



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: August 11, 2009  
SUBJECT: Design Overlay Review No. 1324-09  
APPLICANT/REPRESENTATIVE: Watson Land Company  
Attention: Stefan Rubendall  
22010 S. Wilmington Avenue  
Carson, CA 90745  
REQUEST: To provide site improvements and a façade renovation for a 59,000-square-foot concrete tilt-up building located in the Manufacturing Light (ML) zoning district and within the Merged and Amended Redevelopment Project Area  
PROPERTY INVOLVED: 1950 East 220<sup>th</sup> Street

### COMMISSION ACTION

- Concurred with staff  
 Did not concur with staff  
 Other

### COMMISSIONERS' VOTE

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

***Item No. 11A***

**I. Introduction**

The representative, Mr. Stefan Rubendall, on behalf of the property owner, Watson Land Company, is requesting approval of Design Overlay Review (DOR) No. 1324-09 to provide site improvements and a façade renovation for a 59,000-square-foot concrete tilt-up building located at 1950 East 220<sup>th</sup> Street within the ML (Manufacturing, Light) zoning district.

**II. Background**

The property located at 1950 East 220<sup>th</sup> Street is currently occupied by the existing 59,000-square-foot Watson Corporate Business Center. The Watson Corporate Business Center was previously located on the same parcel as the Watson Headquarters building, however in 2007 a lot line adjustment was completed with the construction of a new Headquarters building. The lot line adjustment resulted in the re-addressing of the current property/building from 22010 South Wilmington Avenue to 1950 East 220<sup>th</sup> Street.

City records indicate that the existing building was constructed in 1969. The property site has no previously approved discretionary permits on file and there are no past or current zoning code enforcement cases.

**III. Analysis**

The project site is immediately bordered by 220<sup>th</sup> Street to the north and a metal scrap yard to the east of the project area. South of the project site is the I-405 freeway and an exit ramp to Wilmington Avenue. West of the project site is the Watson Land Headquarters office building.

The current Carson Municipal Code (CMC) Section 9162.21 requires that a building with a proposed use of office provide on-site parking at a ratio of one (1) parking space for each 300 square feet of gross floor area and a ratio of one (1) parking space for each 500 square feet of gross floor area for warehouse uses (with small grade-level loading facilities and with an average multiple tenant unit size that is under 3,000 square feet). Warehouse uses are allocated 10% of warehouse space for office use.

Since the building was constructed in 1969 and no additional intensifications have occurred since then, the property retains a legal non-conforming privilege which allows the industrial space to maintain the same parking standards of 1969. Prior to 1987 (when the current CMC parking standards were adopted by the city), the city's on-site parking standards were a ratio of one (1) parking space for each 300 square feet of gross floor area for office use and a ratio of one (1) parking space for each 750 square feet of gross floor area for warehouse and manufacturing uses. In addition, manufacturing and warehouse uses were allocated 20% of their space for office use.



Currently, 54% (31,600 square feet) of the existing building's gross floor area is office use and 46% (27,385 square feet) of the gross floor area is operating as warehouse uses. Therefore, the site is required to provide a total of 142 parking spaces per the 1969 parking standards. The proposed site plan provides 144 parking spaces. Thus, adequate on-site parking is provided with a surplus of two (2) parking spaces.

Typically, off-site improvements such as street widening and/or dedications are conditioned as part of the entitlement process. However, these types of conditions have not been included in the conditions of approval. In anticipation of future requirements, the applicant has initiated improvements on 220<sup>th</sup> Street and is in the process of coordinating with the city's Engineering division to widen 220<sup>th</sup> Street per city standards. Staff believes it is unnecessary to add these conditions since the requirements are already being addressed separately.

### Design Overlay Review

The proposed project is subject to Site Plan and Design Review pursuant to Section 9172.23 of the Carson Municipal Code (CMC) and the Planning Commission may approve the proposal only if the following findings can be made in the affirmative based on certain criteria. 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 as follows:

**a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.**

The proposed project is consistent with the General Plan of the City of Carson in that the property and surrounding areas are designated as Light Industrial. The subject property is zoned Light Manufacturing (ML) and within the Merged and Amended Redevelopment Project Area. The proposed site and façade improvements are consistent with this zoning.

**b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance, scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.**

The proposed project is for site improvements and a façade renovation for a 59,000-square-foot concrete tilt-up building within an established industrial area. The proposed improvements are consistent with the existing industrial buildings located directly east, north, and south of the project area. The project site currently contains landscaping and parking areas, however the applicant is currently widening 220<sup>th</sup> Street per city standards and the street widening will result in the removal of parking spaces and landscaping for the site. The proposal includes new landscaping and parking areas to



accommodate the street widening on 220<sup>th</sup> Street. In addition, the proposed site improvements include the re-striping, paving, and landscaping to meet city requirements and to accommodate the street widening on 220<sup>th</sup> Street.

The proposed landscaping is appropriately distributed on the project site and the botanical palette is consistent with the surrounding area.

The proposed project adequately meets the city's design and development standards.

**c. Convenience and safety of circulation for pedestrians and vehicles.**

The re-striping and paving of the parking lot will ensure adequate circulation for pedestrians, vehicles, and trucks. The proposal provides adequate truck parking spaces and the appropriate turning radius for single-body, grade-level trucks. All minimum widths for parking spaces, driveways, and drive aisle width are provided.

Adequate drive aisle width and pedestrian walkways will ensure safety for pedestrians and motorists. Clear views for ingress and egress, minimum drive aisle widths for back-up, and pedestrian walkways have been provided.

**d. Attractiveness, effectiveness and restraint in signing, graphics and color.**

Modified address identification and business signs may be proposed however, all proposed signage will conform with the requirements of Section 9146.7 of the CMC.

**e. Conformance to any applicable design standards and guidelines which have been adopted pursuant to Section 9172.15.**

The subject property is located within the Merged and Amended Redevelopment Project Area therefore will be subject to Redevelopment Agency approval.

The proposed project meets all applicable design standards and guidelines of the Municipal Code.

**III. Environmental Review**

Pursuant to Section 15331 – Existing Facilities, of the California Environmental Quality Act (CEQA), the proposed project of site improvements and a façade renovation to an existing 59,000-square-foot concrete tilt-up building is "Categorically Exempt". The project will not result in any significant or adverse effects on the environment.



**IV. Recommendation**

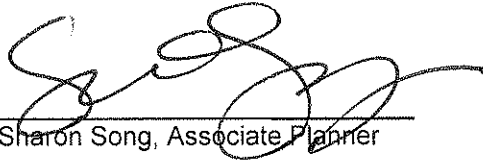
That the Planning Commission:

- 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. 1324-09 to the Redevelopment Agency to provide site improvements and a façade renovation to a 59,000-square-foot building located at 1950 East 220<sup>th</sup> Street."

**V. Exhibits**

1. Draft Resolution (pgs. 6-12)
2. Zone Map (pg. 13)
3. Development Plans for DOR No. 1324-09 (Under Separate Cover)

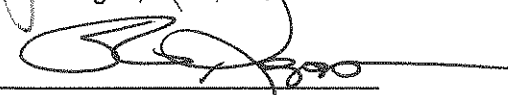
Prepared by: \_\_\_\_\_

  
Sharon Song, Associate Planner

Reviewed by: \_\_\_\_\_

  
John F. Signo, AICP, Senior Planner

Approved by: \_\_\_\_\_

  
Sheri Repp, Planning Manager

CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 09-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF DESIGN OVERLAY REVIEW NO. 1324-09 TO THE REDEVELOPMENT AGENCY TO PROVIDE SITE IMPROVEMENTS AND A FAÇADE RENOVATION TO A 59,000-SQUARE-FOOT BUILDING LOCATED AT 1950 EAST 220<sup>TH</sup> STREET

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

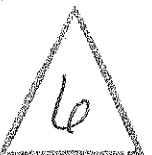
**Section 1.** An application was duly filed by the applicant, Watson Land Company, with respect to real property located at 1950 East 220<sup>th</sup> Street, and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review (DOR No. 1324-09) to provide site improvements and façade improvements to a 59,000-square-foot building in the ML (Manufacturing Light) zone and within the Merged and Amended Redevelopment Project Area.

A public hearing was duly held on August 11, 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 designates the property as Light Industrial which allows for the proposed use. The proposed site improvements and facade renovation will be consistent with the surrounding light industrial uses and is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed improvements. The surrounding land uses are primarily light Industrial uses and the proposed project is compatible with those uses.
- d) The proposed project includes 144 parking spaces which complies with Section 9162.21 of the Carson Municipal Code (CMC). Safety and convenience of vehicular and pedestrian access is provided.
- e) Signage will be reviewed and approved by the Planning Division for consistency with the requirements of the CMC. The proposed site improvements meet the goals and objectives of the General Plan and are consistent with applicable



zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.23 (D), "Design Overlay Review, Approval Authority and Findings and Decision," can be made in the affirmative.

**Section 4.** Pursuant to Section 15301, Existing Facilities, of Article 19, of the California Environmental Quality Act (CEQA), this project has been deemed to be Categorically Exempt from further environmental review.

**Section 5.** Based on the aforementioned findings, the Commission hereby recommends approval of Design Overlay Review No. 1324-09 to the Redevelopment Agency for said project with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto, recommending approval to the Carson Redevelopment Agency.

**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 11<sup>th</sup> DAY OF AUGUST, 2009**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



Exhibit "A"

PARCEL A:

PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT NO. 230-08 AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 05, 2008 AS INSTRUMENT NO. 2008-1959809 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF LOT 4, BLOCK "C" OF THE SUBDIVISION OF A PART OF THE RANCHO SAN PEDRO (ALSO KNOWN AS DOMINGUEZ COLONY), IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 601 AND 602, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERLY LINE OF WILMINGTON AVENUE (100 FEET WIDE) AND THE SOUTHERLY LINE OF 220TH STREET (60 FEET WIDE); THENCE EASTERLY ALONG SAID SOUTHERLY LINE NORTH 89° 50' 54" EAST 145.77 FEET; THENCE AT RIGHT ANGLES TO SAID SOUTHERLY LINE SOUTH 00° 09' 06" EAST 302.37 FEET TO THE NORTHERLY LINE OF DEED TO CALTRANS RECORDED MAY 23, 1960, AS INSTRUMENT NO. 1454, IN BOOK D-854, PAGE 515, O.R., THENCE ALONG SAID NORTHERLY LINE OF SAID DEED ALONG A CURVE CONCAVED TO THE SOUTHWEST AND HAVING A RADIUS OF 420.00 FEET THROUGH AN ANGLE OF 5° 23' 39" AN ARC DISTANCE OF 39.54 FEET, THENCE CONTINUING ALONG SAID NORTHERLY LINE NORTH 78° 43' 12" WEST 190.75 FEET TO A POINT ON SAID EASTERLY LINE OF WILMINGTON AVENUE, THENCE ALONG THE EASTERLY LINE OF WILMINGTON AVENUE NORTH 17° 10' 07" EAST 267.03 FEET TO THE POINT OF BEGINNING.

PARCEL B:

PARCEL B AS SHOWN AS LOT LINE ADJUSTMENT NO. 230-08 AS EVIDENCED BY DOCUMENT RECORDED NOVEMBER 05, 2008 AS INSTRUMENT NO. 2008-1959809 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 691.35 FEET OF THE WESTERLY 660 FEET MEASURED ALONG THE WESTERLY AND NORTHERLY LINES RESPECTIVELY OF LOT 4, BLOCK "C" OF THE SUBDIVISION OF A PART OF THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 601 AND 602, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY PORTION THEREOF NOT INCLUDED WITHIN THE BOUNDARIES OF THE NORTHWEST QUARTER OF SAID LOT.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED AUGUST 2, 1957, IN BOOK 55232, PAGE 25, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED ON MAY 23, 1960, AS INSTRUMENT NO. 1454, IN BOOK D-854, PAGE 515, OFFICIAL RECORDS OF SAID COUNTY.

ALSO EXCEPT THEREFROM, THAT PORTION THEREOF DESCRIBED AS FOLLOWS:



**CITY OF CARSON**  
**ECONOMIC DEVELOPMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**DESIGN OVERLAY REVIEW NO. 1324-09**

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1324-09 is not issued 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 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 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. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
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 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.

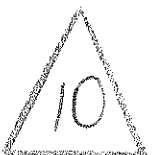
7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
8. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1324-09. 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

9. All parking areas and driveways shall remain clear. No encroachment into parking areas and/or driveways shall be permitted.
10. The existing building is permitted to dedicate 56% (32,820 square feet) of the gross floor area to office use and 44% (26,165 square feet) of the gross floor area to warehouse/manufacturing use (with 20% allocated to office use) with the proposed 144 on-site parking spaces. If at any time, more than 44% of the total gross floor area operates as office use and/or an intensification of use occurs, the applicant will be required to add additional parking and submit a parking plan to the Planning Division for review and approval.
11. 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.
12. All areas of the required front yard setback shall be landscaped, not including the driveway or walkway, or other area as reviewed and approved by the Planning Division.

#### LANDSCAPING/IRRIGATION

13. All landscaped areas shall be maintained in good condition at all times.



## LIGHTING

14. All exterior lighting shall be provided in compliance with the standards as provided for in Section 9137.1 (commercial zones) or Section 9147.1 (industrial zones) of the Zoning Ordinance.
15. Prior to issuance of a Building Permit, the applicant shall coordinate with Southern California Edison and meet all requirements.

## ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

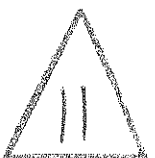
16. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson Standard plan and to the satisfaction of the City Engineer.
17. A construction permit is required for any work to be done in the public right-of-way.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

18. Construction bond is required for all work to be done within the public right of way and shall be submitted and approved by Engineering Services prior to the issuance of Building Permit.
19. Proof of Worker's Compensation and Liability Insurance.
20. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to release of streetlight bonds. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. ***(annexation procedure is approximately 12-month)***

## FIRE DEPARTMENT - COUNTY OF LOS ANGELES

21. Provide a minimum unobstructed width of 26 feet, clear to the sky, vehicular access to within 150 feet of all portion of the exterior walls. Cross hatch designated fire lanes and label them No Parking – Fire Lane. If building is 28 feet or greater in height, the required access roadway shall be parallel to and within 30 feet of an exterior wall on at least one side of the building. Also, indicate 32-foot centerline turn radius in all changes of direction in the fire department access.
22. On the site plan, show the location of all existing public fire hydrants within 300 feet of all property line call out the hydrants size and dimension to property lines. Also, show any existing on-site fire hydrants as well.

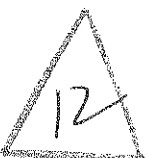


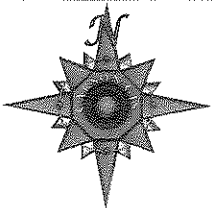
23. Complete and return the "Water Availability" Form No. 196.

24. Other requirements may be added during the life/safety plan review for the fire department. Submit one architectural set and one extra site plan for review prior to issuance of building permits.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

25. 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.





City of Carson  
 500 Foot Radius Map  
 1950 E 220th Street