



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 10, 2006

SUBJECT: Modification No. 1 to Design Overlay Review No. 03-09-829 (DOR No. 829-03)

APPLICANT: Frank Politeo & Associates
1300 S. Beacon St., No. 225
San Pedro, CA 90731

REQUEST: Modifications to previously approved 165,000 square foot addition to an existing 194,200 square foot industrial building on 11 acres in the MH (Manufacturing, Heavy) zone district and within Redevelopment Project Area No. 1.

PROPERTY INVOLVED: 17703 S. Main Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell –Chairperson			Hudson
		Pulido –Vice-Chairman			Saenz
		Diaz			Verrett
		Faletogo			Wilson

I. Introduction

Date Application Received

- November 28, 2005: Modification No. 1 Design Overlay Review No. 03-09-829 (DOR No. 829-03)
- September 22, 2003: Design Overlay Review No. 829-03

Applicant

- Frank Politeo & Associates: 1300 S. Beacon St., No. 225; San Pedro, CA 90731

Property Owner

- Prime Wheel Corp.: 17703 S. Main Street; Carson, CA 90745

Project Address

- 17703 S. Main Street

Approval of DOR No. 829-03

- On May 25, 2004, the Planning Commission approved a project to construct a 165,000 square foot manufacturing/warehouse/office addition to an existing 194,200 square foot industrial building;
- The applicant originally proposed two phases: first, to construct the manufacturing/warehouse portion; and second, to construct the three (3) story office portion one (1) year after completion of the manufacturing/warehouse portion;
- The addition was proposed in order to consolidate uses between the subject property and the owner's other property located at 17724 S. Figueroa Street, which is across Broadway. The addition will be a more efficient use of space and will greatly reduce the number of trips needed to transport equipment and materials across Broadway;
- The proposed project required a total of 560 parking spaces; the applicant proposed 68 onsite and 492 spaces located to the west across Broadway at 17724 S. Figueroa Street;
- Seven (7) existing buildings on 17724 S. Figueroa will remain for storage of used or new machinery and older wheel moulds; three (3) buildings will be demolished (Buildings Number 1, 18, and 19) in order to add more parking; and
- A pedestrian-operated traffic signal currently exists across Broadway to assist employees across the street from and to the parking lot.

Proposed Modification

- The applicant indicates that there are financial constraints due to the construction of the warehouse/manufacturing addition. Consequently, the applicant requests to construct the three-story office portion at a later time contrary to Condition No. 12, which reads:
 - "The building permit for the office portion of the building shall be obtained prior to occupancy of any portion of the proposed addition. Construction of the office shall commence no more than one (1) year

after completion of the manufacturing/warehouse portion, but in no event, more than two (2) years after the Redevelopment Agency's approval of this Design Overlay Review."

- Additionally, the applicant requests the following modifications:
 - Leave the existing southerly driveway on Main Street, which was originally proposed to be removed. This would allow the applicant to have two (2) driveways on Main Street to aid in truck and vehicle circulation;
 - To allow the existing nonconforming concrete block wall to be located seven (7) feet from the front property line along Main Street, contrary to Condition No. 25, which requires a minimum of 10 feet of landscaping per Municipal Code.
 - To allow outdoor storage, a trash enclosure, and a propane tank in the southeast corner of the property, which is currently designated for required onsite parking. Twenty-five required parking spaces will be relocated to the area where the office building is to be built. The required parking would have to be relocated a second time once construction of the office building commences.

II. Background

Previous Uses of Property

- The subject site has been used for industrial purposes. An auto-dismantling yard existed at the site in the 1970s and has since closed; the existing building was built in 1985 with subsequent additions constructed in the 1990s.

Previously Approved Discretionary Permits

- Special Use Permit No. 034-70: To permit the operation of an auto dismantling yard (no longer in effect)
- Design Overlay Review No. 303-85: To construct a warehouse/office building
- Design Overlay Review No. 472-89: To construct two industrial buildings, 22,176 and 37,824 square feet
- Design Overlay Review No. 585-93: To construct a 76,362 square-foot addition to a warehouse/manufacturing/office building

Public Safety Issues

- The Public Safety Department has had issues with this property in the past concerning noise complaints generated from outdoor compressors, aluminum bits and pieces scattered onto the public roadway (Broadway), and trucks using public streets for queuing and parking. Furthermore, designated parking spaces have been used for outdoor storage, which is a violation of Section 9162.1 of the Zoning Code. The Conditions of Approval for DOR No. 829-03 are expected to reduce these impacts, however, staff is concerned that the proposed modifications would add to the problem because of additional outdoor storage and less onsite parking.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 17703 South Main Street in the City of Carson, between Main Street to the east, Broadway to the west, and Albertoni Street to the north;
- The facility currently operates as a manufacturer of aluminum automobile rims;
- Heavy industrial uses surround the project site with the exception of the property directly north, which is the Carson Plaza Hotel;
- The project site is composed of three individual parcels, which are to be merged. The physical dimensions of the project site are approximately 840 feet deep by 570 feet wide with a total area of 479,000 square feet (11 acres). Offsite parking is located across Broadway at 17724 S. Figueroa Street.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned MH (Manufacturing, Heavy) and all adjacent properties share the same Zoning designation;
- The subject property has the General Plan Land-Use element designation of Heavy Industrial and all contiguous properties share the same General Plan Land-Use element designation;
- The subject property and all contiguous properties are within Redevelopment Project Area No. 1; and
- The subject property and all contiguous properties are proposed to be designated Light Industrial under the General Plan Update which the city is currently evaluating. If the update is approved, the proposed project would still be consistent with the Light Industrial designation.

Applicable Zoning Ordinance Regulations

The following table summarizes the proposed projects' consistency with current site development standards for the MH zone district and other zoning code sections applicable to this type of proposed use:

Applicable Zoning Ordinance Sections	Compliance	Non-Compliance
Section 9141.1 – Uses Permitted	x	
Section 9145.3 – Street Frontage and Access	x	
Section 9146.12 – Height of Buildings and Structures	x	
Section 9146.23 – Front Yard		x
Section 9146.24 – Side Yard	x	
Section 9146.25 – Rear Yard	x	
Section 9146.27 – Space Between Buildings	x	

Section 9146.4 – Trash and Recycling Areas		x
Section 9146.6 – Parking, Loading, Truck Maneuvering and Driveways		x
Section 9146.7 – Signs	x	
Section 9146.8 – Utilities	x	
Section 9146.9 – Site Planning and Design		x
Division 7 – Environmental Effects	x	
Part 6 – General Development Standards	x	

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area.
- c. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness and restraint in signing, graphics and color.
- e. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

All of the required findings pursuant to Section 9172.23(d), “Site Plan and Design Review, Approval Authority and Findings and Decision” can be made in the affirmative and described in the attached resolution, with exception to those issues discussed in the *Issues of Concern* below.

Issues of Concern / Proposed Condition/Change:

Per Section 9172.23 (Site Plan and Design Review), the proposed project must comply with the standards for a manufacturing business located in the MH (Manufacturing, Heavy) zone.

- Issue – Existing Nonconforming Front Yard Setback: Previously approved plans for Design Overlay Review (DOR) No. 585-93 show a 20-foot front landscaping area along Main Street. The existing front landscaping is only 10 feet in width, and reduces to seven (7) feet in front of the southern truck

loading area. The seven (7)-foot landscape area is not permitted under the Zoning Code and no records show that it was ever approved by staff, contrary to the applicant's claim. Staff believes this was installed illegally after DOR 585-93 was approved.

- On May 24, 2004, the applicant requested that the landscaping in front of the loading bays for the new addition be reduced to 10 feet. In exchange, the applicant agreed to provide 25 feet of landscaping at the corner of Main Street and Albertoni Street, and 20 feet of landscaping south of the driveway entrance on Main Street. The Planning Commission agreed to the request.
- The applicant now requests to leave the seven-foot wide landscaping in order to accommodate outdoor storage and truck maneuverability in the southeastern corner of the property. This is a concern because the seven-foot landscaping is substandard and un-permitted, and the outdoor storage may hinder vehicular circulation of trucks and cars, access to the trash enclosure, and obstruct access to the fire lane.
- Staff finds no justification for the front yard reduction from 10 feet to seven (7) feet.
 - *Proposed Condition/Change:* No change is proposed to the original Conditions of Approval. The applicant should be required to the following conditions:
 - Condition No. 25: "A 20-foot front landscape area along Main Street throughout the full length of the street frontage shall be installed, except the portions in front of the loading areas which may be a minimum of 10 feet, as measured from the edge of the right-of-way..."
 - Condition No. 34: "The loading bays shall be screened with a solid eight (8) foot high decorative block wall. The wall is to be setback a minimum 20 feet from the property line along Albertoni Street and Main Street to the driveway, except the portions in front of the loading areas which may be a minimum of 10 feet, and 25 feet at the corner of the property at the intersection. The landscape area between the wall and the property line shall be heavily landscaped to the satisfaction of the Planning Division."
- Issue – Outdoor Storage: The applicant has been using designated parking spaces for outdoor storage. This reduces the number of onsite parking spaces which encourages employees to park on the street. Furthermore, outdoor storage can block adequate vehicular circulation including required fire lanes. The applicant indicates that the proposed project will allow the business to store all materials and products indoors rather than outdoors.
 - *Proposed Condition/Change:* The Planning Commission can decide whether to allow outdoor storage in the southeastern corner of the

property. It should be noted that staff has observed a blockage of the fire lane in this area. If the Planning Commission grants approval of outdoor storage in the southeastern corner, the applicant should submit an updated plan showing the location of the outdoor storage and the fire lane.

- Issue – Offsite Parking Lot: Approximately 86 percent of the total parking will be located offsite (482 of 562 total parking spaces). The offsite parking lot must meet the five (5) percent interior landscaping requirement. Staff observed that the offsite parking lot has not been completed, is missing landscaping, and is not designed to plan.
 - *Proposed Condition/Change*: Conditions of approval have been included to bring the offsite parking lot up to Code, including the following Condition No. 26:
 - “The minimum five (5) percent interior landscaping shall be installed for the offsite parking lot (17724 S. Figueroa Street). Shade trees shall be used between every five (5) to six (6) parking spaces in a row to the satisfaction of the Planning Division. The landscaping shall be located in order to screen the parking lot from the public right-of-way.”
- Issue – Phased Development: The project was approved as a phased development due to time constraints. The applicant was allowed to first construct the manufacturing/warehouse portion since it is crucial for their business, and then construct the office portion approximately a year afterwards. Due to financial constraints, the applicant is now requesting that occupancy be granted for the manufacturing/warehouse portion and that the office portion be constructed at a later time. Staff is concerned that if the office portion is not constructed, the building would look entirely as a large warehouse/manufacturing building. The office portion gives the building an architectural feature that is different from the rest of the building. It is three (3) stories and is made of different materials, including a glass façade.

Condition No. 12 reads:

“The building permit for the office portion of the building shall be obtained prior to occupancy of any portion of the proposed addition. Construction of the office shall commence no more than one (1) year after completion of the manufacturing/warehouse portion, but in no event, more than two (2) years after the Redevelopment Agency’s approval of this Design Overlay Review.”

- *Proposed Condition/Change*: Condition No. 12 should be revised to read:

~~“The building permit for the office portion of the building shall be obtained prior to occupancy of any portion of the proposed addition. Construction of the office shall commence no more than one (1) year after completion of the manufacturing/warehouse portion, but in no event, more than two (2) years after the Redevelopment Agency’s approval of this Design Overlay Review. The front office portion shall be brought back to the Planning Commission as a modification prior to issuance of a building permit.”~~

- Issue – Site Improvements: Condition No. 13 reads as follows:
 - “All site improvements, including the preparation and layout of the offsite parking lot, wrought iron fencing for the parking lot, the water fountain along Main Street, perimeter fencing and wall along Main Street, removal of illegal outdoor storage, and installation of landscaping, shall occur during the first phase. No occupancy permit shall be granted until these site improvements are installed.”

The proposed modifications conflicts with this condition. If the Planning Commission approves the modifications, Condition No. 13 should be re-written in order to be more permissive.

- *Proposed Condition/Change:* Condition No. 13 should be revised to read:
 - “All site improvements, including the preparation and layout of the offsite parking lot, wrought iron fencing for the parking lot, the water fountain along Main Street, perimeter fencing and wall along Main Street, removal of illegal outdoor storage, and installation of landscaping, shall ~~occur during the first phase. No occupancy permit shall be granted until these site improvements are installed~~ be constructed to the satisfaction of the Planning Manager.”
- Issue – Compliance to Conditions of Approval: Design Overlay Review No. 829-03 was approved by the Redevelopment Agency on June 15, 2004, and the warehouse/manufacturing portion has been completed. The applicant is in the process of obtaining a Certificate of Occupancy, however, staff is concerned that there are still a number of conditions, including site improvements, that need to be met. It is not staff’s intent to hold up the applicant from occupying and using the building, however, staff is concerned that the applicant may not meet the obligations included in the conditions of approval. Planning staff intends to sign-off on the Certificate of Occupancy at the appropriate time, but may need to forward unresolved issues to the Public Safety Division for enforcement.

IV. Environmental Review

On May 25, 2004, the Planning Commission adopted a Mitigated Negative Declaration for the proposed project pursuant to California Public Resources Code Section 15070. Mitigation measures were included for air quality, noise, and transportation/traffic impacts. The proposed modifications would not generate impacts other than what has been identified and addressed in the adopted Mitigated Negative Declaration.

V. Recommendation

That the Planning Commission:

- WAIVE further reading and ADOPT Resolution No._____, entitled “A resolution of the Planning Commission of the City of Carson approving Modification No. 1 to Design Overlay Review No. 829-03 for the expansion of an existing manufacturing/warehouse/office building for Prime Wheel Corp.”

VI. Exhibits

1. Proposed Resolution
2. Approved Redevelopment Agency Resolution No. 04-24
3. Applicant’s Correspondence
4. Site plan, elevations, floor plans (under separate cover)

Prepared and Approved by: _____
John F. Signo, AICP, Acting Senior Planner

Mc/d0310833p