



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 12, 2007

SUBJECT: Design Overlay Review No. 989-07, Conditional Use Permit No. 657-07 and Conditional Use Permit No. 658-07

APPLICANT: Pro Logis
841 Apollo Street Ste. 350
El Segundo, CA 90245

REQUEST: To construct a 273,870 square foot industrial building and development of a 9.5-acre surface parking lot for long haul truck transport trailers in the MH-D-ORL (Manufacturing, Heavy; Design Review; Organic Refuse Landfill) zone

PROPERTY INVOLVED: 2211-2307 E. Carson Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cannon			Hudson
		Faletogo			Saenz
		Graber			Verrett

I. Introduction

Date Application Received

- February 27, 2007: Design Overlay Review No. 989-07; Conditional Use Permit No. 657-07; Conditional Use Permit No. 658-07

Applicant / Property Owner Representative

- ProLogis-Frederick Schumacher; 841 Apollo St. Ste. 350; El Segundo, CA 90245

Property Owner

- ProLogis Exchange CA (7) LLC; 4545 Airport Way; Denver, CO 80239

Project Address

- 2211-2307 E. Carson Street

Project Description

- The proposed project is for the construction of a 273,870 square foot industrial building and development of a 9.5-acre surface parking lot for long haul truck transport trailers. The application includes:
 - Design Overlay Review for architectural design;
 - Conditional Use Permit for a truck yard; and
 - Conditional Use Permit for development on property designated as ORL (Organic Refuse Landfill).
- The building includes office space, 58 truck loading bays and 258 vehicle parking spaces. The project site is 21.6 acres located on the north side of Carson Street. The western property where the industrial building is proposed is in the MH-D (Manufacturing, Heavy – Design Overlay) zone. The eastern property where the truck parking lot is proposed is in the MH-D-ORL (Manufacturing, Heavy; Site Plan and Design Review; Organic Refuse Landfill) zone. The main entrance for the project is located on Carson Street.

II. Background

Staff is requesting to continue the item to the June 26, 2007 Planning Commission meeting in order for staff and the applicant to resolve issues regarding the landfill and future remediation and monitoring of the site.

III. Recommendation

That the Planning Commission:

- CONTINUE the Public Hearing to June 26, 2007

IV. Exhibits

1. None

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

Approved by: _____
Sheri Repp-Loadsman, Planning Division Manager

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