



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: December 11, 2007
 SUBJECT: Design Overlay Review 973-06
 APPLICANT: Penske Truck Leasing
 Attn: Jen Sockel
 Rt. 10 Green Hills
 P.O. Box 563
 Reading, PA 19603

REPRESENTATIVE: Express Permits
 Attn: Patrick/Jake Webster
 1327 Post Avenue Suite H
 Torrance, CA 90501

REQUEST: To construct a 4,768-square foot, two-story, office addition and a 1,297-square foot, one-story tire storage addition to an existing truck leasing building the MH-D (Manufacturing, Heavy; Design Review) zone and within Redevelopment Project Area No. 1

PROPERTY INVOLVED: 19646 South Figueroa Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Graber
		Vice Chair Hudson			Saenz
		Cannon			Verrett

I. Introduction

Date Application Received

- November 8, 2006: Design Overlay Review No. 973-06

Applicant

- Penske Truck Leasing; Attn: Jen Sockel; Rt. 10 Green Hills; P.O. Box 563; Reading, PA 19603

Representative

- Express Permits; Attn: Patrick/Jake Webster; 1327 Post Avenue Suite H; Torrance, CA 90501

Property Owner

- Same as applicant

Project Address

- 19646 South Figueroa Street

Project Description

- To construct a 4,768 square-foot, two-story, office addition and a 1,297-square foot, one-story, tire storage addition to an existing truck leasing building the MH-D (Manufacturing, Heavy; Design Review) zone and within Redevelopment Project Area No. 1.
- The facility will include one building with an 8,114 square foot office area and an 11,192 square-foot shop area. Fifty-six (56) parking spaces are required and 134 spaces are provided. Vine landscaping will be provided along the Figueroa Street fence and trees and shrubs will be planted along Moneta Avenue.
- The main entrance will be located on the western elevation along Figueroa Street.
- The applicant proposes a split face concrete block finish and banding for the office portion of the building and a block exterior for the shop portions of the building. The roofline will include metal siding and metal coping. The building ranges from approximately 10 feet to 23 feet in height. Compatible colors will be used for the exterior.
- The proposed addition will occupy an existing unobstructed yard area and parking spaces. The existing spaces will be replaced with the same number of parking spaces.

II. Background

Current Use of Property

- The site is occupied by a covered fuel island station and one building with office and shop uses. The site is used as a truck leasing facility by Penske Truck Leasing. Building and Safety permits indicate a truck maintenance and office use was permitted in 1979.

Previously Approved Discretionary Permits

- Conditional Use Permit (CUP) No. 504-00 – Conditional use permit for the relocation and expansion of an existing, single truck wash facility. The proposal was approved by the Planning Commission on April 11, 2000 and by the Redevelopment Agency on May 9, 2000.

Public Safety Issues

- In the event that this development plan is approved, through the conditions of approval site development deficiencies and maintenance issues can be addressed to improve the general condition of the property.

III. Analysis

Existing Site Characteristics and Location

- The subject property is located in the northwestern part of the City. The subject property is located at 19646 Figueroa Street in the City of Carson, south of the San Diego Freeway and Moneta Avenue.
- The 4.3-acre site is generally flat. Access to the site is by Figueroa Street to the west and Moneta Avenue to the east.
- The subject property is bounded by the San Diego Freeway to the north and east. To the south is the Pepsi Bottling Company and to the west across Figueroa Street is a plant nursery.

Zoning and General Plan Designations

- The site is located in the MH-D (Manufacturing, Light) zone and within Redevelopment Project Area No. 1. The General Plan Update indicates the land use designation for this property as Mixed-Use Business Park.

Applicable Municipal Code Sections

The following table identifies the applicable sections of the Zoning Ordinance and whether the proposal complies. For those sections that are identified as “Non-Compliance” further discussions are contained in a subsequent section of this analysis:

Applicable Zoning Ordinance Sections	Compliance	Non-Compliance
Section 9146.3 – Fences, Walls and Hedges	x	
Section 9146.4 – Trash and Recycling Areas	x	

Section 9146.7.B – Signs	x	
Section 9147.1 – Exterior Lighting	x	
Part 6 – General Development Standards	x	

Required Findings: Site Plan and Design Review

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 and restraint in signing, graphics and color.
- 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. Details can be found in the attached Resolution.

Issues of Concern: Zoning Requirements / Site Plan and Design Review Findings

- Issue – Site Maintenance – Trash Enclosures: All trash bins shall be enclosed within a trash enclosure.
 - Mitigation: The applicant shall provide additional trash enclosures subject to the satisfaction of the Planning Department. A condition of approval has been included to reflect this mitigation measure.
- Issue – Signs: Per Section 9146.7 of the Carson Municipal Code, signs are subject to design requirements.
 - Proposed Condition/Change: The applicant shall submit a sign plan to the Planning Division for approval. Primary and secondary signs shall be constructed of individual channel letters.

General Plan / Redevelopment Project Area No. 1

The General Plan designates the property as Mixed-Use Business Park. The proposed industrial building addition will be complementary to the surrounding industrial uses and will be appropriate for the subject property.

Pursuant to the Redevelopment Plan for Redevelopment Project Area No. 1, future development within the area includes an emphasis on the abatement of unwanted, conflicting and blighted uses. As the proposed project consists of a conforming and compatible industrial operation and improvement to the site, staff believes that the proposed addition is consistent with the general intent of the Redevelopment Plan for the area.

IV. Environmental Review

The proposed industrial building is exempt from the provisions of the California Environmental Quality Act – Section 15332 – In-Fill Development Projects.

V. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled “A Resolution of the Planning Commission of the City of Carson Recommending Approval of Design Overlay Review No. 973-06 to the Carson Redevelopment Agency to construct a 4,768 square foot two-story office addition and a 1,297 square foot one-story tire storage addition to an existing truck leasing building at 19646 South Figueroa Street.”

VI. Exhibits

1. Land Use Map
2. Resolution
3. Site Plan, Floor Plan, Elevations (C-1, D-1)

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

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

