

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 647-06 FOR A TRUCK YARD FOR THE PROPERTY LOCATED AT 1161 E. WATSON CENTER ROAD.

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, Sterling Express Services, with respect to real property located at 1161 E. Watson Center Road and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit No. 647-06 for the operation of a truck yard with dispatch operations in the MH (Manufacturing, Heavy) zone district.

A public hearing was duly held on July 24, 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. The Planning Commission finds that:

- a) The proposed truck yard with dispatch operations is a use consistent with the General Plan Land Use Designation of Heavy Industrial and conforms to the requirements of the MH (Manufacturing, Heavy) zone. The proposed use meets the goals and policies described in the General Plan Land Use Element. The use is compatible with adjacent Heavy Industrial land uses and the development of the truck yard will conform to the strict new development standards in the CMC applicable to all truck yards.
- b) The size of the site is adequate to support the proposed use and all associated support development including parking spaces, office space and landscaped setback areas. The shape of the lot is rectangular, measuring 266 feet wide by 645 feet deep. The site will contain adequate landscape and fence screening to buffer the use from surrounding industrial land uses. The site is flat and the location is appropriate for this proposal in that the surrounding neighborhood has similar light and heavy industrial development. Utilities, including electricity, telephone lines, water, and sewer are adequately provided.
- c) The proposed use is consistent with adjacent land use traffic and will not generate significant amounts of traffic. Adequate street access is provided on Watson Center Road. Adequate on-site truck and vehicular parking is provided throughout the site.
- d) The Fire Department has reviewed the project for adequate street access, driveway width, fire hydrants, and fire flow. As the project does not involve the development or alteration of existing buildings and structures, there is adequate water supply for fire protection.

- e) The project site is located in a heavy industrial developed, urban community. Surrounding uses include warehouse and manufacturing industrial land development to the north, east, south and west. The proposed truck yard will be consistent with the industrial character of the surrounding uses. The truck yard will be developed with the strict truck yard development standards imposed by the CMC.
- f) All additional and applicable sections can be satisfied provided that the conditions of approval are applied.

Section 4. The Planning Commission further finds that the proposed truck yard is Categorically Exempt based on Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA) Guidelines. The proposed project is located within an urbanized, industrial area and does not have the potential for causing a significant effect on the environment.

Section 5. Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 647-06 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 Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF JULY, 2007.

CHAIRMAN

ATTEST:

SECRETARY