

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
APPROVING MODIFICATION NO. 1 TO CONDITIONAL USE PERMIT NO. 03-08-555 FOR
PROPERTY LOCATED AT 2640 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, Kruger Tow, Inc., with respect to real property located at 2640 East Del Amo Boulevard and described in Exhibit "A" attached hereto, requesting a modification to Conditional Use Permit No. 03-08-555 to store additional impound vehicles within existing industrial building, change hours of operation to 24 hours a day, seven days a week and to park company tow trucks on-site. Property is located in the MH (Manufacturing, Heavy) zoned district.

A public hearing was duly held on March 13, 2007, 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. Pursuant to CMC Section 9141.1, Conditional Use Permits are required for a vehicle impounding yard in a MH zone. Pursuant to Section 9172.21(D), "Conditional Use Permit – Commission Findings and Decision" and Section 9148.1, "Vehicle Dismantling Yards, Junk and Salvage Yards, Vehicle Impounding Yards", the Planning Commission finds that:

- a) The subject property is located within an industrial zone. The proposed vehicle impound yard is consistent with the General Plan Land Use Designation of Industrial and the MH (Manufacturing, Heavy) zone, which are intended to provide for a full range of industrial uses which are acceptable within the community. The proposed 24 hours a day, seven days a week operation schedule is consistent with industrial land use operations and will not negatively impact adjacent land uses. Therefore, this finding can be made in the affirmative for a Modification to Conditional Use Permit No. 03-08-555.
- b) The size of the site is adequate to support the proposed use. The proposed area is fairly flat and rectangularly shaped. The proposed expansion of the vehicle impound yard will reduce the need for exterior vehicle storage on the western side of the property by accommodating vehicle storage within the 105,390 square foot industrial building. The topography, size, shape, location, and utilities will not have a bearing on the proposed vehicle impound yard operations, therefore this finding can be made in the affirmative.
- c) The proposed expansion of the vehicle impound yard will not negatively affect the traffic flow or capacity on Del Amo Boulevard as delivery of impound vehicles will be scattered within a 24 hour period and not likely to occur during peak hour traffic. The site will be serviced by Del Amo Boulevard, a major highway capable of supporting the tow truck traffic volume. Therefore, this finding can be made in the affirmative.

- d) The proposed vehicle impound yard will not have a bearing on adequate water supply for fire protection for the subject property. Therefore, this finding can be made in the affirmative.
- e) The site is designated for Heavy Industrial land uses in both the General Plan and Zoning Ordinance. The proposed business expansion will not expand the existing structure and is compatible with the intended Heavy Industrial character of the area. The subject site, within the MH (Heavy Industrial) zone and General Plan land use designation, is an ideal location for a vehicle impound yard as there are no adjacent sensitive land uses.
- f) The vehicle impound yard operations and storage will be conducted within an existing enclosed building and yard area enclosed by a solid block wall and screened fencing. The vehicle impound yard operations meets all requirements of the Zoning Code with the identified conditions of approval.

Section 4. Based on the aforementioned findings, the Commission hereby [grants approval of Modification No. 1 to Conditional Use Permit No. 03-08-555](#) with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 5. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 6. 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 Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 13th DAY OF MARCH, 2007.

CHAIRMAN

ATTEST:

SECRETARY