- Street Queuing of trucks along Main Street and Lomita Boulevard.
- Non-compliance with the City approved truck routes.

The applicant applied for the Conditional Use Permit in 2020 in response to the code enforcement case. The application went through multiple rounds of revisions before being deemed complete in July of 2023, and now contains proposed site improvements and operational adjustments intended to address these issues and reduce the impacts of trucking on nearby residences located across the street to the east of the project site, as discussed below.

D. Existing Conditions

- Land Use Information

As shown on the location map below, the project is located on Main Street just north of Lomita Boulevard. The site is approximately 10 acres in area and is comprised of one parcel identified as Los Angeles County Tax Assessor Parcel Number (APN) 7406-025-031.

The project site is surrounded by a variety of uses. Across Main Street to the west is vacant land owned by the County Sanitation District. Additional Light Manufacturing (ML-D) uses can be found to the north and south of the project site. The southern property line is also adjoined by a commercial plaza that fronts Lomita Boulevard. The Monterrey Pines housing development (SP-6) is located to the east of the project site across Mill Valley Way.



- Site Conditions

The existing project site consists of a 225,713 square foot, two-story warehouse with loading dock facilities, parking, and landscape areas. The first floor contains office and warehouse space. The second floor contains mezzanine office space. The total floor area of the facility is approximately 231,000 square feet. Permit records indicate the warehouse facility was approved and constructed, as permitted by right, in 1991. The subject conditional use permit requirement of CMC Section 9148.8 was enacted in 1992. As noted above, the subject use commenced without the required conditional use permit in 2019.

- General Plan and Zoning Information

The following table summarizes the surrounding land uses, zoning, and general plan designations:

Table A

Land Use Summary Table			
	Existing Use	Zoning	General Plan
Subject Site	Industrial- Warehouse	Manufacturing, Light – Design Overlay (ML-D)	FLEX (FLX)
North of Subject Site	Industrial- Warehouse	Manufacturing, Light – Design Overlay (ML-D)	Flex (FLX)
South of Subject Site	Commercial Plaza, Vacant Commercial, Dominguez Water	Commercial, Neighborhood Center (CN); Commercial, General – Design Overlay (CG-D); Manufacturing, Light – Design Overlay (ML-D)	General Commercial (GCD) Flex (FLX)
West of Subject Site	County Sanitation District	Manufacturing, Heavy – Design Overlay (MH-D)	Heavy Industrial (HI)
East of Subject Site	Low Density Residential	Monterey Pines (SP-6)	Low Density Residential (LDR)

II. ANALYSIS

A. General Plan Consistency

The project site's General Plan Land Use Designation (Flex), per the recently adopted General Plan 2040, states that warehouse/logistics facilities larger than 30,000 square feet are permitted subject to the provision of community benefits by means of a Development Agreement. However, the existing warehouse facility on the project site was lawfully developed in 1991. Also, the project is proposing no changes to, or expansion of, the existing building or building footprint; only minor site improvements and operational modifications as discussed above and below. Accordingly, a development agreement is not required in this case.

B. Zoning Ordinance Compliance

The proposed development project is consistent with the Zoning (ML-D – Manufacturing, Light – Design Overlay) Designation of the site, which allows for trucking uses within 100 feet of residential properties with a Conditional Use Permit.

The proposed project complies with the following development and design standards of the CMC:

- Carson Municipal Code Section 9162.21 (Parking Spaces Required) states 1 parking space per 1,500 square feet of warehousing gross floor area is required. Therefore, a total of 153 parking stalls are required. 6 of those spaces are required to be ADA

compliant. The applicant proposes 189 parking spaces: 179 regular and 10 ADA compliant parking spaces. This represents an increase of 8 total parking spaces over the 181 existing spaces. Truck trailer parking stalls are being reduced from 7 to 5.

- Carson Municipal Code Section 9162.52 (Landscaping Requirements) requires any parking facilities visible from the public right-of-way to have interior landscaping of not less than five 5%. The facility requires a total of 21,799.2 square feet of landscaping. The applicant proposes 28,625 square feet of landscaping. This represents no change from the current square footage of landscaping area. However, it is not currently clear whether the existing landscaping in all respects complies with the current code, including as it pertains to applicable water conservations requirements. As such, a condition of approval has been included providing that a landscape irrigation plan will need to be submitted to demonstrate compliance with current code.
- The proposed landscape plan will be required to comply with applicable water conservation requirements. Permanent irrigation utilizing best water conservation practices will be installed on site.
- The architecture of the existing warehouse is reflective of traditional industrial buildings and is consistent with the surrounding industrial uses.

1. Conditional Use Permit Application

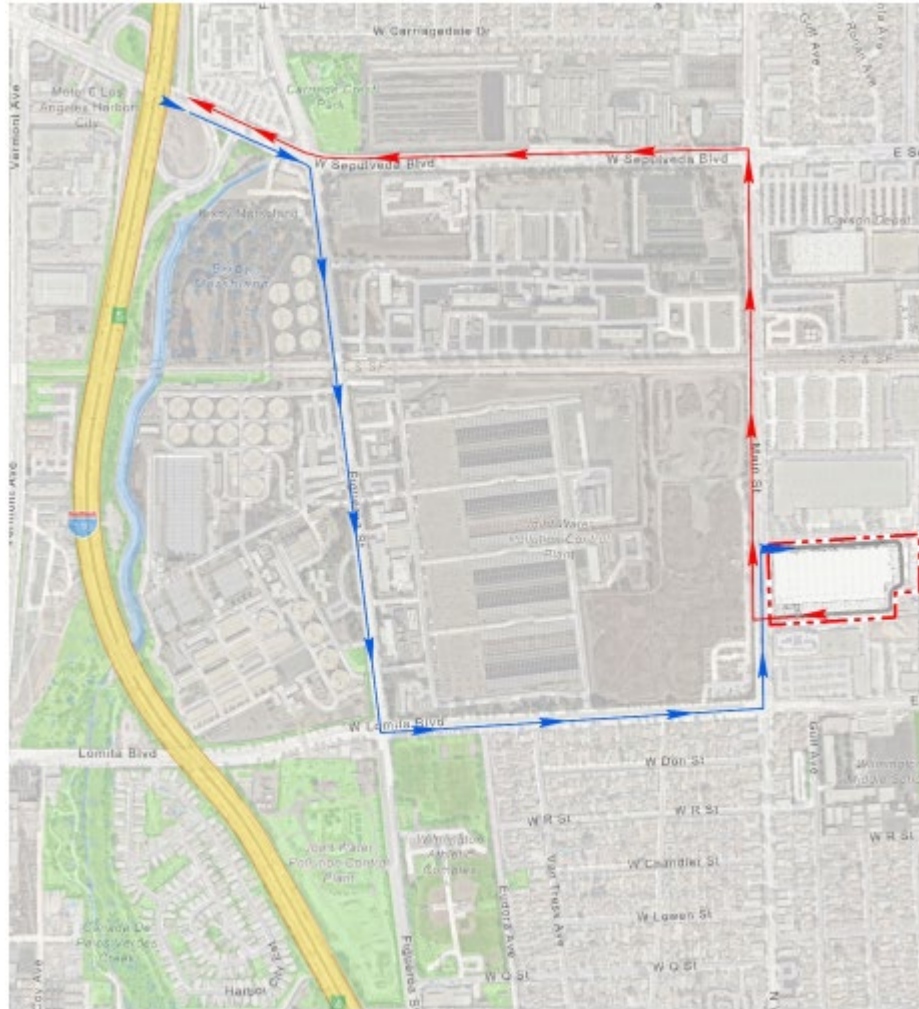
Section 9148.8.B of the CMC states that approval of a CUP for truck related uses within one hundred feet of a residential zone shall include development standards designed to mitigate existing and potential adverse impacts, such as noise, dust, fumes, and traffic, on the neighboring residential areas. Examples of these development standards may include, but are not limited to, walls, fences, buffer zones, landscaping, and other mitigating measures.

The applicant has agreed to implement the following measures to protect the neighboring residential area from adverse impacts, consistent with CMC 9148.8.B:

- Installation of a new 6-foot-high concrete masonry block wall, split faced along the eastern portion of the property to help reduce noise for the neighboring residential neighborhood.
- All existing truck parking and loading along the east property line will be relocated to the south side of the property. The existing truck parking and loading area along the east property line will be converted to an employee automobile parking lot and the roll-up loading doors facing the east property line will be permanently locked. The

total number of operational truck loading doors on the property will thereby be reduced from 50 to 33.

- According to the submitted trip generation study (Attachment #3), the observed number of daily two-way Passenger Care Equivalent (PCE) traffic trips at the existing USPS Facility was 3,202, representing a net decrease of 1,493 daily two-way PCE trips (consisting of a decrease of 1,248 PCE truck trips and a decrease of 245 passenger car trips) compared to a typical 3PL high-throughput logistics facility use. Additionally, the study estimates that the proposed site and operational improvements, including an expected 38% increase in employees, will further reduce truck traffic on the site. The proposed improvements are anticipated to reduce the total number of daily two-way PCE trips to 2,452, representing a net decrease of 750 two-way PCE trips (consisting of a decrease of 1,136 PCE truck trips and an increase of 386 passenger car trips), compared to what was observed at the existing USPS facility. The study estimates that truck traffic will be reduced from an observed 360 trucks per day to 173 trucks per day. Truck turnaround time is also estimated to be reduced from 30 minutes to 15 minutes.
- The subject property has two existing vehicular driveways on Main Street; the proposed project will not change the physical driveways, but will adhere to the agreed-upon truck route between the project site and the I-110 freeway, which utilizes Sepulveda Boulevard, Figueroa Street, Lomita Boulevard and Main Street (all City-approved truck routes in the relevant locations), and is depicted as follows:



Also as shown in the depiction above, trucks accessing the proposed project will enter only through the north driveway and exit only through the south driveway, as opposed to the current use of the south driveway for both entering and exiting. Trucks accessing the proposed project will queue along the north side of the subject warehouse building, rather than on Main Street as is currently the case. A condition of approval has been included to ensure compliance with this arrangement.

Carson Municipal Code Section 9172.21 (Conditional Use Permit) states that the Commission shall approve a CUP if it is able to make affirmative findings based on criteria that includes General Plan consistency, ability of the site to accommodate the proposed development, adequacy of street access, traffic capacity, and water supply for fire protection, and compatibility with the character of the area.

In addition to being consistent with the General Plan, the project will improve site circulation and reduce truck traffic, will be adequately accommodated by the site and existing water supply due to the lack of any expansion of the existing use or building

footprint, and will improve compatibility with the surrounding uses in addition to being compatible with the intended character of the area (including consistent with existing zoning). The applicant has demonstrated that they will take the proper measures to mitigate existing traffic circulation issues and limit the adverse impacts on neighboring residential properties to the east. All the required findings per Carson Municipal Code Section 9172.21 can be made in the affirmative.

C. Public Hearing Notice

Public Notice (Attachment #4) was given in accordance with Section 9173.22 of the CMC. Notice of public hearing was posted at the project site and mailed to property owners and occupants within a 750' radius of the project site on August 9, 2023.

D. Environmental Analysis

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. The proposed project involves no expansion of the existing use.

III. CONCLUSION AND RECOMMENDATION

Staff is recommending that the Planning Commission adopt PC Resolution 23-____, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1102-2020 FOR A TRUCK-RELATED USE LOCATED WITHIN 100 FEET FROM A RESIDENTIAL ZONE (24760 MAIN STREET)" (Attachment #1), to approve Conditional Use Permit 1102-20 subject to the conditions of approval attached to the resolution as Exhibit "A".

ATTACHMENTS

- 1) Draft Resolution
 - A) Conditions of Approval
- 2) Development Plans
- 3) Trip Generation Assessment
- 4) Public Hearing Notice