



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 10, 2007

SUBJECT: Conditional Use Permit No. 663-07

APPLICANT: Americare Medservices
Attention: Michael Summers
820 W. Lomita Boulevard
Harbor City, CA 92710

REQUEST: To approve a Conditional Use Permit for an ambulance dispatch center to operate within the ML (Manufacturing, Light) zone district and within Redevelopment Project Area No. 1.

PROPERTY INVOLVED: 1059 East Bedmar Street

COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Hudson			Saenz
		Cannon			Verrett

Item No. 11 B

I. Introduction

Date Application Received

- March 20, 2007: Conditional Use Permit No. 663-07

Applicant

- Americare Medservices
Attn: Michael Summers
820 W. Lomita Boulevard
Harbor City, CA 92710

Property Owner(s)

- RCN Telecom Services, Inc.
Presidents Plaza Building
196 Van Burren St., Suite 300
Herndon, VA 20170

Project Address

- 1059 E. Bedmar Street, Carson, CA 90749

Project Description

- The proposal is to consider a conditional use permit (CUP) to allow the operation of an ambulance dispatch center within the ML (Manufacturing, Light) zone district.
- The project site is located on a 74,455 square-foot parcel (1.7 acres) and the dispatch center would occupy an existing 30,730 square-foot industrial building.
- The ambulance dispatch center would consist of:
 1. Corporate offices
 2. Transportation and 911 dispatch and control center
 3. Emergency and non-urgent ambulance and medical transportation with 8-10 emergency vehicles on site that would service Carson and its surrounding South Bay cities, which include Long Beach, Compton, Torrance, Signal Hill, Lomita, Gardena, and Rolling Hills
 4. Billing/support services
 5. Minor vehicle maintenance

II. Background

Previous Uses of Property

- RCN Telecom Services Inc., a telecommunication provider of “franchise cable” television/fiber-optic services has operated on this site under City license since January 17, 2001.
- The building site is currently equipped with several satellite dishes and radio antenna towers that were previously environmentally assessed through Design Overlay Review No. 716-00 and resulted in the filing of a Negative Declaration on said DOR on July 24, 2000.

- The applicant is considering becoming a full “Public Safety Answering Point” (PSAP) center for answering 911 calls under subcontract for the County Sheriff and Fire Departments for receiving and dispatching units and resources.

Previously Approved Discretionary Permits

- The City Planning Commission previously approved Design Overlay Review No. 716-00 on August 22, 2000, for the project site. The applicant was RCN Telecom Services and the Planning Commission approval of DOR No. 716-00 resulted in the development of the existing telecommunication facilities on this site.

Public Safety Issues

- There is no past or current zoning code enforcement case associated with this property.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is located at 1059 E. Bedmar Street. The subject site is located within a light industrial park and is compatible with surrounding light industrial uses.
- Surrounding the subject property to the north is Dovlen Place Street and an apartment complex zoned RM-25, to the south, east, and west are Light Industrial uses zoned ML.
- The subject property consists of a 30,730 square-foot, one-story, industrial building on a 74,455 square-foot site (1.7 acres).
- The subject property has sixty (60) existing parking spaces which meets the zoning requirements for proposed use.
- The applicant has submitted a monument sign and a wall sign identifying company name that comply with the zoning ordinance requirements.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned ML (Manufacturing, Light) zone district with the adjacent properties to the east, south and west sharing same the zoning designation. The adjacent properties to the north are zoned RM-25 (Residential, Multiple-Family – 25 du/ac).
- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Light Industrial.
- The subject property is within Redevelopment Project Area No. 1.

Required Findings: Conditional Use Permit No. 663-07

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, restraint in signing, graphics and color; and
- 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, if conditions of approval are implemented. Specific details regarding the applicable findings are incorporated in the attached resolution.

Issues of Concern / Proposed Condition/Change: Conditional Use Permit No. 663-07

- **ISSUE – NOISE:** The proposed project could transmit high noise levels from ambulance sirens. The use of sirens along multiple family residential areas adjoining Dovlen Place and single family residential areas adjoining Del Amo to the north could impact families.
- **ISSUE – NOISE GENERATED FROM FLEET MAINTENANCE AREA:**
 - **MITIGATION:** The applicant will provide a "quiet zone" (No Siren Use) of travel from Bedmar Street via Tillman Avenue to Del Amo Boulevard. No sirens would be used on Del Amo Boulevard between Del Amo Park to the west and Central Avenue to the east.
 - **MITIGATION:** The applicant will provide minor vehicle maintenance without welding or fueling of fleet vehicles. To minimize any excessive noise being generated from this activity, all work to be done inside the building and hours of operations shall comply with Zoning Ordinance Section 9147.3, between 7:00 a.m. and 9:00 p.m. daily.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15321, Enforcement Actions by Regulatory Agencies, the City's approval of a Conditional Use Permit (CUP) for the proposed project is "Categorically Exempt".

V. **Recommendation**

That the Planning Commission:

- **APPROVE** Conditional Use Permit No. 663-07 subject to the conditions of approval attached as Exhibit “B” to the Resolution; and
- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled, “A Resolution of the Planning Commission of the City of Carson Approving Conditional Use Permit No. 663-07 for a proposed ambulance dispatch center located at 1059 E. Bedmar Street.

VI. **Exhibits**

1. Resolution
2. Site Plan

Prepared by: _____
Zak Gonzalez II, Planner

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

Approved by: _____
Sheri Repp, Planning Manager

SN: srCUP663-07