



# City of Carson Report to Mayor and City Council

March 16, 2011  
Special Orders of the Day

**SUBJECT: CONTINUED PUBLIC HEARING TO CONSIDER RESOLUTION NO. 11-042 FOR AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 792-10 FOR THE DEVELOPMENT OF A 150-SPACE RECREATIONAL VEHICLE STORAGE LOT LOCATED AT 2900 E. DEL AMO BOULEVARD**

Submitted by Clifford W. Graves  
Economic Development General Manager

Approved by Clifford W. Graves  
Interim City Manager

## **I. SUMMARY**

This item was continued from the December 7, 2010 and January 18, 2011 City Council meetings (Exhibit Nos. 2 and 3). The City Council approved the applicant's requests for continuances in order to provide additional time to participate in Los Angeles County's inter-departmental review of the development plans, to receive additional communication from the Army Corps of Engineers and Los Angeles County Department of Public Works, and to explore a potential sale of the subject property to the County of Los Angeles, in conjunction with the Mountains Recreation and Conservation Authority (MRCA), and/or the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy. Draft Resolution No. 11-042 is included as Exhibit No. 1.

## **II. RECOMMENDATION**

TAKE the following actions:

1. OPEN the continued public hearing;
2. WAIVE further reading and ADOPT Resolution No. 11-042, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA AFFIRMING THE DECISION OF THE PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 792-10" (Exhibit No. 1).

## **III. ALTERNATIVES**

1. REVERSE the decision of the Planning Commission.
2. REFER the item back to Planning Commission for reconsideration.
3. TAKE another action the City Council deems appropriate.

## **IV. BACKGROUND**

Since the September 28, 2010, Planning Commission decision to approve the approximate 150-space RV (recreational vehicle) storage lot, the applicant has

March 16, 2011

been working with various sections of Los Angeles County Department of Public Works to obtain final approval of the recreational vehicle storage development plans. As stated in the January 18, 2011 staff report to the Council, it has been an arduous undertaking for the applicant to obtain such approvals, given the rather unique circumstances related to the lot layout and construction techniques which involve soil import to backfill large sections of land adjacent to the existing Compton Creek Watershed.

In mid-2010, staff requested that the applicant obtain formal written documentation from the Los Angeles County Department of Public Works, with which the subject property shares an easement area for access and maintenance of the creek. The Los Angeles County Department of Public Works notified the applicant of its objection to the project in a denial letter dated November 22, 2010. Prior to this, however, the applicant was directed by Los Angeles County Department of Public Works staff to obtain formal written support of the project from the Army Corps of Engineers (Corps) which could potentially affect the Los Angeles County Department of Public Works basis for denial. The applicant submitted a development plan to the Corps in late December, 2010. The Corps provided initial comments on the development plans, and revisions have been made to the plans accordingly. The applicant will meet with Corps staff in the coming week to further discuss the latest revisions to the plan in order to achieve mitigation goals concerning Compton Creek overflow as identified in the Corps' initial review of the plans.

In addition to working with the Corps and Los Angeles County Department of Public Works, the applicant explored a no-development alternative which involved the potential sale of the property to the County of Los Angeles in conjunction with the MRCA and/or the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy. In January, 2011 an appraisal of the property was conducted and an offer for purchase made to the applicant by representatives from the County of Los Angeles. The offer was rejected by the applicant on the basis that it was insufficient to cover his original costs for purchase of the property, and the costs associated with the approved project's plan development. The appraisal was based upon the property not being entitled for any business activity. No further offers for purchase have been submitted for consideration.

The basis for the appeal, as filed by Councilmember Davis-Holmes, is to allow the City Council to conduct a *de novo* review of the application in order to determine if there is sufficient evidence to support the findings necessary to have approved the Conditional Use Permit. Issues of concern raised during the initial Planning Commission hearing on August 10, 2010, including those concerning Los Angeles County Fire Department access, and neighboring property owner's safety and aesthetic concerns were mitigated by the applicant prior to the September 28, 2010 Planning Commission approval. A Negative Declaration was prepared for the project in May, 2010. The public comment period for the Negative Declaration

expired June 14, 2010. No comments regarding the initial study were received by staff. The Negative Declaration was approved and adopted by the Planning Commission on September 28, 2010.

The Planning Commission conducted public hearings on August 10, September 14, and September 28, 2010. (Exhibit Nos. 4, 5 and 6). Staff has reviewed the approved development plans, the review process involved with the approval and adoption of Planning Commission Resolution No. 10-2341. Based upon the Planning Commission's affirmative findings for the approval of Conditional Use Permit No. 792-10 contained in that resolution, staff has determined that the approved plan is consistent with applicable zoning codes and General Plan goals and objectives, found that proper procedures were followed, and required findings can still be made in the affirmative.

Staff recognizes that any approval from the City Council will be insufficient to allow the applicant to utilize the property in compliance with CUP No. 792-10 if other agency approvals are not obtained. There are limited uses that the subject property can accommodate based upon the Open Space zone designation as shown in Carson Municipal Code Section 9151.1 (Exhibit No. 7). If the applicant is unable to obtain approvals from Los Angeles County and the Army Corps of Engineers, the property will likely remain vacant.

**V. FISCAL IMPACT**

A new RV-storage use at the currently vacant site will contribute a slight increase in overall business license revenue.

**VI. EXHIBITS**

1. Draft Resolution No. 11-042. (pgs. 5-16)
2. City Council Staff Report dated December 7, 2010. (pgs. 17-23)
3. City Council Staff Report dated January 18, 2011. (pgs. 24-26)
4. Planning Commission Staff Report dated August 10, 2010. (pgs. 27-64)
5. Planning Commission Staff Report dated September 14, 2010. (pgs. 65-67)
6. Planning Commission Staff Report dated September 28, 2010. (pgs. 68-86)
7. CMC Section 9151.1. (pgs. 87-89)
8. Excerpt of Planning Commission Minutes dated August 10, 2010. (pgs.90-91)
9. Excerpt of Planning Commission Minutes dated September 14, 2010. (pgs. 92-94)
10. Excerpt of Planning Commission Minutes dated September 28, 2010. (pgs. 95-96)

Prepared by: Steven Newberg, AICP, Associate Planner

Reviewed by:

City Clerk	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

**Action taken by City Council**

Date \_\_\_\_\_ Action \_\_\_\_\_

\_\_\_\_\_

RESOLUTION NO. 11-042

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AFFIRMING THE DECISION OF THE PLANNING COMMISSION APPROVING CONDITIONAL USE PERMIT NO. 792-10

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY FINDS, RESOLVES, AND ORDERS AS FOLLOWS:

**Section 1.** On September 28, 2010, the Planning Commission adopted Resolution No. 10-2341 on a 5-3 vote (one absent) approving Conditional Use Permit (CUP) No. 792-10 authorizing the development and operation of a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district at 2900 E. Del Amo Boulevard.

**Section 2.** On October 13, 2010, an appeal was filed by Councilmember Davis-Holmes, pursuant to the requirements of Carson Municipal Code (CMC) Section 9173.4.

**Section 3.** Public hearings were duly held on December 7, 2010, January 18, 2011, and March 16, 2011 at Carson City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meetings was duly given. Evidence, both written and oral, was duly presented to and considered by the City Council at the said hearing.

**Section 4.** The City Council hereby finds that:

- a) The subject property is identified as a flood control facility which is described as General Open Space in Section 3.1 of the Carson General Plan Open Space and Conservation Element. Section 9151.1 of the Carson Municipal Code allows for a parking lot use, such as RV storage, in the Open Space zone designation. As such, it is intended for passive recreational uses, including those uses specifically permitted in the Open Space section of the city's municipal code. The RV-storage use will be consistent with the surrounding uses and is appropriate for the subject property. The Compton Creek watershed will not be affected in terms of its ability to contain flood waters from tributaries leading to it. Therefore, the use shall not detract from the intended open space character of the area
- b) The site is currently developed as an access road for maintenance of facilities serving the Compton Creek watershed between Del Amo Boulevard to the north and the 710 Freeway overpass to the south. The road is flat with a slope condition along the interior edges leading to the Compton Creek. Once the project grading is complete, the project site will be flat and rectangular-shaped. The location is convenient for vehicular access and there are sufficient utilities to serve and accommodate the proposed use. There are no permanent structures proposed to be located on the new surface.

EXHIBIT NO. - 1

[MORE]



- c) The project site is accessed on the east and west sides of the Compton Creek via driveways onto Del Amo Boulevard. The existing 12-foot wide access easement provided for LA County personnel will continue to be maintained once the development is complete. The completed road will be 22-foot wide, which is compliant with publicly accessed commercial one-way driveways per Section 9162.8 of the Carson Municipal Code. The plan includes two turn-a-round areas on each side of the property, as well as 'pull-over' areas in between each turn-a-round which provides adequate maneuvering area for vehicular ingress and egress to the site. Therefore, there is adequate street access and traffic capacity to accommodate the proposed use.
- d) There are no permanent structures proposed to be located on the new surface. The intended use is for the short and long-term storage of recreational vehicles, including boats, campers, etc. There will be adequate water supply for fire protection.
- e) The proposed project is for a passive storage use which does not include the development of any new buildings. Adjacent to the east and west sides of the subject property are warehouse and light-industrial uses consisting of large, one-story buildings with truck parking and loading located onsite. The subject property fronts Del Amo Boulevard to the north and terminates on the south side where it is adjacent to the 710 Freeway. The surrounding land uses are comprised of light-industrial, office and open-space uses, with which the intended use on the subject property is compatible.
- f) Section 9151.1 of the Carson Municipal Code allows for certain passive uses in the Open Space zone designation, subject to site development restrictions. Due to its irregular size, shape, and unique location, the subject property can only accommodate a limited number of uses. Ultimate use of the property will be subject to non-City agency cooperation, review and approvals. City Council approval will be insufficient to allow the proposed use on the property if other required non-City approvals are not obtained.

**Section 5.** Based on the aforementioned findings, the City Council hereby affirms the Planning Commission decision set forth in Resolution No. 10-2341 which grants Conditional Use Permit No. 792-10, with respect to the property described in Exhibit "A" attached herewith, and subject to the conditions set forth in Exhibit "B" attached hereto.

**Section 6.** The City Clerk shall certify to the adoption of the Resolution.

[MORE]



**PASSED, APPROVED and ADOPTED** this 16<sup>th</sup> day of March, 2011.

\_\_\_\_\_  
Mayor Jim Dear

ATTEST:

\_\_\_\_\_  
City Clerk Helen S. Kawagoe

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

[MORE]



**CITY OF CARSON**  
**CITY COUNCIL**  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**CONDITIONAL USE PERMIT NO. 792-10**

**Property Address:** 2900 E. Del Amo Boulevard

**Parcel Identification Number:** 7306-011-029

Those portions of Lots 3 and 4 of Block D of Parcel Map 100-47, in the City of Carson, County of Los Angeles, State of California as per Map recorded in a Book of Maps in the Office of the County Recorder of Said County.

[MORE]



**CITY OF CARSON**

**CITY COUNCIL**

**EXHIBIT "B"**

**CONDITIONS OF APPROVAL**

**CONDITIONAL USE PERMIT NO. 792-10**

GENERAL CONDITIONS

1. If Conditional Use Permit No. 792-10 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
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 make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, 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.
4. Project grading shall comply with Section 9166.1 of the Carson Municipal Code and any other applicable zoning codes.
5. 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.
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 or 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.

[MORE]



8. 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.
9. 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.
10. 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. 792-10. 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. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
12. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
13. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
14. All areas used for the movement parking, loading, repair or storage 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.
15. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.



16. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

17. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.
18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
19. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
20. 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.
21. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Vine-like landscaping along perimeter walls;
  - b. Annual flowers wherever possible; and,
  - c. Irrigation system designed to commercial grade standards.

#### SIGNS

22. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23. Directional signs and site restrictions shall be properly posted in conspicuous locations on the subject site, pursuant to a plan that is reviewed and approved by the Planning Division.

#### FENCES/WALLS

23. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.

[MORE]



24. A six-foot-high wrought-iron fence with a 'shepherds-crook' at the top shall be placed along the full extent of the east and west property lines, subject to the discretion and approval of the Planning Division. Concrete parking blocks or other type of vehicular barrier to be located adjacent to such fence shall be reviewed and approved by the Planning Division prior to the issuance of grading permit(s).

#### LIGHTING

25. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.
26. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

#### TRASH

27. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any grading permit(s).
28. Disposal of recreational vehicle waste products, i.e. "black water", "gray water", or other collection tank material(s), is prohibited. Facilities for the storage, disposal collection, or removal of such waste are not permitted on the subject property.

#### AIR QUALITY

29. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
30. Truck deliveries shall be consolidated when possible.
31. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
32. Active grading sites shall be watered at least twice daily.
33. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
34. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance

between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.

35. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
36. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
37. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
38. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
39. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

#### NOISE

40. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
  - a. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.
  - b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
  - c. Machinery, including motors, shall be turned off when not in use.

#### FIRE DEPARTMENT - COUNTY OF LOS ANGELES

41. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Chief for all land shown on the map to be recorded.
42. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
43. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
44. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

45. All required hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
46. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
47. Approved Fire Department turn-a-rounds shall be shown, as stamped and approved by said Fire Department, on the approved plans on file with the Planning Division.

#### THE GAS COMPANY

48. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.

#### PUBLIC SAFETY - CITY OF CARSON

49. Automobile fluid leakage shall be disposed of properly. Leakage shall be prevented flowing to storm drains and shall be properly treated so that no potential harm to the environment or to persons exists.
50. Concrete barriers shall be installed on the interior edges of each half of the subject property to prevent vehicles from going down slope into the Compton Creek. Such barriers shall be reviewed and approved by the Planning Division. If required, building permits for such barriers shall be obtained prior to the issuance of a grading permit(s) for the site. If in the event that concrete barriers are not permitted due to easement restrictions, the applicant shall have a plan for prohibiting unauthorized entry into the channel from the channel-side of the reciprocal easement area reviewed and approved by the Los Angeles County Department of Public Works. Proof of approval of such plan shall be submitted to the Planning Division prior to the issuance of a grading permit.
51. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department. Prior to approval of land use permits, the applicant shall meet with the County Fire Department to review placement of additional fire hydrants throughout the site. Hydrants shall be installed prior to grading permit issuance.
52. The applicant shall provide a security plan for the property, including the placement locations for security cameras, type and height of wrought-iron fencing, and schedule for periodic inspections of the site. Video surveillance of both sides of the RV storage park shall be recorded 24-hours per day, 7-days a week and stored electronically for future review. The applicant shall utilize

technology that allows the Los Angeles County Sheriff's Department to obtain internet access to the security cameras, if possible. Such plan shall be submitted to the Sheriff's Department and Planning Division for review and approval prior to the issuance of a grading permit.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

53. 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.
54. Repair any broken or raised sidewalk, curb and gutter along Del Amo Boulevard within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
55. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
56. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
57. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 40 feet.
58. A construction permit is required for any work to be done in the public right-of-way.
59. 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.
60. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

GRAFFITI

61. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
62. Such project areas described in Condition No. 61 shall include the west wall of the buildings located adjacent to the east side of the subject property, known as 20425 and 20435 S. Susana Road, Carson, CA 90810. The applicant shall obtain an easement or other agreement as necessary to authorize access for removal of graffiti from such buildings that are immediately accessible from the subject property. The applicant shall not be responsible for graffiti removal if such easement or agreement is not reasonably provided by the adjoining property owner.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

63. Per section 6310 of the Carson Municipal Code, all parties involved in the construction of the project, including but not limited to contractors and subcontractors, will need to obtain a valid City Business License.

OTHER

64. The Recreational Vehicle (RV) operator shall provide adequate notice to customers advising of any restrictions to access and circulation caused by maintenance and/or repair work to the flood control area.




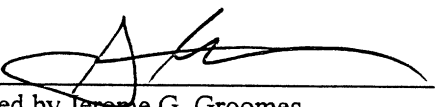


# City of Carson Report to Mayor and City Council

December 7, 2010  
Special Orders of the Day

**SUBJECT: PUBLIC HEARING TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 792-10 FOR THE DEVELOPMENT OF A 150-SPACE RECREATIONAL VEHICLE (RV) STORAGE LOT LOCATED AT 2900 E. DEL AMO BOULEVARD**

  
Submitted by Clifford W. Graves  
Economic Development General Manager

  
Approved by Jerome G. Groomes  
City Manager

## I. SUMMARY

On September 28, 2010, the Planning Commission adopted Resolution No. 10-2341, approving Conditional Use Permit (CUP) No. 792-10 authorizing a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximate 220-foot wide by 0.27-mile long (1,413 linear feet) section of the Compton Creek Watershed. The applicant has requested a continuance of this matter until the January 18, 2011 City Council meeting (Exhibit No. 1).

## II. RECOMMENDATION

OPEN the Public Hearing, TAKE public testimony, and CONTINUE the Public Hearing to the January 18, 2011 meeting.

## III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

## IV. BACKGROUND

An appeal of the Planning Commission decision to approve CUP No. 792-10 was filed by Councilmember Davis-Holmes on October 13, 2010 (Exhibit No. 2), pursuant to Section 9173.4 of the Carson Municipal Code (Exhibit No. 3). The basis for the appeal is to allow the City Council to conduct a *de novo* review of this application in order to determine if there is sufficient evidence to support the findings necessary to have approved the CUP.

Staff has requested that the applicant obtain formal written documentation from the Los Angeles County Department of Public Works, with which the subject property shares an easement area. The Los Angeles County Department of Public Works notified the applicant of its objection to the project in a denial letter dated November 22, 2010 (Exhibit No. 4). Prior to this however, the applicant was directed by Los Angeles County Department of Public Works staff to obtain

December 7, 2010

formal written support of the project from the Army Corps of Engineers (Corps) which could potentially affect the Los Angeles County Department of Public Works basis for denial. The applicant submitted a development plan to the Corps early last week and was told that it will be at least a couple of weeks before any formal response is received. The applicant has indicated that he will be out of town on December 7<sup>th</sup> and seeks to continue the public hearing until January 18, 2011 to allow his participation and receipt of additional communication from the Los Angeles County Department of Public Works and Corps. A full explanation of these issues will be prepared for the January 18, 2011 City Council staff report.

**V. FISCAL IMPACT**

None.

**VI. EXHIBITS**

1. Applicant's request to continue dated November 29, 2010. (pg. 3 )
2. Appeal of Planning Commission Resolution No. 10-2341 dated October 13, 2010. (pg. 4)
3. Section 9173.4 of the Carson Municipal Code. (pg. 5)
4. County of Los Angeles Department of Public Works Letter Dated November 22, 2010. (pgs. 6-7)

Document Name

Prepared by: Steven Newberg, Associate Planner

Id:Rev0708

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development Services	Public Services

**Action taken by City Council**

Date: \_\_\_\_\_ Action: \_\_\_\_\_



## Steve Newberg

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**From:** Frank Colaruotolo [frank@ucmic.com]  
**Sent:** Monday, November 29, 2010 11:33 AM  
**To:** Steve Newberg  
**Subject:** Planning commision meeting

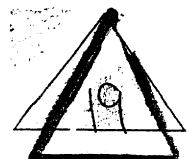
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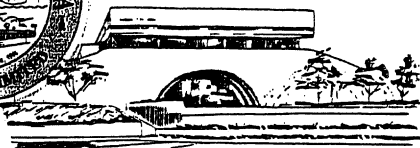
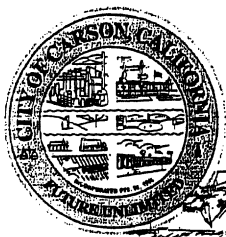
I'm in receipt of the letter pertaining to the appeal of the approval to the Conditional use permit for the property at Compton Creek. Unfortunately I will not be in town for that date and will be out until January 4th. It is important that I be present for this meeting. Please continue the meeting for any meeting after the 4th of January. In addition by that time I will have additional Direction from the County Of Los Angeles and the Army Corp Of Engineers.

Sincerely,

--

Frank Colaruotolo





# CITY OF CARSON

RECEIVED

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To: Helen Kawagoe, City Clerk

FROM: Lula Davis-Holmes, Council Member

SUBJECT: Amended Appeal of Planning Commission Decision in Conditional Use Permit No. 792-10

DATE: October 13, 2010

Pursuant to Municipal Code § 9173.4, I hereby appeal the Planning Commission decision of September 28, 2010 approving the development of a 150-space recreational vehicle storage lot located on the east and west 50-foot wide portions of an approximately 320 foot wide by 1,413 foot long section of the Compton Creek Watershed located in the OS zoning district. The property is located at 2900 East Del Amo Boulevard. At least one resident has questioned the propriety and wisdom of this action, and there is a question whether there is sufficient evidence to support the findings necessary to have approved the conditional use permit. The purpose of my appeal is to allow the City Council to conduct a *de novo* review of this application in light of the concerns noted herein.

Cc: Mayor & Councilmembers  
 City Manager  
 City Attorney  
 Economic Development General Manager  
 Planning Officer

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## **§ 9173.4 Appeals.**

A. Appellate Authority. Any decision made by the Director pursuant to this Chapter may be appealed to the Commission. Any decision made by the Commission pursuant to this Chapter may be appealed to the Council.

### **B. Filing of Appeal.**

1. An appeal may be filed by any person, including any member of the City Council or the City Administrator.

2. An appeal shall be filed in writing within fifteen (15) days of the date of the Commission action, or in the case of an action by the Director, within fifteen (15) days of the date of the notice of decision.

3. The form and content of an appeal shall include:

a. The street address, if there is one, otherwise the legal description and location of the premises included in the action.

b. The administrative file number (case number) identifying the matter which is being appealed.

c. The specific matter being appealed.

d. A statement of the grounds for appeal or how there is error in the decision of the matter being appealed.

4. Unless otherwise provided, all appeals shall be filed with the City Clerk.

5. If the appeal is found to be deficient, the City Clerk shall deliver or mail to the appellant, by certified mail, a notice specifying the particulars in which the appeal is deficient. If such deficiency has not been corrected by the appellant within seven (7) days after such mailing of such a notice of deficiency by filing with the City Clerk a sufficient amendment to the appeal, the appeal shall be deemed to be withdrawn and the appeal fee shall be returned to the appellant.

### **C. Consideration and Decision.**

1. Upon acceptance of the filing of an appeal, the City Clerk shall set the matter for public hearing before the appellate body, in the same manner as required for a Commission hearing of such matter. The City Clerk shall notify the Director who shall transmit to the appellate body a summary of the factual data and the record of action taken on the case.

2. Except as otherwise provided in this Chapter, in acting on an appeal the appellate body may:

a. Affirm the decision; or

b. Modify the decision; or

c. Refer the matter back to the body from which the appeal originated, with instructions; or

d. Reverse the decision.

3. Unless referred back to the body from which the appeal originated, the appellate decision shall be supported by written findings. (Ord. 78-458, § 1; Ord. 83-668, § 1; Ord. 84-701, § 1)

D. Failure to Act. The appellate body shall, within sixty (60) days of the filing of an appeal, act to either affirm, reverse, modify, continue or refer matter back.



GAIL FARBER, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE:

C-3

November 22, 2010

Mr. Frank Colaruotolo  
725 West Battery Street  
San Pedro, CA 90731

Dear Mr. Colaruotolo:

### **PROPOSED DEVELOPMENT ALONG COMPTON CREEK NEAR DEL AMO BOULEVARD - CITY OF CARSON - PCFL T200902461**

We have reviewed your revised proposed request to utilize the District's easement for Compton Creek between Del Amo Boulevard and the 710 Freeway for parking. The request as configured in your permit submittal is hereby denied. The denial is based on the following:

1. The proposed development would restrict the ability of District forces to have the free and clear access needed to perform routine maintenance activities.
2. The proposed development conflicts with the existing and draft master plans for the Compton Creek watershed which address enhancement and restoration of the creek.
3. Compton Creek, in this reach, has been determined to be hydraulically and structurally deficient to meet the future needs of the drainage area (2009 Compton Creek Levee Certification Study).
4. The proposed development would preclude the future expansion and enhancement of recreational trails/bikeways in the vicinity.

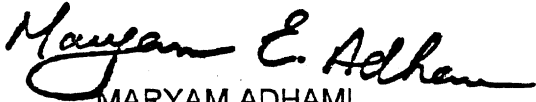


Mr. Frank Colaruotolo  
November 22, 2010  
Page 2

If you wish to revise your proposal to accommodate the concerns herein, please contact Ms. Hazel Paraoan at [hparaoan@dpw.lacounty.gov](mailto:hparaoan@dpw.lacounty.gov) or (626) 458-3132. If you do not wish to pursue this matter further, we will process a refund of your unused project concept review deposit.

Very truly yours,

GAIL FARBER  
Director of Public Works



MARYAM ADHAMI  
Permits and Subdivisions Section  
Construction Division

HP:lh

O:\Section\Permits\Letters\Flood Letters and Comments\Objection Letters\Objection-Letter-T200902461HP

cc: City of Carson (Steve Newberg)  
Supervisor Mark Ridley-Thomas (Karly Katona)

bc: Design (Chang)  
Flood Maintenance (South)  
Survey/Mapping (Rothman)  
Water Resources (Wood)  
Watershed Management (George)





# City of Carson Report to Mayor and City Council

January 18, 2011  
Special Orders of the Day

**SUBJECT: CONTINUED PUBLIC HEARING TO CONSIDER AN APPEAL OF THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 792-10 FOR THE DEVELOPMENT OF A 150-SPACE RECREATIONAL VEHICLE STORAGE LOT LOCATED AT 2900 E. DEL AMO BOULEVARD**

Submitted by Clifford W. Graves  
Economic Development General Manager

Approved by Clifford W. Graves  
Interim City Manager

## **I. SUMMARY**

This item was continued from the December 7, 2010 meeting. The City Council approved the applicant's request for continuance in order to provide additional time to participate in Los Angeles County's inter-departmental review of the development plans and to receive additional communication from the Los Angeles County Department of Public Works and Army Corps of Engineers. The applicant has submitted a written request for an additional continuance to the March 15, 2011 meeting (Exhibit No. 1).

## **II. RECOMMENDATION**

OPEN the Continued Public Hearing, TAKE public testimony, and CONTINUE the Public Hearing to the March 15, 2011 meeting.

## **III. ALTERNATIVES**

TAKE another action the City Council deems appropriate.

## **IV. BACKGROUND**

The applicant has been working with various Los Angeles County Public Works departments to obtain final approval of the recreational vehicle storage development plans. It has been an arduous undertaking for the applicant to obtain such approvals, given the rather unique circumstances related to the lot layout and construction techniques which involve soil import to backfill large sections of land adjacent to the existing Compton Creek Watershed.

In addition to working with the Army Corps of Engineers and Los Angeles County's Public Works Department, the applicant is now exploring alternatives to the approved development, including the potential sale of the property to the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy and/or Los Angeles County. Citing the need for additional time to evaluate these potential alternatives, the applicant has requested a continuance to the March 15, 2010.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Applicant's request to continue dated January 4, 2011. (pg. 3)

Document1

Prepared by: Steven Newberg, Associate Planner

TO:Rev010511

Reviewed by:

<u>City Clerk</u>	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

Action taken by City Council

Date \_\_\_\_\_ Action \_\_\_\_\_

\_\_\_\_\_

Frank Colaruotolo  
Compton Creek, LLC  
PO Box 271  
San Pedro, CA 90733  
(310) 628-1099

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January 4, 2011

Sherri Repp-Loadsman  
City of Carson  
701 East Carson St.  
Carson, CA 90749

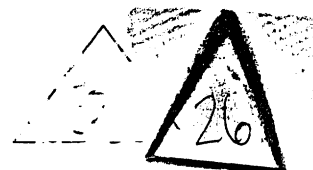
Re: 2900 E. Del Amo Blvd.

Dear Ms. Repp-Loadsman:

I am requesting that my conditional use case is extended for sixty days. I am currently in the process of evaluating two potential avenues with regard to my project and property. I am working with the Army Corp of Engineers for review and approval of the designed project; secondly I am awaiting appraisal figures from the County of Los Angeles on the potential sale of the property. Within this 60 day period of extension I expect to obtain more detailed information so I can choose which path I will take in the upcoming year.

Thank you,

Frank Colaruotolo





# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 10, 2010  
 SUBJECT: Conditional Use Permit No. 792-10  
 APPLICANT AND PROPERTY OWNER: Compton Creek, LLC  
 c/o Mr. Frank Colaruotolo  
 P.O. Box 271  
 San Pedro, CA 90733

REQUEST: To develop and operate a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district.

PROPERTY INVOLVED: 2900 E. Del Amo Boulevard

\_\_\_\_\_ Commissioner Graber moved, seconded by Vice-Chairman Park, to deny the applicant's request. (This motion was later withdrawn.)

\_\_\_\_\_ Concurred with staff  
 \_\_\_\_\_ Did not concur with staff  
 \_\_\_\_\_ By way of a Substitute Motion, Commissioner Verrett moved, seconded by Commissioner Saenz, to approve the applicant's request. (This motion was later withdrawn).

Other  
 Following brief discussion, Chairman Faletogo continued this matter to the September 14, 2010, Planning Commission meeting, allowing staff an opportunity to work with the applicant and the adjoining property owners on the overall security plan. There was no objection, absent Commissioner Brimmer.

AYE	NO		AYE	NO	
<input checked="" type="checkbox"/>		Chairman Faletogo	<input checked="" type="checkbox"/>		Graber
<input checked="" type="checkbox"/>		Vice-Chair Park	<input checked="" type="checkbox"/>		Saenz
<input checked="" type="checkbox"/>		Brimmer	<input checked="" type="checkbox"/>		Schaefer
<input checked="" type="checkbox"/>		Diaz	<input checked="" type="checkbox"/>		Verrett
<input checked="" type="checkbox"/>		Gordon			



**I. Introduction**

The applicant is requesting to obtain authorization to operate a recreational vehicle (RV) storage lot consisting of approximately 150 storage spaces for short and long-term rental of boats, automobiles, and RVs. The subject property is located in the OS (Open Space) zoning district which requires that a conditional use permit (CUP) be granted prior to operating such use on the property.

**II. Background**

The applicant acquired the approximately 8.7-acre subject property in early 2009 with the intention of developing a use for it. The property consists of two distinct pieces of property, each piece is approximately 1,400 feet long by 12 feet wide with an approximately 220-foot-wide open area between, which is occupied in part by the Compton Creek (part of the Los Angeles and San Gabriel Rivers watershed). The south end of each road terminates at an overpass portion of the 710 Freeway. The north end of each road has driveway access providing ingress and egress to both halves of the site from Del Amo Boulevard.

The applicant was hard-pressed to find a compatible use given the property's limiting physical circumstances related to the access easement for the Los Angeles County Flood Control and the Compton Creek Watershed,. In order to facilitate the proposed RV storage lot, the applicant intends to backfill the east and west edges of the property to a point level with the surface of the existing access road, then pave and stripe the resulting surface area which will total 50 feet in width on either side of the Compton Creek upon completion. The proposed width is sufficient to provide code-compliant angled parking spaces, turn-a-round areas at the ends of each road, and access thereto. The applicant proposes to add landscaping and wrought-iron fences at the entrances of each part of the property, as well as along the edges, and a protective barrier on the interior property lines to prevent vehicles from going into the creek. The development plan is phased into two parts, with the opposite half of the property being backfilled separately within six months of completion of the first half.

Upon consulting the city, staff directed the applicant to obtain preliminary approval from concerned and potentially affected agencies, including the California Regional Water Quality Control Board, Carson Sheriff Station, Los Angeles County Dept of Public Works, Flood Plan Management Section, Los Angeles County Fire Dept, Los Angeles County Public Works Watershed Management Section, and the Los Angeles and San Gabriel Rivers Watershed Council. The applicant contacted these agencies and obtained preliminary approval for the project's concept. The application was therefore submitted March 8, 2010.

The LA County Fire Department was the only agency contacted that provided comment on the development plans. The Fire Chief requires a turn-a-round halfway down on each side, in addition to the turn-a-round area at the terminus of each side's access road. Also, two fire hydrants are required onsite. Conditions of approval have been added to the attached resolution to ensure that the site plan depict these requirements and that such requirements are met prior to the applicant obtaining a grading permit for the project.

### III. Analysis and Findings

#### Conditional Use Permit No. 792-10

Section 9151.1 of the CMC, Permitted Uses in the Open Space Zone, requires a conditional use permit for a parking lot (with no parking structure). Pursuant to Section 9172.21 of the CMC, the Planning Commission shall approve a CUP if it is able to make affirmative findings based on the following criteria:

**a. The proposed use and development will be consistent with the General Plan.**

The subject property is identified as a flood control facility which is described as general open space in Section 3.1 of the Carson General Plan Open Space and Conservation Element. As such, it is intended for passive recreational uses, including those uses specifically permitted in the Open Space section of the city's municipal code. A goal contained in the Open Space Element is the enhancement of Carson's open space resources. An implementation measure of this goal is to provide landscaping along Compton Creek. The applicant intends to provide new landscaping along the outside edges of the subject property and at the entrances to the property from Del Amo Boulevard. Thus, the proposed use and development will be consistent with the General Plan.

**b. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use.**

The site is currently developed as an access road for maintenance of facilities serving the Compton Creek watershed between Del Amo Boulevard to the north and the 710 Freeway overpass to the south. The road is flat with a slope condition along the interior edges leading to the Compton Creek. Once the project grading is complete, the project site will be flat and rectangular-shaped. The location is convenient for vehicular access and there are sufficient utilities to serve and accommodate the proposed use. There are no permanent structures proposed to be located on the new surface.

**c. There will be adequate street access and traffic capacity to accommodate the proposed use.**

The project site is accessed on the east and west sides of the Compton Creek via driveways onto Del Amo Boulevard. The existing 12-foot wide access easement provided for LA County personnel will continue to be maintained once the development is complete. The completed road will be 22-foot wide, which is compliant with publicly accessed commercial one-way driveways per Section 9162.8 of the Carson Municipal Code. The plan includes two turn-around areas on each side of the property, as well as 'pull-over' areas in between each turn-a-round which provides adequate maneuvering area for vehicular ingress and egress to the site. Therefore, there is adequate street access and traffic capacity to accommodate the proposed use.

**d. There will be adequate water supply for fire protection.**

There are no permanent structures proposed to be located on the new surface. The intended use is for the short and long-term storage of

recreational vehicles, including boats, campers, etc. There will be adequate water supply for fire protection.

**e. The proposed use and development will be compatible with the intended character of the area.**

The proposed project is for a passive storage use which does not include the development of any new buildings. Adjacent to the east and west sides of the subject property are warehouse and light-industrial uses consisting of large, one-story buildings with truck parking and loading located onsite. The subject property fronts Del Amo Boulevard to the north and terminates on the south side where it is adjacent to the 710 Freeway. The surrounding land uses are comprised of light-industrial, office and open-space uses, with which the intended use on the subject property is compatible.

**f. Such other criteria for the particular use in other Section of this Chapter.**

The proposed project meets all applicable design standards and guidelines of the CMC.

Pursuant to Section 9153 of the CMC, the following additional finding must be made in the affirmative when approving a CUP for a use located within the OS zone:

**a. The use shall not detract from the intended open space character of the area.**

There are no permanent structures proposed to be located on the new surface. The subject property is identified as a flood control facility described as general open space and intended for passive recreational uses, including those specifically permitted in the Open Space section of the city's municipal code area. The Compton Creek watershed will not be affected in terms of its ability to contain flood waters from tributaries leading to it. Therefore, the use shall not detract from the intended open space character of the area.

**IV. Environmental Review**

A Negative Declaration was prepared and circulated for solicitation of public comment, pursuant to applicable California Government Code and California Environmental Quality Act (CEQA) requirements. The public comment period for the Negative Declaration expired June 14, 2010. No comments regarding the initial study have been received by staff to date. Fire Department comments related to the site plan have been mitigated by conditions of approval which have been added to the attached resolution.

**V. Recommendation**

That the Planning Commission:

- **ADOPT** the Negative Declaration;
- **APPROVE** Conditional Use Permit No. 792-10; and

- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 792-10 FOR THE DEVELOPMENT AND OPERATION OF A 150-SPACE RECREATIONAL VEHICLE STORAGE (PARKING) LOT ON AN 8.7-ACRE SITE LOCATED AT 2900 E. DEL AMO BOULEVARD."

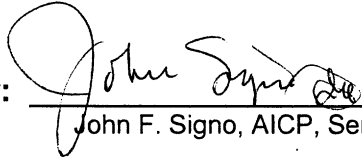
**VI. Exhibits**

1. Initial Study/Negative Declaration
2. Land-Use Map
3. Draft Resolution
4. Development Plans (under separate cover)

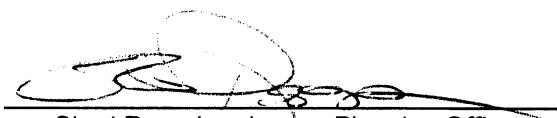
**Prepared by:**

  
\_\_\_\_\_  
Steven Newberg, AICP, Associate Planner

**Reviewed by:**

  
\_\_\_\_\_  
John F. Signo, AICP, Senior Planner

**Approved by:**

  
\_\_\_\_\_  
Sheri Repp-Loadman, Planning Officer

SN: c79210p\_081010



# CITY OF CARSON

## NEGATIVE DECLARATION

Case: Conditional Use Permit No. 792-10

Applicant: Compton Creek, LLC (Frank Colaruotolo)

Address: P.O. Box 271, San Pedro CA 90733

Project Description: The proposed use is for a 179-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximate 220-foot wide by 0.27-mile long (1,413 linear feet) section of the Compton Creek Watershed. The subject site is approximately 8.7 acres and is located on the south side of Del Amo Boulevard, east of Santa Fe Avenue and west of Susana Road and the I-710 Freeway in the southeast part of the City

Project Location: 2900 E. Del Amo Boulevard, Carson CA 90810

On the basis of the Initial Study prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment. A copy of said Initial Study is available for review at the Community Development Department, 701 E. Carson Street, Carson, California, 90745. This document constitutes a Negative Declaration.

Mitigation Measures: None

Responsible Agencies: City of Carson, Planning Division;

Trustee Agencies: Los Angeles County Fire Department; Building and Safety; Los Angeles County Flood Control District

Notice pursuant to Section 21092.5 of the Public Resources Code:

A Public Hearing will be held in the City Hall Council Chambers, 701 E. Carson Street, Carson, California, on July 13, 2010 at 6:30 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter.

Prior to the Public Hearing, the public is invited to submit written comments on this Negative Declaration to the Community Development Department, City Hall, 701 East Carson Street, Carson, California 90745 or phone (310) 952-1761, or e-mail at [snewberg@carson.ca.us](mailto:snewberg@carson.ca.us). Please refer to the case number listed above.

  
\_\_\_\_\_  
Steve Newberg, AICP, Associate Planner

May 25, 2010

Date

## Environmental Checklist Form

1. **Project Title:** Conditional Use Permit No. 792-10
2. **Lead Agency Name and Address:** City of Carson, Planning Division  
701 East Carson Street  
P.O. Box 6234  
Carson, CA 90749
3. **Contact Person and Phone Number:** Steven Newberg, AICP, Associate Planner  
(310) 952-1761 ext. 1810 [snewberg@carson.ca.us](mailto:snewberg@carson.ca.us)
4. **Project Location:** 2900 E. Del Amo Boulevard, Carson, CA 90810 (APN No. 7306-011-029)
5. **Project Sponsor's Name/Address:** Compton Creek, LLC (Frank Colaruotolo)  
P.O. Box 271  
San Pedro, CA 90733
6. **General Plan Designation:** General Open Space
7. **Zoning:** Open Space (OS)
8. **Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)**

The proposed use is for a 179-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximate 220-foot wide by 0.27-mile long (1,413 linear feet) section of the Compton Creek Watershed. The subject site is approximately 8.7 acres and is located on the south side of Del Amo Boulevard, east of Santa Fe Avenue and west of Susana Road and the I-710 Freeway in the southeast part of the City.

9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**

Adjacent to the east and west sides of the subject property are warehouse and light-industrial uses consisting of large, one-story buildings with truck parking and loading located onsite. The subject property fronts Del Amo Boulevard to the north and terminates on the south side where it is adjacent to the 710 Freeway. The surrounding land uses are comprised of light-industrial, office and open-space uses, with which the intended use on the subject property is compatible.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)**
  - City of Carson: Planning, Building & Safety, Business License
  - Los Angeles County Flood Control District
  - Los Angeles County Fire Department

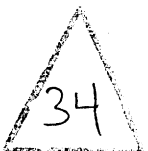


**Evaluation of Environmental Impacts:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources that preparer cites in the parentheses following each question. A "No Impact" answer is adequately supported if the reference information shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The preparer must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," may be cross-referenced).
- 5) Early analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect analyses are discussed at the end of the checklist.
- 6) Preparers are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>I.</b>	<b>AESTHETICS. Would the project:</b>				
a)	Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	character or quality of the site and its surroundings?				
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: General Plan; Carson Municipal Code

**Explanation:**

- (a,b) The project site is on the southeastern section of the city, which is designated as primarily a light and heavy industrial area. No scenic vistas, scenic resources, or designated historic buildings exist in the vicinity, and Del Amo Boulevard and the I-710 are not State scenic highways. Thus, the proposed use will have no impacts.
- (c) There are no sensitive receptors, such as residences, schools, etc., that would be affected by the proposed facility.
- (d) The site will operate during normal business hours and is not located adjacent to residences, or other sensitive receptors. Although there are no lights currently on the property, with proper placement of illuminating implements, the impacts of substantial light or glare which would adversely affect day or nighttime views in the area would be less than significant.

**Mitigation:**

None Required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
II.	<b>AGRICULTURAL RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) Prepared by the California Dept. of Conservation as an optional Model to use in assessing impacts on agriculture and farmland. <i>Would the project:</i>				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan; Carson Municipal Code

**Explanation:**

- (a) According to Appendix G of the State Guidelines and the Department of Conservation, a project will have a significant impact on agricultural resources if it falls into any of the following Farmland designations: Prime Farmland; Farmland of Statewide Importance; or Unique Farmland. The subject site is not designated as Prime, Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), and thus will not have an impact.
- (b) No agricultural areas exist nearby the project site. The project would not result in direct or indirect impacts to agricultural resources. The project does not comprise an agricultural preserve under a Williamson Act contract.
- (c) The project area is not located on agricultural or farmlands. The project would neither directly nor indirectly result in the conversion of Prime, Unique, or other Farmland of Statewide Importance to a non-agricultural use.

**Mitigation:** None required.



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
III.	<b>AIR QUALITY:</b> Where available, the significance criteria Established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. <i>Would the project:</i>				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Violate any air quality standards or contribute substantially to an existing or projected air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan; Carson Municipal Code

**Explanation:**

(a-e) Except for possible dust release from grading and leveling of the subject property in preparation for construction, it is anticipated that no significant air quality impacts will result from these activities. There are no sensitive receptors in the vicinity that could be exposed to substantial pollutant concentrations (if any exist), and objectionable odors, if any, that may result from the proposed construction and use, will not affect a substantial number of people.

**Mitigation:**

None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
IV.	<b>BIOLOGICAL RESOURCES.</b> <i>Would the project:</i>				
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** General Plan; Carson Municipal Code; <http://www.lasgrwc2.org/programsandprojects/larc.aspx>

**Explanation:**

- (a – f) There are riparian or sensitive habitats identified in-between the two sides of the proposed project. The project site is currently vacant and is located in a built-out, predominately industrial area. No residential neighborhoods exist in the immediate vicinity of the project site. Sensitive vegetation or wildlife may be potentially affected by the construction (shoring walls, backfilling, grading, erection of fencing/wall materials, and paving), however, the effects of such short-term construction activities are anticipated to be less than significant. The proposed project will not otherwise conflict with any habitat conservation plan known to the City at this time. Thus, no significant impact to biological resources is expected.

**Mitigation:** None required.



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>V.</b>	<b>CULTURAL RESOURCES.</b> <i>Would the project</i>				
a)	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan Update EIR; Carson Municipal Code; Local CEQA Guidelines.

**Explanation:**

- (a) There are no identified historical resources on the project site.
- (b) There are no identified archaeological resources on the project site.
- (c) There are no identified paleontological resources on the project site.
- (d) There are no identified human remains or formal cemeteries on the project site.

**Mitigation:** None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI.</b>	<b>GEOLOGY AND SOILS.</b> <i>Would the project:</i>				
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, or injury, or death involving:				
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan EIR; Carson Municipal Code

**Explanation:**

- (a) This is considered a less than significant impact.
- (b-d) Although the site is currently undeveloped and grading activities will be conducted, it is assumed that proper site development and construction will be conducted when the site is developed, including proper construction and grading practices and compliance to building regulations. Thus, no soil erosion, loss of topsoil, or related geologic hazard is expected to result from this project.
- (e) The proposed project does not involve the installation or use of septic tanks or alternative disposal systems.

**Mitigation:** None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VII.</b>	<b>HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>				
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d)	Be located on a site which is included on a list of hazardous materials sites Compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project result in safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Impair implementation of or physically interfere with an adopted emergency plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan.

**Explanation:**

(a-h) No hazardous construction materials will be brought onsite during the development of the project. The nature of the proposed use is not hazardous. Thus, the hazardous impacts will be less than significant.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VIII.</b>	<b>HYDROLOGY AND WATER QUALITY.</b>				
	<i>Would the project:</i>				
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
	existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan, Carson Municipal Code.

**Explanation:**

(a,e) The proposed use may impact water quality standards if runoff is not properly treated onsite. However, the proposed use is subject to SUSMP standards, due to the amount of parking and asphalt coverage, and will be reviewed by the City's Engineering Division for proper onsite drainage. It is anticipated that this will be considered a less than significant impact. Although the project is proposed adjacent to an existing, major water drainage channel for the Los Angeles basin, the actual construction activities will not affect the existing drainage or any part of the Compton Creek channel. The proposed use is passive and does not include any type of permanent structure which may be subject to water overflow or flooding from the channel.



(a-d,f-i) A new drainage system will be developed, in accordance with current city, county and state regulations, and will be connected to the City's storm water drain. Thus, no impacts to hydrology or water quality are expected.

**Mitigation:** None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>IX.</b>	<b>LAND USE AND PLANNING. <i>Would the project:</i></b>				
a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** General Plan; Carson Municipal Code.

**Explanation:**

- (a,b) The project site is designated General Open Space in the General Plan Land Use Element and is zoned OS (Open Space) which permits the passive use of an RV park.
- (c) The project is located adjacent to, but not located within a habitat conservation plan or natural community conservation plan. No impacts are anticipated.

**Mitigation:** None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>X.</b>	<b>MINERAL RESOURCES. <i>Would the project:</i></b>				
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Source: General Plan.

**Explanation:**

- (a) The proposed project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State because the project site is not located in a mineral rich area nor does it involve any mining practices.
- (b) There are no known locally important mineral resources at the project site. The project would have no effects on the availability of a mineral resource.

**Mitigation:** None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XI.</b>	<b>NOISE. <i>Would the project result in:</i></b>				
a)	Exposure of persons to or generation of noise level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	A substantial permanent increase in the ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan.

**Explanation:**

- (a-d) The proposed project is not located adjacent to any residential neighborhood, or other sensitive receptors. The proposed use will not generate noise impacts that exceed the City's noise standards.



- (e,f) The project is not located within the vicinity of a private airstrip, and would not expose people residing or working in the project area to excessive noise levels. The project site is not located within two miles of an airport.

**Mitigation:** None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XII.</b>	<b>POPULATION AND HOUSING. <i>Would the project</i></b>				
a)	Induce substantial growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** General Plan

**Explanation:**

- (a – c) The project site is not adjacent to a developed residential area. The proposed use will not induce substantial growth such as offsite roadways, infrastructure, or other residential developments, nor will it displace housing or residents.

**Mitigation:** None required.



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIII.</b>	<b>PUBLIC SERVICES.</b>				
a)	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any public services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan; Carson Municipal Code

**Explanation:**

(a) *Fire Protection* - Fire service to the project site would be provided by the Los Angeles County Fire Department. The project would adhere to all requirements of the Fire Code. Emergency access would be provided per the requirements of the Uniform Fire Code and applicable City fire regulations.

*Police Protection* - Police protection would be provided by the Los Angeles County Sheriffs Department (Carson Substation).

*Schools* - The proposed project is considered a commercial use and is not expected to generate students.

*Parks* - The proposed project is considered a commercial use and is not expected to require additional parks or impact existing parks.

*Other public facilities* - The proposed project is not expected to create any significant impacts to other public facilities. The number of automobile trips generated by the proposed project would create minimal additional road wear. The City would maintain its roads and other public facilities without adverse effects on service capabilities.

**Mitigation:** None required.

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		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XIV.</b>	<b>RECREATION.</b>				
a)	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration the facility would occur to be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan

**Explanation:**

(a – b) The proposed project is considered a commercial use and will be located on a developed site and is not expected to generate the need for additional parks or expansion of existing parks. No impact is expected.

**Mitigation:** None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XV.</b>	<b>TRANSPORTATION/TRAFFIC.</b> <i>Would the project:</i>				
a)	Cause an increase in traffic, which is substantial in relation to the existing system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Substantially increase hazards due to design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan; Carson Municipal Code.

**Explanation:**

- (a) The proposed use is expected to generate light automobile traffic, as it is primarily providing a retail-type, although very passive, use, thus not significantly contributing to the numbers of vehicles already traveling along the adjacent roads. This project is not anticipated to substantially increase the number of cars and trucks already traveling along the adjacent roads.
- (b) No level of service standard established by the County of Los Angeles or City of Carson is expected to be exceeded.
- (c) The proposed use would not have direct access to or use of any air transportation facilities, and would not affect air traffic patterns.
- (d) The project site is abutting heavy industrial and open space areas. This is not considered a significant impact.
- (e) Fire access would be provided in compliance with state and local fire requirements. The proposed use will adhere to all regulations and requirements of the City Fire Code, thus, will have no impact to emergency access.
- (f) The proposed use is considered a commercial use and would not generate substantially increased automobile and truck traffic to and from the site. Alternative transportation methods such as public transportation and bicycling would not be promoted by the proposed use. This is considered a less than significant impact. It is not the type of use to support alternative transportation.

**Mitigation:**

None required.

		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVI.</b>	<b>UTILITIES AND SERVICE SYSTEMS.</b> <i>Would the project:</i>				
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Result in determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** General Plan; Carson Municipal Code.

**Explanation:**

- (a) The proposed project would not generate a substantial amount of wastewater, and thus, would not exceed wastewater treatment requirements of the Regional Water Quality Control Board.
- (b) The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities.
- (c) Site erosion and siltation control measures would be incorporated into the project design to prevent runoff contaminants generated during construction from entering offsite areas. A Standard Urban Stormwater Mitigation Plan (SUSWMP) will be required and approved prior to issuance of a occupancy permit.
- (d) The project would continue to be served by the existing water service provider. No impacts are anticipated.
- (e) The project would not result in the generation of wastewater in excess of the capacities of the current wastewater treatment provider.
- (f) Solid waste generated during project construction and operation would be transported to an appropriate disposal facility.
- (g) The project would comply with all federal, state, and local statutes and regulations related to solid wastes. Therefore, no impacts are identified.

**Mitigation:** None required.



		Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>XVII.</b>	<b>MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a)	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** General Plan; Carson Municipal Code.

**Explanation:**

- (a) The project site is adjacent to developed properties and to the Compton Creek drainage channel which may contain sensitive, protected, rare, or endangered wildlife or vegetation. However, no impacts area anticipated from the proposed use as it will not directly affect the existing channel as it is located adjacent to it but not within it. The passive RV parking use will be directed away from the channel, and will provide protection to the channel by way of a concrete block wall and fence between the parking area(s) and the channel limits adjacent to the project area.
- (b) The proposed use is permitted in the Open Space (OS) zone district with an approved conditional use permit (CUP). This is not considered a significant impact.
- (c) Considering the absence of nearby residents, the proposed use is not expected to have substantial adverse effects on residents. This is considered a less than significant impact.

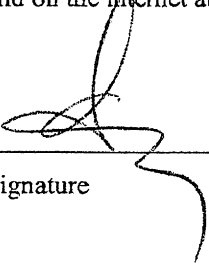
**Mitigation:** None required.

**Earlier Analysis**

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects may have been adequately analyzed in an earlier EIR or negative declaration, Section 15603(c)(3)(D).



Relative information was taken from the *Existing Conditions Report (April 2000)* and *Draft Environmental Impact Report (October 2002)* prepared for the General Plan Update, the Current General Plan and Municipal Zoning Code for Carson, California. These documents are available for review at the City of Carson Planning Division located at 701 E. Carson Street, Carson, CA and on the internet at <http://ci.carson.ca.us>.



Signature

Steven Newberg

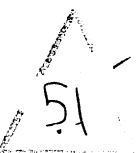
Printed Name

5/25/10

Date

Planning Division, City of Carson

For



**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

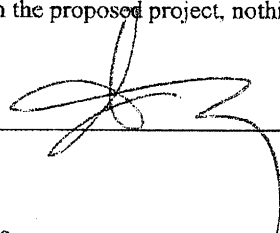
- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities /Service Systems
- Mandatory Findings of Significance

**DETERMINATION** (completed by the Lead Agency):

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature



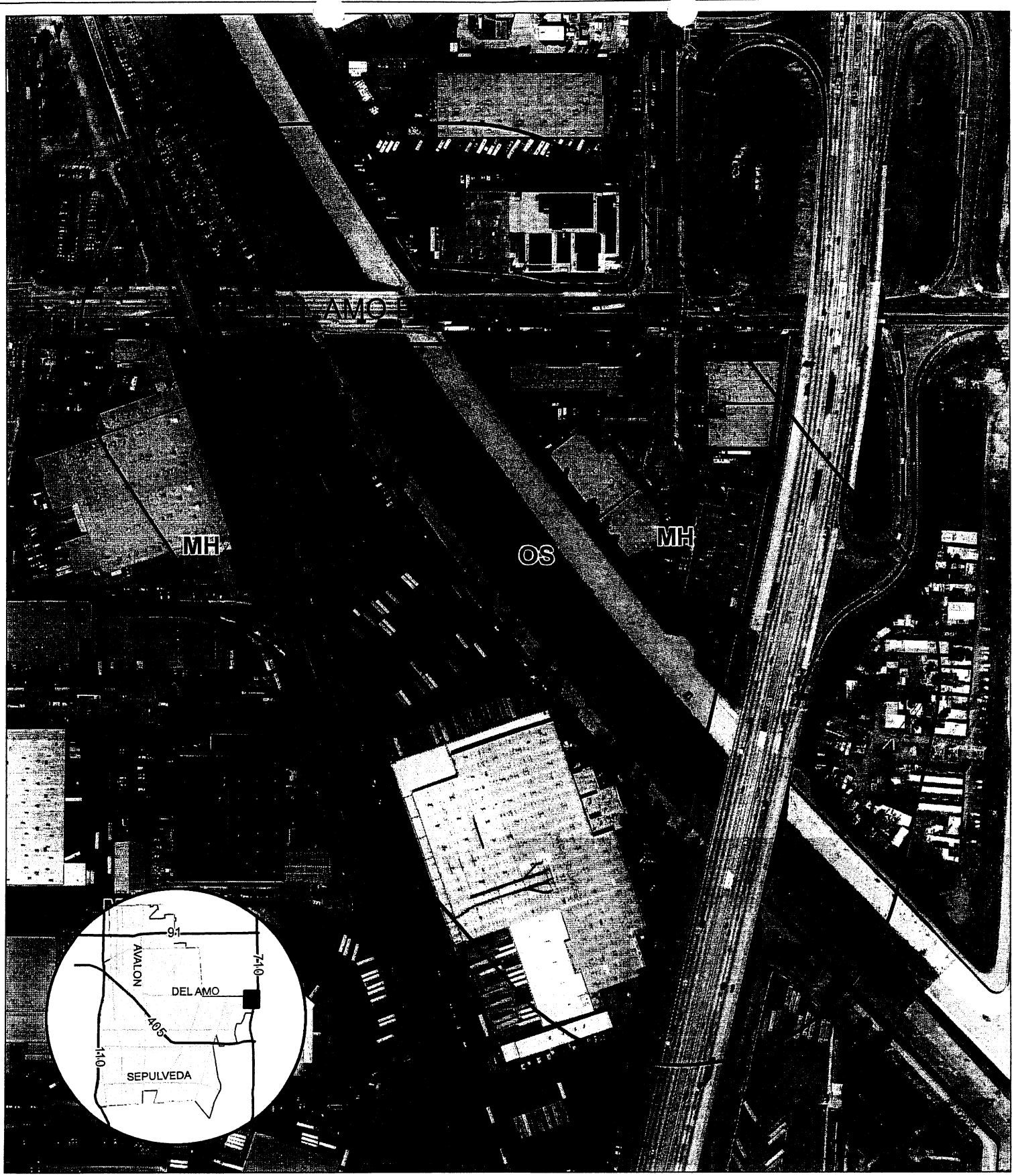
May 24, 2010

Date

**References**

- City of Carson. April 2000. Existing Conditions Report for the General Plan Update.
- City of Carson. October 2002. Environmental Impact Report for the General Plan Update.
- City of Carson, Current Municipal Code.
- City of Carson, Current General Plan.
- <http://www.lasgrwc2.org/programsandprojects/llarc.aspx>, accessed May, 2010

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City of Carson  
500 Foot Radius Map  
2900 E Del Amo Blvd



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**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 792-10 FOR THE DEVELOPMENT AND OPERATION OF A  
150-SPACE RECREATIONAL VEHICLE STORAGE (PARKING)  
LOT ON AN 8.7-ACRE SITE LOCATED AT 2900 E. DEL AMO  
BOULEVARD**

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

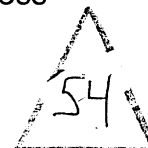
**Section 1.** An application was duly filed by the applicant, Frank Colaruotolo on behalf of the Compton Creek, LLC, with respect to real property located at 2900 E. Del Amo Boulevard, and described in Exhibit "A" attached hereto, requesting the authorization to develop and operate a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district.

A public hearing was duly held on August 10, 2010, 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 subject property is identified as a flood control facility which is described as General Open Space in Section 3.1 of the Carson General Plan Open Space and Conservation Element. As such, it is intended for passive recreational uses, including those uses specifically permitted in the Open Space section of the city's municipal code. A goal contained in the Open Space Element is the enhancement of Carson's open space resources. An implementation measure of this goal is to provide landscaping along Compton Creek. The applicant intends to provide new landscaping along the outside edges of the subject property and at the entrances to the property from Del Amo Boulevard. Thus, the proposed use and development will be consistent with the General Plan.
- b) The site is currently developed as an access road for maintenance of facilities serving the Compton Creek watershed between Del Amo Boulevard to the north and the 710 Freeway overpass to the south. The road is flat with a slope condition along the interior edges leading to the Compton Creek. Once the project grading is complete, the project site will be flat and rectangular-shaped. The location is convenient for vehicular access and there are sufficient utilities to serve and accommodate the proposed use. There are no permanent structures proposed to be located on the new surface.
- c) The project site is accessed on the east and west sides of the Compton Creek via driveways onto Del Amo Boulevard. The existing 12-foot wide access



easement provided for LA County personnel will continue to be maintained once the development is complete. The completed road will be 22-foot wide, which is compliant with publicly accessed commercial one-way driveways per Section 9162.8 of the Carson Municipal Code. The plan includes two turn-around areas on each side of the property, as well as 'pull-over' areas in between each turn-around which provides adequate maneuvering area for vehicular ingress and egress to the site. Therefore, there is adequate street access and traffic capacity to accommodate the proposed use.

- d) There are no permanent structures proposed to be located on the new surface. The intended use is for the short and long-term storage of recreational vehicles, including boats, campers, etc. There will be adequate water supply for fire protection.
- e) The proposed project is for a passive storage use which does not include the development of any new buildings. Adjacent to the east and west sides of the subject property are warehouse and light-industrial uses consisting of large, one-story buildings with truck parking and loading located onsite. The subject property fronts Del Amo Boulevard to the north and terminates on the south side where it is adjacent to the 710 Freeway. The surrounding land uses are comprised of light-industrial, office and open-space uses, with which the intended use on the subject property is compatible.
- f) There are no permanent structures proposed to be located on the new surface. The subject property is identified as a flood control facility described as general open space and intended for passive recreational uses, including those specifically permitted in the Open Space section of the city's municipal code area. The Compton Creek watershed will not be affected in terms of its ability to contain flood waters from tributaries leading to it. Therefore, the use shall not detract from the intended open space character of the area.

**Section 4.** The Planning Commission further finds that the second dwelling unit will not have a significant effect on the environment. A Negative Declaration was prepared and circulated for solicitation of public comment, pursuant to applicable California Government Code and California Environmental Quality Act (CEQA) requirements. The public comment period for the Negative Declaration expired June 14, 2010 and no comments were received.

**Section 5.** Based on the aforementioned findings, the Planning Commission hereby adopts the Negative Declaration and grants Conditional Use Permit No. 792-10 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 Municipal Code.

**PASSED, APPROVED AND ADOPTED THIS 10<sup>th</sup> DAY OF AUGUST, 2010.**

**CHAIRMAN**

**ATTEST:**

**SECRETARY**

SN/c79210p\_081010

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**CITY OF CARSON  
DEVELOPMENT SERVICES  
PLANNING DIVISION  
EXHIBIT "A"  
LEGAL DESCRIPTION  
CONDITIONAL USE PERMIT NO. 792-10**

**Property Address:** 2900 E. Del Amo Boulevard

**Parcel Identification Number:** 7306-011-029

Those portions of Lots 3 and 4 of Block D of Parcel Map 100-47, in the City of Carson, County of Los Angeles, State of California as per Map recorded in a Book of Maps in the Office of the County Recorder of Said County.



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 792-10**

GENERAL CONDITIONS

1. If Conditional Use Permit No. 792-10 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
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 make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, 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.
4. Project grading shall comply with Section 9166.1 of the Carson Municipal Code and any other applicable zoning codes.
5. 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.
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 or 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. 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.



9. 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.
10. 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. 792-10. 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. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
12. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
13. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
14. All areas used for the movement parking, loading, repair or storage 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.
15. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
16. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

17. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.



18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
19. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
20. 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.
21. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Vine-like landscaping along perimeter walls;
  - b. Annual flowers wherever possible; and,
  - c. Irrigation system designed to commercial grade standards.
22. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).

## SIGNS

22. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.

## FENCES/WALLS

23. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.
24. A six-foot-high wrought-iron fence shall be placed along the full extent of the east and west property lines, subject to the discretion and approval of the Planning Division. Concrete parking blocks or other type of vehicular barrier to be located adjacent to such fence shall be reviewed and approved by the Planning Division prior to the issuance of grading permit(s).



## LIGHTING

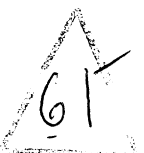
25. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.
26. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

## TRASH

27. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any grading permit(s).

## AIR QUALITY

28. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
29. Truck deliveries shall be consolidated when possible.
30. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
31. Active grading sites shall be watered at least twice daily.
32. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
33. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
34. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
35. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
36. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
37. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
38. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.



## NOISE

39. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
  - a. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.
  - b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
  - c. Machinery, including motors, shall be turned off when not in use.

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

40. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Chief for all land shown on the map to be recorded.
41. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
42. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
43. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
44. All required hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
45. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
46. Approved Fire Department turn-a-rounds shall be shown, as stamped and approved by said Fire Department, on the approved plans on file with the Planning Division.

## THE GAS COMPANY

47. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.



## PUBLIC SAFETY - CITY OF CARSON

48. Automobile fluid leakage shall be disposed of properly. Leakage shall be prevented flowing to storm drains and shall be properly treated so that no potential harm to the environment or to persons exists.
49. Concrete barriers shall be installed on the interior edges of each half of the subject property to prevent vehicles from going down slope into the Compton Creek. Such barriers shall be reviewed and approved by the Planning Division. If required, building permits for such barriers shall be obtained prior to the issuance of a grading permit(s) for the site.
50. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department. Prior to approval of land use permits, the applicant shall meet with the County Fire Department to review placement of additional fire hydrants throughout the site. Hydrants shall be installed prior to grading permit issuance.

## ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

65. 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.
66. Repair any broken or raised sidewalk, curb and gutter along Del Amo Boulevard within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
67. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
68. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
69. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 40 feet.
70. A construction permit is required for any work to be done in the public right-of-way.
71. 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.



72. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

73. Per section 6310 of the Carson Municipal Code, all parties involved in the construction of the project, including but not limited to contractors and subcontractors, will need to obtain a valid City Business License.





# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: September 14, 2010  
 SUBJECT: Conditional Use Permit No. 792-10

APPLICANT AND PROPERTY OWNER: Compton Creek, LLC  
 c/o Mr. Frank Colaruotolo  
 P.O. Box 271  
 San Pedro, CA 90733

REQUEST: Continued public hearing to consider the development and operation of a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district.

PROPERTY INVOLVED: 2900 East Del Amo Boulevard

### COMMISSION ACTION

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

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
<input checked="" type="checkbox"/>		Chairman Faletogo		<input checked="" type="checkbox"/>	Graber
	<input checked="" type="checkbox"/>	Vice-Chair Park	<input checked="" type="checkbox"/>		Saenz
	<input checked="" type="checkbox"/>	Brimmer	<input checked="" type="checkbox"/>		Schaefer
	<input checked="" type="checkbox"/>	Diaz	<input checked="" type="checkbox"/>		Verrett
<input checked="" type="checkbox"/>		Gordon			



## I. Introduction

This item was continued from the August 10, 2010 Planning Commission meeting so that additional time could be provided for the applicant to investigate and address comments and concerns raised during public testimony. In the weeks since, representatives from various agencies with competing interests in the property have contacted staff to provide comments that were not received by staff during the comment solicitation period prior to the August 10, 2010 Planning Commission hearing.

A concern has been raised from the Los Angeles County Department of Public Works (LADPW), Flood Control Management Section regarding their access to the site. An earlier plan was denied by LADPW in December, 2009. The applicant resubmitted plans to LADPW and indicates an expectation that the plans will ultimately be approved. A condition has been added that requires the RV storage operator to provide adequate notice to customers advising of any restrictions to access and circulation caused by maintenance and/or repair work to the flood control area. An additional condition has been added which requires that the applicant have a plan for prohibiting unauthorized entry into the channel from the channel-side of the reciprocal easement area reviewed and approved by the LADPW.

As of the writing of this report, the applicant has not met with the adjoining property owners who voiced concerns during public testimony. However, staff has discussed with the applicant the security issues raised by these adjoining property owners. In response, the applicant has stated that security cameras, wrought-iron fencing, and regular inspections will be provided. The applicant contends that removal of existing landscape and enhanced activities on the property will provide a deterrent to unauthorized entry or use of the property. Staff has recommended that the applicant contact adjoining property owners to further discuss these issues prior to the hearing.

In response to a question raised at the last Planning Commission meeting, staff has reviewed the I-710 Corridor improvement plans and has determined that the subject property is not in conflict with future road alignments.

Staff will provide additional details in a presentation to the Planning Commission during this meeting. Development plans have been revised to reflect Fire Department requirements for emergency vehicle ingress and egress, and to include information pertaining to soils and grading. The amount of backfill material necessary to develop the site as planned ranges from 9,000 to 12,000 cubic yards, depending upon the level of compaction necessary to grade. This equates to approximately 330 to 440 truck trips using a typical load-hauler.

The prior information contained in the August 10, 2010 staff report to the Planning Commission remains unchanged. Staff is requesting that the Planning Commission follow the recommendation provided by staff in this report.




**II. Recommendation**

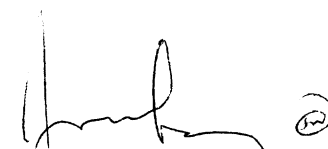
That the Planning Commission:

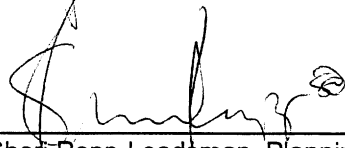
- **ADOPT** the Negative Declaration;
- **APPROVE** Conditional Use Permit No. 792-10; and
- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 792-10 FOR THE DEVELOPMENT AND OPERATION OF A 150-SPACE RECREATIONAL VEHICLE STORAGE (PARKING) LOT ON AN 8.7-ACRE SITE LOCATED AT 2900 E. DEL AMO BOULEVARD."

**III. Exhibits**

1. Draft Resolution
2. Revised Development Plans (under separate cover)

Prepared by:   
Steven Newberg, AICP, Associate Planner

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

Approved by:   
Sheri Repp-Loadsman, Planning Officer

SN: c79210p\_091410





# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: September 28, 2010  
 SUBJECT: Conditional Use Permit No. 792-10

APPLICANT AND  
 PROPERTY OWNER: Compton Creek, LLC  
 c/o Mr. Frank Colaruotolo  
 P.O. Box 271  
 San Pedro, CA 90733

REQUEST: Continued public hearing to consider the development and operation of a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district.

PROPERTY INVOLVED: 2900 East Del Amo Boulevard

### COMMISSION ACTION

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

ATTACHED

### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
<input checked="" type="checkbox"/>		Chairman Faletogo	<input checked="" type="checkbox"/>		Graber
	<input checked="" type="checkbox"/>	Vice-Chair Park	<input checked="" type="checkbox"/>		Saenz
	<input checked="" type="checkbox"/>	Brimmer	<input checked="" type="checkbox"/>		Schaefer
	<input checked="" type="checkbox"/>	Diaz	<input checked="" type="checkbox"/>		Verrett
<input checked="" type="checkbox"/>		Gordon			



## I. Introduction

This item was continued from the August 10, 2010 and September 14, 2010 Planning Commission meetings so that additional time could be provided for the applicant to investigate and address comments and concerns raised during public testimony. Staff provided additional information at the September 14, 2010 public hearing that addressed some of these comments and concerns. However, the Planning Commission continued the item to provide additional time for the applicant to meet and confer with adjacent property owners who voiced concern at the August 10, 2010 meeting, and to meet with staff to clarify and amplify certain project information related to drainage, security, and other aspects of the proposed business operations.

Since the last Planning Commission meeting, the applicant has corresponded with staff and one of the two adjacent property owners who testified at the August 10, 2010 meeting via e-mail, telephone, and in person to discuss the project's potential impacts on his building and business and seek ways to mitigate those concerns. Numerous attempts were made by the applicant and staff to contact the other property owner. However, staff was unable to make contact.

After discussion amongst staff, the applicant, and adjacent property owner regarding the project's potential impacts, the following conditions of approval contained in Exhibit "B" of the attached resolution have been added and/or modified:

No. 24: A six-foot-high wrought-iron fence with a 'shepherds-crook' at the top shall be placed along the full extent of the east and west property lines, subject to the discretion and approval of the Planning Division. Concrete parking blocks or other type of vehicular barrier to be located adjacent to such fence shall be reviewed and approved by the Planning Division prior to the issuance of grading permit(s).

No. 28: Disposal of recreational vehicle waste products, i.e. "black water", "gray water", or other collection tank material(s), is prohibited. Facilities for the storage, disposal collection, or removal of such waste are not permitted on the subject property.

No. 52: The applicant shall provide a security plan for the property, including the placement locations for security cameras, type and height of wrought-iron fencing, and schedule for periodic inspections of the site. Video surveillance of both sides of the RV storage park shall be recorded 24-hours per day, 7-days a week and stored electronically for future review. The applicant shall utilize technology that allows the Los Angeles County Sheriff's Department to obtain internet access to the security cameras, if possible. Such plan shall be submitted to the Sheriff's Department and Planning Division for review and approval prior to the issuance of a grading permit.

No. 61: Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning



Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.

No. 62: Such project areas described in Condition No. 61 shall include the west wall of the buildings located adjacent to the east side of the subject property, known as 20425 and 20435 S. Susana Road, Carson, CA 90810. The applicant shall obtain an easement or other agreement as necessary to authorize access for removal of graffiti from such buildings that are immediately accessible from the subject property. The applicant shall not be responsible for graffiti removal if such easement or agreement is not reasonably provided by the adjoining property owner.

The adjacent property owner has provided a letter (Exhibit No. 2) in response to the proposed changes to the conditions of approval which states his satisfaction with such changes.

During staff's presentation at the September 14, 2010 Planning Commission hearing, a potential alternative design proposal was discussed. The original plan is to backfill the area adjacent to the existing access road to a grade level equal to the access road. The alternative design is to build a platform on top of pylons spaced at approximate 50-foot intervals. The applicant has decided to proceed with backfilling plans, if approved. The following condition of approval requires additional review and approval if the alternative design is ultimately pursued:

No. 3: The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, 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.

Staff feels that the issues raised during previous public hearings have been addressed and adequately mitigated. Other than the issues discussed above, the prior information contained in the August 10, 2010 and September 14, 2010 staff reports to the Planning Commission remains unchanged.

## II. Recommendation

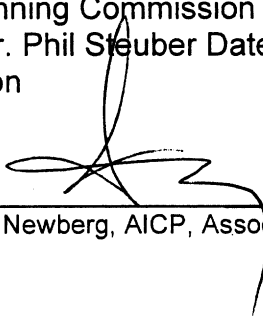
That the Planning Commission:

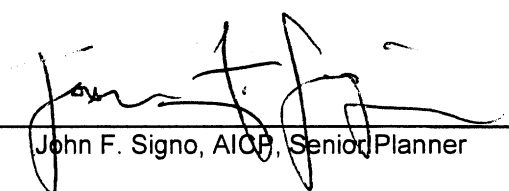
- **ADOPT** the Negative Declaration;
- **APPROVE** Conditional Use Permit No. 792-10; and
- **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 792-10 FOR THE DEVELOPMENT AND OPERATION OF A 150-SPACE RECREATIONAL VEHICLE STORAGE (PARKING) LOT ON AN 8.7-ACRE SITE LOCATED AT 2900 E. DEL AMO BOULEVARD."

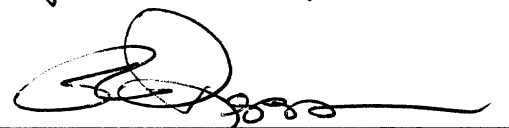


**III. Exhibits**

1. Excerpt of Planning Commission Minutes Dated August 10, 2010
2. Letter From Mr. Phil Steuber Dated September 21, 2010
3. Draft Resolution

**Prepared by:**   
Steven Newberg, AICP, Associate Planner

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

**Approved by:**   
Sheri Repp-Loadsman, Planning Officer

SN: c79210p\_092810



## 11. PUBLIC HEARING

### G) Conditional Use Permit 792-10

#### Applicant's Request:

The applicant, Compton Creek, LLC, is requesting to authorize a 179-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximate 220-foot wide by 0.27-mile long (1,413 linear feet) section of the Compton Creek Watershed. The property is located at 2900 East Del Amo Boulevard.

#### Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; APPROVE Conditional Use Permit No. 792-10; and WAIVE further reading and ADOPT Resolution No. \_\_\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 792-10 for the development and operation of a 150-space recreational vehicle storage (parking) lot on an 8.7-acre site located at 2900 East Del Amo Boulevard."

Commissioner Saenz noted the need to get these large vehicles stored off the City's streets.

Vice-Chairman Park expressed his belief there is not enough room for traffic circulation on this site, noting these large vehicles don't have adequate clearance to safely maneuver.

Associate Planner Newberg stated that they recognize the larger sized RV's may not be able to fit.

Commissioner Graber highlighted the deficiencies of the Dominguez Flood Channel and the Compton Creek, questioning whether these channels will be able to handle a large flood and the possibility of these stored vehicles being swept away, leaking gas and oil into these waterways.



Leonard Frederick, applicant's representative, stated that all the oversight agencies have provided input and approved this request; stated that the site will be adequately fenced; and that he believes it is a good use of this land.

Bob Purzycki stated that his business is adjacent to this site on the east side of the creek; expressed his concern with this business's perimeter being two feet from his property/building; stated that a 30-foot motor home carries a lot of fuel/propane and that this poses a dangerous condition for his employees and building, especially with these motor homes being parked as close to his building as they are proposing. He stated there would only be a 6-foot space from the fence to the top of his roof and that the transients will use these vehicles to get on top of his building. He added that the transients routinely steal and vandalize his property, and that having vehicles this close to the fence and his building will make it even easier for people to illegally access his property. He added that this business will be 1,000 feet off Del Amo Boulevard and that it creates a safe haven for those who wish to break into the stored vehicles and for a fire to get out of control before anyone notices. He added he is concerned with adequate Fire Department access with the narrow roadways and questioned if the bridges could handle these large vehicles being swept away down the channel in a raging storm.

Philip Steuber stated his business is adjacent to this property; stated they have a steel-reinforced fence and that the vagrants still continue to break in and take anything they can get; he advised that the onsite cameras are not effective in stopping the vandalism; and explained that they have become selective with the vandalism calls to the police department because they are fearful the police will begin to not respond in a timely manner when they need them the most. He noted his fear that RV owners will easily get away with illegally dumping their RV sewage waste into the waterway/channel.

There being no further input, Chairman Faletogo closed the public hearing.

Commissioner Graber suggested this would be the perfect site for a plant nursery.

Vice-Chairman Park reiterated his concern there is not enough room for an RV to adequately maneuver on this property, reminding everyone that this area is slated for much change because of the I-710 project.

Commissioner Verrett highlighted the need for RV storage and getting these large vehicles stored somewhere else but the City's streets.

Chairman Faletogo stated this is a good use for this site and that there is a great need for this type storage, but he stated that the concerns of the speakers are valid and need to be addressed. He suggested that this item should be continued to allow staff and the applicant to address these valid concerns.

Planning Commission Decision:

Commissioner Graber moved, seconded by Vice-Chairman Park, to deny the applicant's request. (This motion was later withdrawn.)

By way of a Substitute Motion, Commissioner Verrett moved, seconded by Commissioner Saenz, to approve the applicant's request. (This motion was later withdrawn).

Following brief discussion, Chairman Faletogo continued this matter to the September 14, 2010, Planning Commission meeting, allowing staff an opportunity to work with the applicant and the adjoining property owners on the overall security plan. There was no objection, absent Commissioner Brimmer.

September 21, 2010

Steve Newberg, Carson City Planning  
Frank Colaruotolo, Compton Creek LLC

Gentlemen,

Thank you for both you addressing our concerns with our property (20425 S. Susana Road) in relation to the proposed RV Storage site (CUP 79210). Protecting our investment is our chief concern and our ability to continue to operate our business from the property for the foreseeable future.

After the meetings on site, subsequent discussions with both of you regarding our concerns of graffiti, trash/waste, and security, we are comfortable with the proposed changes to the conditions (24, 28, 52, 61, and 62) which specifically address those issues.

Based on those revised conditions to CUP 79210 provided by Mr. Newberg in his September 21, 2010 email attachment titled c79210pc\_092810, we feel our concerns originally outlined in the letter provided to the planning commission on September 10, 2010, and raised at the subsequent planning commission meeting held on September 14, 2010 have been adequately addressed and mitigated by the revised conditions.

Best Regards,



Philip H. Steuber  
Managing Partner  
Steuber Corporation



**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 792-10 FOR THE DEVELOPMENT AND OPERATION OF A  
150-SPACE RECREATIONAL VEHICLE STORAGE (PARKING)  
LOT ON AN 8.7-ACRE SITE LOCATED AT 2900 E. DEL AMO  
BOULEVARD**

**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, Frank Colaruotolo on behalf of the Compton Creek, LLC, with respect to real property located at 2900 E. Del Amo Boulevard, and described in Exhibit "A" attached hereto, requesting the authorization to develop and operate a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district.

Public hearings were duly held on August 10, 2010, September 14, 2010, and September 28, 2010 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 meetings 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 subject property is identified as a flood control facility which is described as General Open Space in Section 3.1 of the Carson General Plan Open Space and Conservation Element. As such, it is intended for passive recreational uses, including those uses specifically permitted in the Open Space section of the city's municipal code. A goal contained in the Open Space Element is the enhancement of Carson's open space resources. An implementation measure of this goal is to provide landscaping along Compton Creek. The applicant intends to provide new landscaping along the outside edges of the subject property and at the entrances to the property from Del Amo Boulevard. Thus, the proposed use and development will be consistent with the General Plan.
- b) The site is currently developed as an access road for maintenance of facilities serving the Compton Creek watershed between Del Amo Boulevard to the north and the 710 Freeway overpass to the south. The road is flat with a slope condition along the interior edges leading to the Compton Creek. Once the project grading is complete, the project site will be flat and rectangular-shaped. The location is convenient for vehicular access and there are sufficient utilities to serve and accommodate the proposed use. There are no permanent structures proposed to be located on the new surface.
- c) The project site is accessed on the east and west sides of the Compton Creek via driveways onto Del Amo Boulevard. The existing 12-foot wide access



easement provided for LA County personnel will continue to be maintained once the development is complete. The completed road will be 22-foot wide, which is compliant with publicly accessed commercial one-way driveways per Section 9162.8 of the Carson Municipal Code. The plan includes two turn-around areas on each side of the property, as well as 'pull-over' areas in between each turn-around which provides adequate maneuvering area for vehicular ingress and egress to the site. Therefore, there is adequate street access and traffic capacity to accommodate the proposed use.

- d) There are no permanent structures proposed to be located on the new surface. The intended use is for the short and long-term storage of recreational vehicles, including boats, campers, etc. There will be adequate water supply for fire protection.
- e) The proposed project is for a passive storage use which does not include the development of any new buildings. Adjacent to the east and west sides of the subject property are warehouse and light-industrial uses consisting of large, one-story buildings with truck parking and loading located onsite. The subject property fronts Del Amo Boulevard to the north and terminates on the south side where it is adjacent to the 710 Freeway. The surrounding land uses are comprised of light-industrial, office and open-space uses, with which the intended use on the subject property is compatible.
- f) There are no permanent structures proposed to be located on the new surface. The subject property is identified as a flood control facility described as general open space and intended for passive recreational uses, including those specifically permitted in the Open Space section of the city's municipal code area. The Compton Creek watershed will not be affected in terms of its ability to contain flood waters from tributaries leading to it. Therefore, the use shall not detract from the intended open space character of the area.

**Section 4.** The Planning Commission further finds that the RV storage lot will not have a significant effect on the environment. A Negative Declaration was prepared and circulated for solicitation of public comment, pursuant to applicable California Government Code and California Environmental Quality Act (CEQA) requirements. The public comment period for the Negative Declaration expired June 14, 2010 and no comments were received.

**Section 5.** Based on the aforementioned findings, the Planning Commission hereby adopts the Negative Declaration and grants Conditional Use Permit No. 792-10 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 Municipal Code.



PASSED, APPROVED AND ADOPTED THIS 28<sup>th</sup> DAY OF SEPTEMBER, 2010.

\_\_\_\_\_

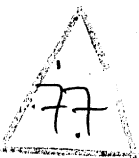
CHAIRMAN

ATTEST:

\_\_\_\_\_

SECRETARY

SN/c79210p\_092810



**CITY OF CARSON  
DEVELOPMENT SERVICES  
PLANNING DIVISION  
EXHIBIT "A"  
LEGAL DESCRIPTION  
CONDITIONAL USE PERMIT NO. 792-10**

**Property Address:** 2900 E. Del Amo Boulevard

**Parcel Identification Number:** 7306-011-029

Those portions of Lots 3 and 4 of Block D of Parcel Map 100-47, in the City of Carson, County of Los Angeles, State of California as per Map recorded in a Book of Maps in the Office of the County Recorder of Said County.



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 792-10**

**GENERAL CONDITIONS**

1. If Conditional Use Permit No. 792-10 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
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 make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, 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.
4. Project grading shall comply with Section 9166.1 of the Carson Municipal Code and any other applicable zoning codes.
5. 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.
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 or 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. 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.



9. 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.
10. 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. 792-10. 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. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
12. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
13. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
14. All areas used for the movement parking, loading, repair or storage 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.
15. Compact spaces shall be properly designated pursuant to Section 9162.43 of the Zoning Ordinance.
16. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.

#### LANDSCAPING/IRRIGATION

17. The applicant shall submit two sets of landscaping and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division prior to the issuance of any building permit.



18. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
19. The applicant shall install 6" x 6" concrete curbs around all landscaped planter areas, except for areas determined by a SUSMP/NPDES permit, or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient stormwater runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
20. 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.
21. Landscaping and irrigation plans shall be stamped and signed by a licensed landscape architect and are to include, but are not limited to:
  - a. Vine-like landscaping along perimeter walls;
  - b. Annual flowers wherever possible; and,
  - c. Irrigation system designed to commercial grade standards.

#### SIGNS

22. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23. Directional signs and site restrictions shall be properly posted in conspicuous locations on the subject site, pursuant to a plan that is reviewed and approved by the Planning Division.

#### FENCES/WALLS

23. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (industrial zones) of the Zoning Ordinance.
24. A six-foot-high wrought-iron fence with a 'shepherds-crook' at the top shall be placed along the full extent of the east and west property lines, subject to the discretion and approval of the Planning Division. Concrete parking blocks or other type of vehicular barrier to be located adjacent to such fence shall be reviewed and approved by the Planning Division prior to the issuance of grading permit(s).

#### LIGHTING

25. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) of the Zoning Ordinance.



26. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

### TRASH

27. The trash enclosure and recycling area shall be located on a four inch concrete pad screened by a six foot high decorative concrete block wall that is compatible with the architectural design of the main building. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas. The trash and recycling area enclosure design is to be approved by the Planning Division prior to issuance of any grading permit(s).
28. Disposal of recreational vehicle waste products, i.e. "black water", "gray water", or other collection tank material(s), is prohibited. Facilities for the storage, disposal collection, or removal of such waste are not permitted on the subject property.

### AIR QUALITY

29. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
30. Truck deliveries shall be consolidated when possible.
31. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
32. Active grading sites shall be watered at least twice daily.
33. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
34. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
35. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads.
36. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
37. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.
38. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
39. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.



## NOISE

40. The project contractor(s) shall implement, but not be limited to, the following best management practices (BMPs):
  - a. Exterior construction activities at the project site shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday and shall exclude public holidays. Interior construction activities that do not generate exterior noise are exempt from this requirement.
  - b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled.
  - c. Machinery, including motors, shall be turned off when not in use.

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

41. Provide water mains, fire hydrants, and fire flows as required by County Forester and Fire Chief for all land shown on the map to be recorded.
42. Provide Fire Department and City approved street signs and building address numbers prior to occupancy.
43. Access shall comply with Section 10.207 of the Fire Code which requires all weather access. All weather access may require paving.
44. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
45. All required hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.
46. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
47. Approved Fire Department turn-a-rounds shall be shown, as stamped and approved by said Fire Department, on the approved plans on file with the Planning Division.

## THE GAS COMPANY

48. Underground Service Alert (USA) must be notified 48 hours prior to commencing work @ (800) 442-4133 or (800) 227-2600. Please keep us informed of construction schedules, pre-construction meetings, etc., so that we can schedule our work accordingly.



## PUBLIC SAFETY - CITY OF CARSON

49. Automobile fluid leakage shall be disposed of properly. Leakage shall be prevented flowing to storm drains and shall be properly treated so that no potential harm to the environment or to persons exists.
50. Concrete barriers shall be installed on the interior edges of each half of the subject property to prevent vehicles from going down slope into the Compton Creek. Such barriers shall be reviewed and approved by the Planning Division. If required, building permits for such barriers shall be obtained prior to the issuance of a grading permit(s) for the site. If in the event that concrete barriers are not permitted due to easement restrictions, the applicant shall have a plan for prohibiting unauthorized entry into the channel from the channel-side of the reciprocal easement area reviewed and approved by the Los Angeles County Department of Public Works. Proof of approval of such plan shall be submitted to the Planning Division prior to the issuance of a grading permit.
51. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department. Prior to approval of land use permits, the applicant shall meet with the County Fire Department to review placement of additional fire hydrants throughout the site. Hydrants shall be installed prior to grading permit issuance.
52. The applicant shall provide a security plan for the property, including the placement locations for security cameras, type and height of wrought-iron fencing, and schedule for periodic inspections of the site. Video surveillance of both sides of the RV storage park shall be recorded 24-hours per day, 7-days a week and stored electronically for future review. The applicant shall utilize technology that allows the Los Angeles County Sheriff's Department to obtain internet access to the security cameras, if possible. Such plan shall be submitted to the Sheriff's Department and Planning Division for review and approval prior to the issuance of a grading permit.

## ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

53. 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.
54. Repair any broken or raised sidewalk, curb and gutter along Del Amo Boulevard within or abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
55. The Developer shall fill in missing sidewalk, remove and replace any broken/damaged driveway approach in the public right of way abutting the proposed development per City of Carson Standard and to the satisfaction of the City Engineer.



56. The Developer shall modify existing driveways in the public right of way per City of Carson Standard to comply with the ADA requirements and to the satisfaction of the City Engineer.
57. The developer shall construct new driveway approaches per City of Carson Standard and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 40 feet.
58. A construction permit is required for any work to be done in the public right-of-way.
59. 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.
60. The Developer shall comply with the applicable SUSMP requirements and shall incorporate into the project plan a Storm Water Mitigation Plan, which includes those Best Management Practices necessary to control storm water pollution from construction activities and facility operations prior to issuance of Building Permit.

#### GRAFFITI

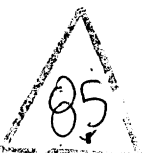
61. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
62. Such project areas described in Condition No. 61 shall include the west wall of the buildings located adjacent to the east side of the subject property, known as 20425 and 20435 S. Susana Road, Carson, CA 90810. The applicant shall obtain an easement or other agreement as necessary to authorize access for removal of graffiti from such buildings that are immediately accessible from the subject property. The applicant shall not be responsible for graffiti removal if such easement or agreement is not reasonably provided by the adjoining property owner.

#### BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

63. Per section 6310 of the Carson Municipal Code, all parties involved in the construction of the project, including but not limited to contractors and subcontractors, will need to obtain a valid City Business License.

#### OTHER

64. The Recreational Vehicle (RV) operator shall provide adequate notice to customers advising of any restrictions to access and circulation caused by maintenance and/or repair work to the flood control area.



## ENVIRONMENTAL DOCUMENTATION

65. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$75.00 (seventy-five dollars) pursuant to SB 1535 to enable the city to file the Certificate of Fee Exemption citing a De Minimus Impact. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
  
66. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Exemption and require payment of fees, the applicant shall deliver to the Planning Division, within forty-eight hours of notification, a cashier's check or money order payable to the County Clerk in the amount of \$2,010.25 pursuant to Fish and Game Codes § 711.4, 711.4(e) and 713. If this fee is imposed, the subject project shall not be operative, vested or final unless and until the fee is paid.



## Division 1. Uses Permitted

### 9151.1 Uses Permitted.

Uses permitted in the Open Space Zone and are eligible for consideration as a Special Use (See CMC 9151.5 through 9151.7) as indicated in the following table:

### USES PERMITTED IN THE OPEN SPACE ZONE OR ELIGIBLE FOR CONSIDERATION AS A SPECIAL USE

Legend

- X. Automatically permitted use.
- L. Automatically permitted use provided special limitations and requirements are satisfied as noted herein.
- D. Use permitted subject to the approval of the Director.
- C. Use permitted upon approval of a Conditional Use Permit.
- CC. Use permitted upon approval of the City Council as prescribed under other provisions of the Carson Municipal Code.
- S. Eligible for consideration as a Special Use to be permitted under additional regulations adopted pursuant to CMC 9151.6.

	<b>ZONE</b>	
	<b>OS</b>	<b>Special Use</b>
<b>General:</b>		
Major public use.	S	
Major private institution.		S
<b>Education:</b>		
University or college.		S
<b>Recreation:</b>		
Publicly owned outdoor recreation – parks, playgrounds, picnic grounds and recreational facilities, including incidental buildings (no motor-driven or jet-propelled model airplane area):		
With not more than 1,000 spectator seats.	X	S
With more than 1,000 spectator seats.	C	S
Publicly owned recreation buildings not incidental to outdoor recreation.	C	S
Privately owned outdoor recreation – parks, playgrounds, picnic grounds and recreational facilities, including incidental buildings (no motor-driven or jet-propelled model airplane area).	C	S
Archery range.	C	
Campground (including transient recreational vehicles), hostel.	C	



Trails – hiking, biking, equestrian.	X	
Golf course and club.	C	S
Golf pitch-and-putt course, driving range, miniature golf.	C	
Riding academy, stable – public, private or commercial.	C	
Outdoor festival or fairgrounds – permanent.	C	S
Stadium or sports arena, horse racing (no motor vehicle racing).	C	S
Zoo	C	S
<b>Natural Resources:</b>		
Archaeological dig, provided the Director determines there is a reasonable prospect that significant scientific, cultural or historical information will be obtained from the site.	D	D
Ecological preserve for plant life and wildlife, conservation area, scenic area.	X	
Borrow pit.	C	S
Oil field or oil wells, subject to the requirements of CMC <u>9148.2</u> .	C	S
<b>Agriculture:</b>		
Cultivation of plants including nursery, orchard, vineyards, field crops, flowers (no mushroom farm, no retail sales).	X	
Greenhouse, lathhouse	C	
<b>Cemetery:</b>		
Cemetery, mausoleum, columbarium, crematory.		S
<b>Transportation, Communications, Utilities:</b>		
Blimp port.	C	S
Heliport, helistop.	C	
Right-of-way and line facilities for pipelines, power transmission line (no yard terminal, station or loading/unloading area).	X	
Power plant, water or sewage treatment plant, or other major utility plant.		S
Electrical distribution substation, pumping station, water well, gas measurement or control station.	C	
Water reservoir.	C	S
Flood control channel, detention basin.	X	
<b>Communications Facilities:</b>		
Minor communications facilities, subject to the requirement of CMC <u>9138.16</u> .	L	L



Major communications facilities, subject to the requirement of CMC 9138.16. C C

Parking lot (no parking structure). C

Access to other property lawfully used for purposes not permitted on subject property, provided the Director finds no available alternative access is preferable and the open space character of the area will not be adversely affected. D

**Temporary Uses:**

Contractor's office and/or storage of construction materials and equipment at a construction site during the period of construction and not to exceed 60 days thereafter. In the event construction is suspended for a period of 6 months, such use and material shall be terminated and removed. L L\*

Carnival, mechanical rides, pony rides, outdoor festival, and similar uses. (See CMC 63119 and 63119.1.) CC CC\*

Circus, rodeo. (See CMC 63120; and Animal Control Ordinance, CMC 3300 – 3301.) CC CC\*

Christmas tree sales, pumpkin sales. CC CC\*

Yard sales. (See CMC 4600 – 4606.) L L

Tent revival. CC CC

\*May be permitted temporarily on a site for which a permanent Special Use has been authorized.

Any person, firm or corporation violating any provision of this Section shall be guilty of an infraction and shall be punishable as provided in Chapter 2 of Article I of this Code. (Ord. 79-479, § 9; Ord. 78-446; Ord. 80-532, § 7; Ord. 82-602, § 3; Ord. 10-1460, § 2)



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**11. PUBLIC HEARING**

**G) Conditional Use Permit 792-10**

Applicant's Request:

The applicant, Compton Creek, LLC, is requesting to authorize a 179-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximate 220-foot wide by 0.27-mile long (1,413 linear feet) section of the Compton Creek Watershed. The property is located at 2900 East Del Amo Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; APPROVE Conditional Use Permit No. 792-10; and WAIVE further reading and ADOPT Resolution No. \_\_\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 792-10 for the development and operation of a 150-space recreational vehicle storage (parking) lot on an 8.7-acre site located at 2900 East Del Amo Boulevard."

Commissioner Saenz noted the need to get these large vehicles stored off the City's streets.

Vice-Chairman Park expressed his belief there is not enough room for traffic circulation on this site, noting these large vehicles don't have adequate clearance to safely maneuver.

Associate Planner Newberg stated that they recognize the larger sized RV's may not be able to fit.

Commissioner Graber highlighted the deficiencies of the Dominguez Flood Channel and the Compton Creek, questioning whether these channels will be able to handle a large flood and the possibility of these stored vehicles being swept away, leaking gas and oil into these waterways.



Leonard Frederick, applicant's representative, stated that all the oversight agencies have provided input and approved this request; stated that the site will be adequately fenced; and that he believes it is a good use of this land.

Bob Purzycki stated that his business is adjacent to this site on the east side of the creek; expressed his concern with this business's perimeter being two feet from his property/building; stated that a 30-foot motor home carries a lot of fuel/propane and that this poses a dangerous condition for his employees and building, especially with these motor homes being parked as close to his building as they are proposing. He stated there would only be a 6-foot space from the fence to the top of his roof and that the transients will use these vehicles to get on top of his building. He added that the transients routinely steal and vandalize his property, and that having vehicles this close to the fence and his building will make it even easier for people to illegally access his property. He added that this business will be 1,000 feet off Del Amo Boulevard and that it creates a safe haven for those who wish to break into the stored vehicles and for a fire to get out of control before anyone notices. He added he is concerned with adequate Fire Department access with the narrow roadways and questioned if the bridges could handle these large vehicles being swept away down the channel in a raging storm.

Philip Steuber stated his business is adjacent to this property; stated they have a steel-reinforced fence and that the vagrants still continue to break in and take anything they can get; he advised that the onsite cameras are not effective in stopping the vandalism; and explained that they have become selective with the vandalism calls to the police department because they are fearful the police will begin to not respond in a timely manner when they need them the most. He noted his fear that RV owners will easily get away with illegally dumping their RV sewage waste into the waterway/channel.

There being no further input, Chairman Faletogo closed the public hearing.

Commissioner Graber suggested this would be the perfect site for a plant nursery.

Vice-Chairman Park reiterated his concern there is not enough room for an RV to adequately maneuver on this property, reminding everyone that this area is slated for much change because of the I-710 project.

Commissioner Verrett highlighted the need for RV storage and getting these large vehicles stored somewhere else but the City's streets.

Chairman Faletogo stated this is a good use for this site and that there is a great need for this type storage, but he stated that the concerns of the speakers are valid and need to be addressed. He suggested that this item should be continued to allow staff and the applicant to address these valid concerns.

Planning Commission Decision:

Commissioner Graber moved, seconded by Vice-Chairman Park, to deny the applicant's request. (This motion was later withdrawn.)

By way of a Substitute Motion, Commissioner Verrett moved, seconded by Commissioner Saenz, to approve the applicant's request. (This motion was later withdrawn).

Following brief discussion, Chairman Faletogo continued this matter to the September 14, 2010, Planning Commission meeting, allowing staff an opportunity to work with the applicant and the adjoining property owners on the overall security plan. There was no objection, absent Commissioner Brimmer.



**10. CONTINUED PUBLIC HEARING**

**C) Conditional Use Permit 792-10**

Applicant's Request:

The applicant, Compton Creek, LLC, is requesting a continued public hearing to consider the development and operation of a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district. The subject property is located at 2900 East Del Amo Boulevard.

Staff Report and Recommendation

Associate Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; APPROVE Conditional Use Permit No. 792-10; and WAIVE further reading and ADOPT Resolution No. \_\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 792-10 for the development and operation of a 150-space recreational vehicle storage (parking) lot on an 8.7-acre site located at 2900 East Del Amo Boulevard." He noted that two memos (of record) were distributed to the Commissioners this evening: 1) from Phil Steuber requesting a continuance and his noted concerns and; 2) one from the San Gabriel & Lower Los Angeles Rivers and Mountains Conservancy, addressing their concerns.

Vice-Chairman Park asked if a traffic study had been performed in this area and were site access plans laid out as well as turning radii.

Associate Planner Newberg indicated that Traffic Engineer Garland approved this request based on his analysis, noting that he did not perform a traffic study; and he noted that the Fire Department and the Traffic Engineer were satisfied with the turning radius and access ways. He added that the turn-around areas have turnouts for better ingress/egress.

Vice-Chairman Park noted Condition No. 9 indicates that repairs may be permitted on site.

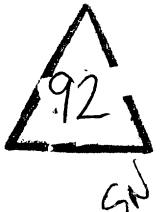
Associate Planner Newberg stated that language is standard in the conditions of approval and noted that in this case, it can be deleted because automotive repairs are not permitted on this site.

Commissioner Graber expressed his concern with the numerous vehicles being so close to the storm channel and nature preserve; and pointed out that FEMA has indicated this waterway does not have the capacity to support a 100-year flood event, noting his concern the vehicles and equipment will damage the bridges and pollute the waterways. He suggested that if this project is approved, the applicant should be responsible for any damages these vehicles may cause to the channel and bridges.

Addressing Commissioner Schaefer's inquiry regarding the bike path, Associate Planner Newberg stated that this project does not impact the plans for the bike path because it currently is planned to end at the Del Amo Overpass.

Commissioner Schaefer asked if a management office will be located on site.

Associate Planner Newberg stated that a permanent structure is not allowed on this site, but noted that some staff will be on site for a while. He added that security cameras will be utilized.



Addressing Commissioner Graber's inquiry regarding the memo that was distributed to the Commission from the Rivers and Mountains Conservancy, Associate Planner Newberg advised that the applicant still needs to get approval from the Los Angeles Department of Water and Power (DWP).

Planning Officer Repp clarified that the land use authority rests with the city of Carson; and that the applicant will need to demonstrate to the DWP that their project will not restrict access to the DWP's reciprocal easement.

Chairman Faletogo asked if anyone will be present on site for management and maintenance.

Associate Planner Newberg stated that there will initially be staff on site from 7:00 a.m. to 7:00 p.m., along with security cameras.

Mr. Colaruotolo, representing the applicant, stated that no security personnel will be on site; that the cameras will be monitored from an offsite location; that he will also be storing his rental equipment on this site, noting he will be storing his small, electric scissor lifts; and that the tenants will gain access through a key card system. He pointed out that any storage yard is likely to have security issues.

Commissioner Verrett asked if the security system is directly set up for the Sheriff's use.

Mr. Colaruotolo explained that the monitoring has a 1-minute delay and that the wireless feed is sent to a security service that can alert the police of any problems. He noted for Vice-Chairman Park that there is plenty of room to safely cue any vehicles entering/exiting this site.

Phil Steuber, adjacent property/business owner, stated that the applicant has not reached out to the neighbors to address their legitimate concerns; and noted his concern that the neighboring businesses don't know how this project is going to impact the security and safety of their properties and employees. He highlighted the memo he provided to the Commission which outlines his concerns.

There being no further input, Chairman Faletogo closed the public hearing.

Vice-Chairman Park moved, seconded by Commissioner Graber, to deny the applicant's request. This motion was superseded by the substitute motion.

By way of a substitute motion, Commissioner Verrett moved, seconded by Commissioner Saenz, to continue this matter to the next Planning Commission meeting, allowing time for the applicant to meet and confer with the neighboring property owners; and to accept the amendments discussed at this evening's meeting as follows: 1) Condition No. 10, add a sentence at the end, "Unless the applicant signs off on the indemnification provisions, there is no Conditional Use Permit"; 2) delete the word "repair" in Condition No. 14 and; 3) add a Condition No. 62, "The applicant shall provide a security plan for the property, including the placement locations for security cameras, type and height of wrought-iron fencing, and schedule for periodic inspections of the site. Such plan shall be submitted to the Planning Division for review and approval prior to the issuance of a grading permit."

Vice-Chairman Park reiterated his concerns with the safety, increasing traffic congestion in this area and Caltrans' plans to make future improvements to this area. He expressed his concern that this project will interfere with planned improvements in this area for the channel/creek, bike path and traffic improvements.



Commissioner Gordon pointed out that theft and traffic congestion currently takes place in this area and that there is no proof this business will increase those situations; and he stated that the property rights of this applicant should also be taken into consideration. He added that the proposal is consistent with the land use designation.

Commissioner Graber stated that placing these vehicles on top of this dike will create an unsafe condition.

Chairman Faletogo stated that this proposal is a good use for this property, noting he is mindful of the environmental issues of concern; but stated that he cannot base his decision on assumptions of what can happen in the future.

By way of a friendly amendment, Commissioner Gordon asked that staff coordinate the meeting(s) with the applicant and the adjoining property owners to work out any issues of concern and for this item to be approved if all parties come to a consensus.

Commissioner Verrett accepted the friendly amendment.

Vice-Chairman Park noted his concern that the friendly amendment would create a confusing time issue for appealing any approval.

Commissioner Saenz did not accept the friendly amendment.

Planning Officer Repp stated she would prefer for a continuance to come back before this Commission for final approval once the property owners meet and confer if that is the Commission's desire.

The motion to continue this issue carried as follows, 5-4:

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



**10. CONTINUED PUBLIC HEARING**

**C) Conditional Use Permit 792-10**

Applicant's Request:

The applicant, Compton Creek, LLC, is requesting a public hearing to consider the development and operation of a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district. The subject property is located at 2900 East Del Amo Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; APPROVE Conditional Use Permit No. 792-10; and WAIVE further reading and ADOPT Resolution No. 10-2341, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 792-10 for the development and operation of a 150-space recreational vehicle storage (parking) lot on an 8.7-acre site located at 2900 East Del Amo Boulevard."

Vice-Chairman Park addressed his concern with this request, explaining that there are many changes ahead for Del Amo Boulevard, the I-710 corridor, and other intersections from Alameda to Long Beach Boulevard to reduce traffic congestion; and he requested that the City's traffic engineer make a formal survey of all the turning radii on this site. He stated that it would take three lanes for a 57-foot RV to turn into that property, noting this would hold up traffic going both directions. He stated that other agencies will still need to review this matter; he expressed his belief this project will impact the maintenance of the levies; and he urged the Commission to deny this project.

Commissioner Gordon stated that the Commission should not be making its decision on assumptions of what may happen in the future; he stated that the Commission should be considering whether this proposal meets the regulations; and stated that the property owner has a right to use this property if it is allowed by code.

Vice-Chairman Park stated that it is the Commission's job to consider how a project will impact the surrounding areas, noting this is the main thoroughfare for those residents living in the Dominguez area.

Brief discussion ensued regarding further oversight of this request by outside agencies.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Gordon moved, seconded by Commissioner Verrett, to approve the applicant's request, thus adopting Resolution No. 10-2341. This motion ultimately carried.

By way of a substitute motion, Vice-Chairman Park moved, seconded by Commissioner Diaz, to deny the applicant's request. This motion failed as follows, 3-5:

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

The motion to approve the applicant's request carried as follows, 5-3:

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

