



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 27, 2009
SUBJECT: Design Overlay Review No. 1300-08
APPLICANT: Watson Land Company
Attention: Stefan Rubendall
22010 South Wilmington Avenue, Suite 400
Carson, CA 90745

REQUEST: To consider the interior and exterior remodel of an existing industrial building located in the ML (Manufacturing, Light) zoning district and within the Merged and Amended Redevelopment Project Area.

PROPERTY INVOLVED: 2000 East Carson Street

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Cannon
		Vice-Chair Saenz			Gordon
		Brimmer			Graber
		Brown			Verrett

Item No. 11A

I. Introduction

Date Application Received

- December 8, 2008: Design Overlay Review No. 1300-08

Applicant/Property Owner

- Watson Land Company
Attention: Stefan Rubendall
22010 South Wilmington Avenue, Suite 400
Carson, CA 90745

Project Address

- 2000 East Carson Street

Project Description

- The proposed project is for an exterior remodel of a building located in the ML (Manufacturing, Light) zoning district and within the Merged and Amended Redevelopment Project Area. The proposed project includes a remodel of the existing façade and site upgrades, new offices, reconfiguration of parking spaces and an upgraded fire protection system. Site upgrades will include three (3) new trash enclosures and five (5) new marked truck parking spaces.
- The existing building is 305,300 square feet and was recently used for warehousing. The proposed building configuration will be approximately 11,300 square feet smaller than the existing building. One-hundred ninety-six (196) parking spaces will be provided to meet Code. New landscaping will be provided along the northwestern corner of the building and upgraded landscaping will be provided along Carson Street.
- The applicant proposes to eliminate the existing center office area and mezzanine and replace it with a dock door configuration that exists along the north face of the building. A new office façade will be created at the northwest corner and will include additional landscaping and screen walls. The main entrance will consist of a painted plaster finish, metal canopies and raised landscape planters.

II. Background

Current Use of Property

- The building was most recently used for warehousing. Building and Safety permits indicate the building was permitted and constructed in 1969.



Previously Approved Discretionary Permits

- In 1990, Zone Change Case No. 111-90 was approved to change the zoning of the subject property from MH (Manufacturing, Heavy) to ML (Manufacturing, Light).

Public Safety Issues

- There are no past or current zoning code enforcement cases associated with this property.

III. Analysis

Existing Site Characteristics and Location

- The subject property is located in the eastern part of the City on the southern side of Carson Street and east of Wilmington Avenue.
- The 13-acre site is generally flat. Access to the site is by Carson Street to the north.
- The subject property is bounded by Carson Street and an industrial park to the north. To the south is the former Alpert & Alpert Iron and Metal Company property which is currently vacant. To the east is a warehouse building and to the west is a business park owned by Watson Land Company.

Zoning and General Plan Designations

- The site is located in the ML (Manufacturing, Light) zone and within the Merged and Amended Redevelopment Project Area. The General Plan Land Use designation for this property is Light Industrial.

Applicable Municipal Code Sections

The following table identifies applicable sections of the Zoning Ordinance for this proposed project. For those sections that are identified as "Non-Compliance" further discussions are included.

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
Industrial Development Standards			
9141.1, "Uses Permitted"	x		
9145.2, "Minimum Lot Area";	x		

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Comments
9145.3, "Street Frontage and Access"	x		
9145.4, "Minimum Lot Width"	x		
9146.12, "Height of Buildings and Structures"	x		
9146.29, "Encroachments"	x		
9146.4, "Trash and Recycling Areas"		x	See Issues of Concern
9146.6, "Parking, Loading, Truck Maneuvering and Driveways"	x		
General Development Standards			
9162.21, "Parking Spaces Required"	x		
9162.3, "Location of Parking"	x		
9162.42, "Parking for the Disabled and Associated Signing and Ramping"	x		
9162.52(A,B,C,D), "Landscaping Requirements"	x		
Procedures			
9172.23, "Site Plan and Design Review"			Subject to Redevelopment Agency approval

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 – Trash and Recycling Areas
 - Elevations of the proposed trash enclosures shall be shown on the plans and shall indicate the dimensions and materials used for the trash enclosures.
 - Mitigation: The applicant shall provide a trash enclosure(s) screened by a six-foot high decorative concrete block wall that is compatible with the architectural design of the main building and in the location specified in the approved site plan. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit/business license. A condition of approval has been included to reflect this mitigation measure.

General Plan / Merged & Amended Redevelopment Project Area No. 1

The General Plan designates the property as Light Industrial. The proposed interior and exterior remodel of the existing industrial building will be complementary to the surrounding industrial uses and will be appropriate for the subject property.

Pursuant to the Redevelopment Plan for the Merged and Amended Redevelopment Project Area, 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 interior and exterior remodel of an existing industrial building is exempt from the provisions of the California Environmental Quality Act – Section 15301 – Existing Facilities.

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. 1300-08 to the Carson Redevelopment Agency for the Interior and Exterior Remodel of an Existing Building Located at 2000 East Carson Street.”

VI. Exhibits

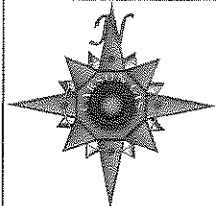
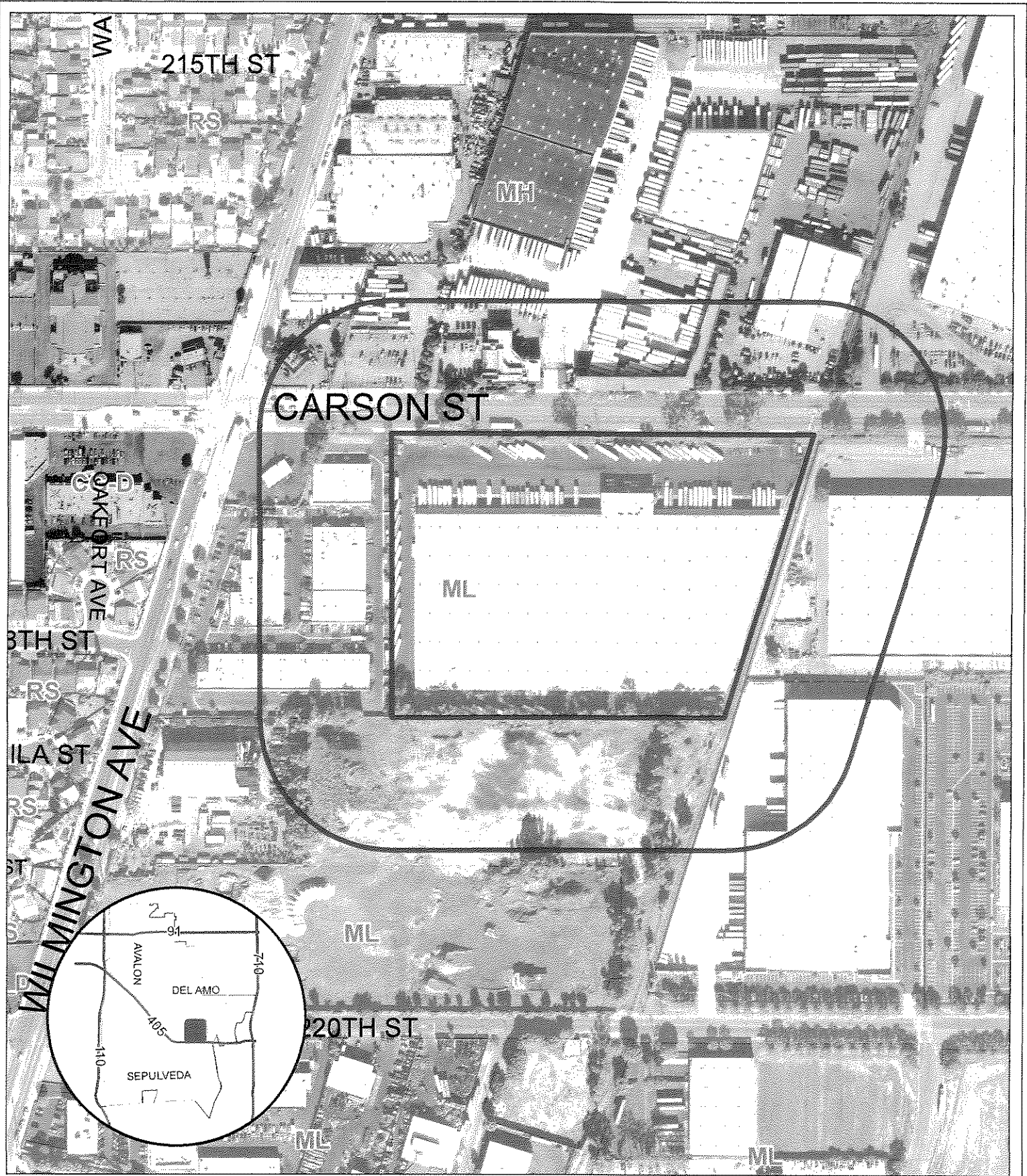
1. Radius Map
2. Resolution
3. Site Plan, Floor Plan, Elevations (C-1, D-1)

Prepared by: Max Castillo
Max Castillo, Assistant Planner

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

Approved by: Sheri Repp-Loadsmar
Sheri Repp-Loadsmar, Planning Division Manager





City of Carson
300 Foot Radius Map
2000 E Carson Street

Exhibit 1



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1300-08 TO
THE CARSON REDEVELOPMENT AGENCY FOR THE INTERIOR AND EXTERIOR
REMODEL OF AN EXISTING BUILDING LOCATED AT 2000 EAST CARSON
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, Watson Land Company, with respect to real property located at 2000 East Carson Street, and described in Exhibit "A" attached hereto, to remodel the interior and exterior of an existing building located in the ML (Manufacturing, Light) zoning district and within the Merged and Amended Redevelopment Project Area.

A public hearing was duly held on January 27, 2009, 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 General Plan Land Use Element designates the property as Light Industrial. The proposed remodel of the existing industrial building will be complementary to the surrounding industrial uses and will be appropriate for the subject property.
- b) The project will be 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 other features relative to a harmonious and attractive development of the area.
- c) The site is 13 acres, flat and located in an industrial area. The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily industrial uses and the proposed remodel of the industrial building is compatible with these uses.
- d) An adequate number of parking spaces will be provided on the subject property. Site upgrades will include five (5) new truck parking spaces and 196 vehicle parking spaces as required by the Municipal Code. Circulation on the adjacent public streets will not be adversely impacted.



- e) To ensure attractiveness, effectiveness and restraint for existing and proposed signage, the applicant shall obtain approval from the Planning Department for any proposed sign.
- f) Pursuant to the Redevelopment Plan for the Merged and Amended Redevelopment Project Area, future development within the area includes an emphasis on the abatement of unwanted, conflicting and blighted uses. As the project consists of a conforming and compatible industrial operation and improvement to the site, the proposed addition is consistent with the general intent of the Redevelopment Plan for the area.
- g) The proposed project meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval. Therefore 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.

Section 4. The Planning Commission further finds 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. The proposed project for the exterior remodel of an existing industrial building is categorically exempt from the provisions of the California Environmental Quality Act Guidelines pursuant to Section 15301, Existing Facilities.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1300-08 to the Carson Redevelopment Agency with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

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 27th DAY OF JANUARY, 2009

CHAIRMAN

ATTEST:

SECRETARY

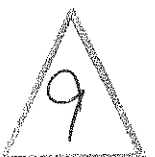


Exhibit "A"

Legal Description

PARCEL 2 OF PARCEL MAP NO. 15622, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER FILED IN BOOK 170, PAGE(S) 95 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1300-08

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1300-08, said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial changes will require review and approval by the Planning Commission.
6. 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.
7. 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.
8. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
9. 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.



10. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
11. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
12. 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 Design Overlay Review No. 1300-08. 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.

PARKING

13. The required parking shall meet all applicable standards as outlined in Part 6, Division 2 of the Carson Zoning Ordinance.
14. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
15. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
16. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
17. All areas used for the movement parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.
18. Parking for the handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.



LANDSCAPING/IRRIGATION

19. The applicant shall comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
20. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.

AESTHETICS

21. Graffiti shall be removed from all project areas within 3 days of written notification by the City of Carson. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modifications (i.e., fencing, landscaping, chemical treatment, etc.).
22. All trash shall be removed prior to the issuance of a building permit. The subject property shall be maintained at all times to present an attractive appearance to the satisfaction of the Planning Division.
23. The specification of all colors and materials must be submitted and approved by the Planning Division prior to the issuance of any building permits/business license.

FENCES/WALLS

24. All fences, walls and hedges shall be located and constructed in compliance with the standards as provided for in Section 9146.3 (Industrial Zones) of the Zoning Ordinance.

LIGHTING

25. Lighting for the project site shall be directed downward and inward in order to minimize glare to other properties and the public roadways.
26. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9147.1 (Industrial Zones) of the Zoning Ordinance.

TRUCK LOADING, MANEUVERING, AND STORAGE

27. All truck loading areas shall be properly marked according to Section 9162.66 of the Zoning Ordinance.
28. Nothing contained herein shall be deemed to authorize or permit the storage of hazardous materials, substances or wastes which are capable of posing an unreasonable risk to health, safety or property, including, but not limited to, any radioactive material, poison, flammable gas, nonflammable gas, flammable liquid, oxidizer, flammable solid, corrosive material (liquid or solid), irritating materials, combustible liquids, explosives, blasting agents, etiologic agents, organic peroxides, hazardous wastes, and regulated materials of classes A, B, C, D and E, the definitions of which may from time to time be designated by the

United States Department of Transportation under Title 49 (commencing with Section 1801) of the United States Code and Title 49 (commencing with Section 107) of the Code of Federal Regulations, and adopted by the Commissioner of the California Highway Patrol pursuant to Section 2402.7 of the California Vehicle Code.

AIR QUALITY – CONSTRUCTION PHASE

29. Temporary traffic controls (i.e., flag person) shall be provided during all construction phases to maintain traffic flow.
30. Construction activities shall be scheduled for off-peak hours to the degree practicable.
31. Construction trucks shall be re-routed away from congested streets.
32. Truck deliveries shall be consolidated when possible.
33. Construction equipment and vehicle engines shall be maintained in good condition and in proper tune as per manufacturers' specifications and pre SCAQMD rules, to minimize exhaust emissions.
34. Methanol- or natural gas-powered mobile equipment and pile drivers shall be used instead of diesel to the extent available and at competitive prices.
35. Propane- or butane-powered onsite mobile equipment shall be used instead of gasoline to the extent available and at competitive prices.
36. Exposed piles (i.e., gravel, sand, and dirt) shall be enclosed, covered, or watered twice daily, or an approved soil binder shall be used.
37. Active grading sites shall be watered at least twice daily.
38. Excavation and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 miles per hour over a 30-minute period.
39. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Section 23114 of the California Vehicle Code.
40. Streets shall be swept at the end of the day if visible soil material is carried over to adjacent roads. Water sweepers using reclaimed water are recommended.
41. Wheel washers shall be installed where vehicles enter and exit unpaved roads onto paved roads.
42. Trucks and any equipment leaving the site shall be washed if dirt, sand, soil, or other loose material is visible.



43. Water shall be applied three times daily, or chemical soil stabilizers shall be used according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.
44. Traffic speed limits of 15 miles per hour or less shall be posted and enforced on all unpaved roads.

NOISE

45. All operations shall comply with the City of Carson Noise Ordinance.
46. All equipment on the premises used for such processes shall be constructed, operated, and maintained in such a manner so as to minimize noise or vibration that would be detrimental to the surrounding area.

TRASH

47. The trash enclosure(s) shall be located on a four inch concrete pad screened by a six-foot high decorative concrete block wall that is compatible with the architectural design of the main building and in the location specified in the approved site plan. Trash enclosure design is to be approved by the Planning Division prior to issuance of any building permit/business license.
48. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance.

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

49. Provide water mains, fire hydrants, and fire flows as required by the Fire Department.
50. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.

PUBLIC SAFETY - CITY OF CARSON

51. Ensure compliance with current seismic mitigation codes.

BUILDING AND SAFETY

52. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

53. Any improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.



54. A construction permit is required for any work to be done in the public right-of-way.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

55. 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.

