



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: June 26, 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).
- Existing buildings and structures on the site will be demolished. The proposed 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.
- The site was acquired by ProLogis in December 2006. The truck trailer parking lot will be leased to NYK Logistics, a distribution company, located to the east.
- Remediation of the site will be subject to approval by the Department of Toxic Substances Control (DTSC).

II. Background

The applicant is requesting to continue the item to the July 10, 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 July 10, 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