



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: June 10, 2008
SUBJECT: Conditional Use Permit No. 698-08
APPLICANT: Western Freight Carrier, Inc:
Attention: Tony Kim
17001 S. Main Street
Gardena, CA 90248
REQUEST: To approve a Conditional Use Permit for a truck yard located within the MH-D (Manufacturing Heavy-Design Overlay Review) zone district
PROPERTY INVOLVED: 17120 S. Figueroa Street

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Cannon			Saenz
					Verrett

Item No. 11F

I. Introduction

Date Application Received

- March 17, 2008: Conditional Use Permit No. 698-08

Applicant/Property Owner

- Western Freight Carrier, Inc.
17001 S. Main Street
Gardena, CA 90248

Project Address

- 17120 S. Figueroa Street, Carson, CA 90745

Project Description

- The proposal is to consider a conditional use permit (CUP) for a truck yard for 50 company trucks within the MH (Manufacturing Heavy) zone district.
- The project site is located on a 152,107-square-foot parcel (3.5 acres) with two existing industrial warehouse buildings with approximately 28,718 square feet that were built in 1982 and in 1983.

II. Background

History of Property

- On July 26, 1982, the County Building and Safety Division issued a building permit for a 12,000-square-foot industrial tilt-up building. On November 18, 1983, the County issued a permit for a 16,730-square-foot industrial tilt-up building. On November 17, 1989, the county issued a building permit for a 35,618-square-foot building.

Previously Approved Discretionary Permits

- The Planning Commission previously approved DOR No. 363-86 on December 9, 1986, for a 36,500 square foot industrial warehouse and DOR No. 871-04 on September 27, 2005, for a 63,360-square-foot industrial warehouse. However, the above referenced projects were not built.

Public Safety Issues

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

III. Analysis/Findings

Location/Site Characteristics/Existing Development

- The subject property is located at 17120 S. Figueroa Street. The subject site is compatible with surrounding light and heavy industrial uses.
- Surrounding the subject property to the north, east, south are developed with industrial uses zoned MH (Manufacturing, Heavy Industrial). The property to the west is in the City of Los Angeles and is developed with industrial uses.



- The proposed project consists of 50 truck spaces 12' feet by 55' feet to service Western Freight Carrier, Inc. The spaces will not be leased and will be used only for applicant's company trucks. The proposed spaces meet CMC Section No. 9162.63 (Truck Vehicle Space Specifications) relative to truck maneuvering requirements. The CMC requires 44 feet of rear access and the proposed plans identify 46 feet of rear access exceeding the requirement.
- The proposed truck yard will be used to store 50 trucks and trailers overnight. The trucks will leave the site between 5:00 a.m. and 7:00 a.m. and will return to the site between the hours of 6:00 p.m. and 8:00 p.m. Staff recommends that the truck yard be lighted for safety purposes during early morning and evening hours.
- Although the project is not visible to the public traveling along Figueroa Street, staff recommends pursuant to CMC Section 9162.52 (Landscaping Requirements 5 % percent landscaping) that the applicant plant trees along the north, west and east boundaries of the proposed truck yard to improve the aesthetics of the area. The applicant will provide a landscape plan that identifies the tree planting along with an automatic drip irrigation system to insure the continued irrigation of the trees.
- The truck yard has adequate street access and adequate interior maneuvering circulation.
- The applicant has provided an "easement agreement" for cross access with the adjoining property to the north located at 17116 S. Figueroa Street (APN 6126-007-026). This agreement will insure safe truck access off Figueroa Street to this project.
- Staff recommends that the applicant provide a covered trellis area with benches on the southeast corner of the project to provide passive gathering/eating areas for the truck drivers. Staff recommends that the applicant post signs that identifying that restrooms are located at the adjoining warehouse buildings to accommodate the truck drivers and any passengers and available during truck yard hours of operations.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned MH (Manufacturing Heavy) with the adjacent properties to the north, and east and sharing the same the zoning designation. The property to the south is zoned for light industrial uses and the property to the west is in the City of Los Angeles and is developed with industrial uses.
- The zoning designation for the subject property is consistent with the General Plan Land Use designation of Heavy Industrial.



Required Findings: Conditional Use Permit No. 698-08

Pursuant to Section 9172.21, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

- a. The proposed use and development will be consistent with the General Plan.
- b. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
- c. There will be adequate street access and traffic capacity.
- d. There will be adequate water supply for fire protection.
- e. The proposed use and development will be compatible with the intended character of the area.

All of the required findings pursuant to Section 9172.21(d), "Conditional Use Permit, 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. 698-08

▪ **ISSUE:— PROVISION OF SAFE TRUCK ACCESS & SAFE TRUCK MANUEVERING:** To insure safe truck access to the proposed truck yard and maintain safe maneuvering truck movements the following conditions are recommended:

1. The applicant shall provide lighting to insure safe truck movements during early morning and evening hours.
2. The existing cross access easement shall be updated and signed by new property owners to insure safe truck access to the proposed truck yard.
3. The proposed site plan shall reflect landscaping with trees planted along the north, west and east project boundaries. An automatic drip irrigation system shall be provided to insure continued irrigation of planted trees.

ISSUE: PROTECTION OF TRUCK DRIVERS HEALTH & WELFARE: To insure the health and welfare of truck drivers and truck passengers using the truck yard the following conditions are recommended:

1. The applicant shall post signs at the truck yard areas identifying that restrooms are available at office buildings and are open during truck yard hours of operation.



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

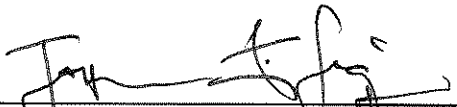
That the Planning Commission:

- **APPROVE** the Categorical Exemption;
- **APPROVE** Conditional Use Permit No. 698-08 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. 698-08 for a truck yard to be located at 17120 S. Figueroa Street."

VI. Exhibits

1. Resolution
2. Development Plans

Prepared by: 
Zak Gonzalez II, Planner

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

Approved by: 
FOR: Sheri Repp, Planning Manager

ZG: srCUP698-08



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT
NO. 698-08 FOR A TRUCK YARD TO BE LOCATED AT 17120
FIGUEROA STREET.

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

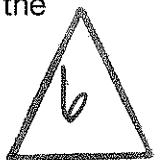
Section 1. An application was duly filed by the applicant, Tony Kim, with respect to real property located at 17120 S. Figueroa Street, and described in Exhibit "A" attached hereto, requesting the approval of for a truck yard to be located within the MH-D (Manufacturing Heavy-Design Overlay Review) zoned district.

A public hearing was duly held on June 10, 2008, 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 project is identified in the General Plan as a permitted use for this land use category subject to Conditional Use Permit approval. There is no specific plan for this area. The surrounding properties are developed with heavy and light industrial uses and the proposed project is compatible with the neighborhood;
- b) The project is compatible in 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) The proposed truck yard parking area is consistent with the CMC and is not anticipated to generate significant adverse effects to the circulation on the adjacent public street;
- d) There are no signs intended for the proposed project site;
- e) The proposed project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15 of the Carson Municipal Code
- f) The proposed truck yard meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. All of the



required findings pursuant to Section 9171.21(d), "Conditional Use Permit, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Conditional Use Permit will not have a significant effect on the environment. The proposed use will not alter the predominantly industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore the proposed project is found to be categorically exempt under the CEQA Guidelines, Section 15321 (Enforcement Actions by Regulatory Agencies).

Section 5. Based on the aforementioned findings, the Commission hereby grants Conditional Use Permit No. 698-08 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, and approves the categorical exemption.

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 10th DAY OF JUNE, 2008.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT "A" (Continued)

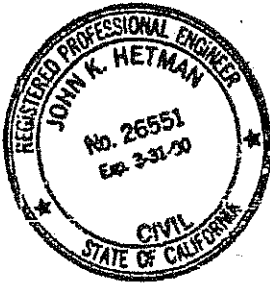
PARCEL 2:

That portion of Lot 7 of the Ducazau Tract, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 53 Page 12, of Miscellaneous Records, in the office of the County Recorder of said County, described as follows:

Beginning at a point in the center line of Figueroa Street, formerly Main Street, as shown on said map, distant South 1° 58' 35" East 263.67 feet, from the intersection of said centerline with the westerly prolongation of the northerly line of said lot; thence, parallel with the said westerly prolongation and the northerly line, North 88° 03' 15" East 576.60 feet, to a line that is parallel with and 130.00 feet easterly, measured at right angles of the westerly line of the property described in Certificate of Title No. D-4578, on file in the office of the Registrar of Titles of said County; thence along said parallel line, North 01° 58' 35" West 263.67 feet, to the northerly line of said Lot 7; thence easterly along said northerly line, North 88° 03' 15" East 257.63 feet; thence, parallel with said Figueroa Street, South 01° 58' 35" East 376.10 feet; thence, along a line that is parallel to the northerly line of said Lot 7, North 88° 03' 15" East 66.84 feet, to the northwesterly line of Walnut Street, 50.00 feet wide; thence, along said northwesterly line, South 48° 16' 05" West 32.44 feet, more or less, the easterly prolongation of the northerly line of Parcel Map No. 15063, in the City Carson, County of Los Angeles, State of California as shown on map filed in Book 168 Pages 85 & 86, of Parcel Maps, in the office of the County Recorder of said County, said northerly line accepted as the southerly line of the land described in the deed to Emily Cost and Edward Cost, recorded October 14, 1952 as Instrument No. 2363, in Book 40063 Page 218, of Official Records; thence, along said easterly prolongation and northerly line, South 88° 03' 15" West 883.05 feet, to said centerline of Figueroa Street; thence North 01° 58' 35" West 127.43 feet, along said centerline, to the point of beginning.

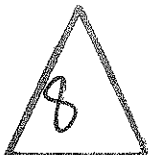
EXCEPTING THEREFROM, that portion of said land lying easterly of a line parallel with, and distant easterly 50.00 feet, measured at right angles, of the centerline of said Figueroa Street.

Contains 168,731 S.F.



John K. Hetman
John K. Hetman R.C.E. 26551

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CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 698-08

GENERAL CONDITIONS

1. If Conditional Use Permit No. 698-08 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceedings against the City or its agents, officers, or employees to attack, set aside, void or annul, an approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 698-08. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the



defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

PROVISION OF SAFE TRUCK ACCESS AND SAFE TRUCK MANUEVERING

8. The applicant shall provide lighting to insure safe truck movements during early morning and evening hours. Lighting shall be directed downward and inward toward the subject property so that adjacent properties are not affected.
9. The existing cross access easement shall be updated and signed by any new property owners to insure safe truck access to the proposed truck yard.

PROJECT AESTHETICS/HEALTH WELFARE/HOURS OF OPERATION/TRUCK YARD OPERATIONS

10. The applicant shall plant trees along the north, west and east project boundaries with an automatic drip irrigation system.
11. The applicant shall post signs on truck yard identifying available restrooms at warehouse office buildings. Restrooms to be accessible to truck drivers and their passengers during early morning and evening hours of operation.
12. Truck drivers shall pick up trucks between 5:00 a.m. to 7:00 a.m. and return to subject site between 6:00 p.m. to 8:00 p.m.
13. The applicant shall record a covenant identifying that owner will not lease truck yard spaces to other truckers or truck companies. Leasing of truck yard will require the filing of a subdivision map.

PARKING

14. The parking areas for the truck yard shall be lighted and the truck parking area shall be striped and striping to be maintained on a regular basis.

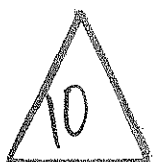
BUILDING & SAFETY

15. All building improvements shall comply with City of Carson Building and Safety Division requirements.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

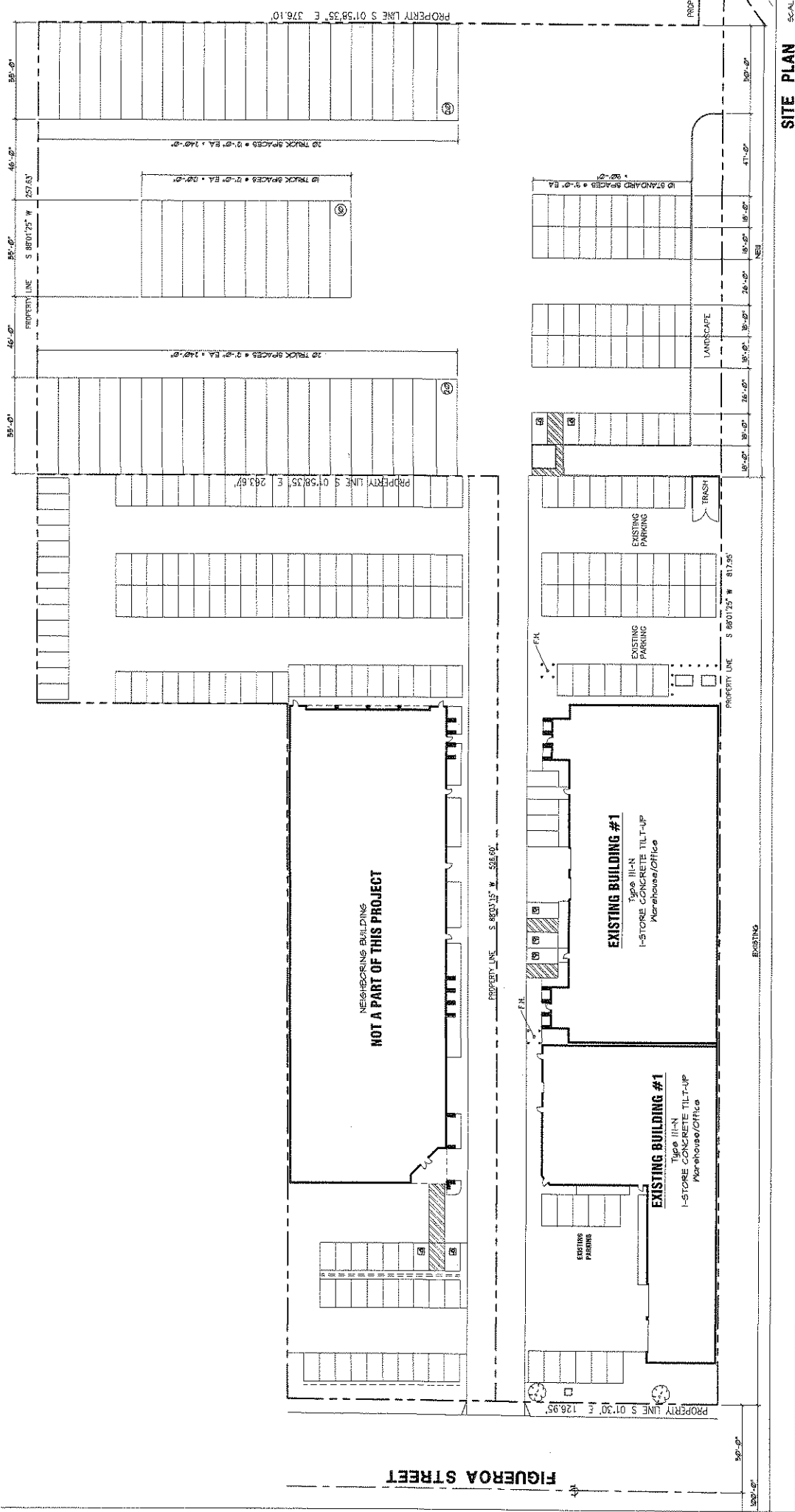
16. All requirements by the Los Angeles County Fire Department shall be complied with.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON



17. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.





SITE PLAN

SCALE

