



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 8, 2009
SUBJECT: Relocation Review No. 3041-09
APPLICANT: Paragon Architects
 Attn: Leo Choi
 3435 Wilshire Boulevard No. 465
 Los Angeles, CA 90010
REQUEST: To construct a 1,440 square-foot modular office structure on an approximate 2.9-acre, Manufacturing, Light – Design Overlay (ML-D) zone lot within Redevelopment Project Area No. 1.
PROPERTY INVOLVED: 18010 S. Figueroa 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			Schaefer
		Brown			Verrett
		Gordon			

I. **Introduction**

The applicant, Leo Choi of Paragon Architects, is requesting approval of Relocation Review No. 3041-09 to authorize the construction of a 24-foot by 60-foot (1,440 square feet) modular office structure. The structure will occupy an area on the southwest corner of the industrial lot, east of the 6-foot high concrete block wall beyond the landscaped front yard setback. The modular structure will be used for additional office and vocational facilities for the site operator, American Institute of Technology (AIT), a vocational school for truck driver training which recently moved to Carson from Phoenix, Arizona.

The subject property is owned by 18010 Figueroa LLC, and is approximately 2.9 acres. The property is zoned Manufacturing, Light – Design Overlay (ML-D) and within Redevelopment Project Area No. 1.

II. **Background**

The 2.9-acre subject property is used as a vocational school for truck driver training (American Institute of Technology – AIT) and is located on the east side of Figueroa Street, north of Victoria Street and south of Albertoni Street. There is a similar modular structure on the subject property (approved by Design Overlay Review No. 471-89) used for office and training classrooms approximately 60 feet north of the location of the proposed structure. The applicant intends to use the existing parking areas to serve both structures since there are ample vehicular parking spaces to do so.

The subject property is surrounded by ML-D zoned industrial and warehouse uses. Adjacent to the north is a 1.5 acre lot which contains an industrial use within an approximate 38,000 square-foot single-story warehouse. To the west are industrial uses containing large warehouse and open storage areas and south is a 1.75 acre industrial lot containing an approximate 28,000 square-foot single-story warehouse. The property is located on the east side of Figueroa Street; to the west of Figueroa Street is unincorporated Los Angeles County.

The site was previously used by the GE Capital Modular Space Company as a modular office storage facility. In early 2008, the property owner applied for discretionary permits to subdivide and develop a new eight-unit industrial/warehouse condominium complex on the subject property. Earlier this year, the application was withdrawn by the owner citing that the condominium complex was not economically feasible due to the weakened economy. As a result, the owner explored other opportunities and came across AIT. The owner's representative stated that it is still the owner's intent to develop the property as an industrial complex once the economy improves, and thus agreed to a limited term contract with AIT.

According to the applicant, AIT is on a short-term contract to operate the truck driving school on the subject property. It is presumed that the modular office structure being proposed will be used by AIT for the duration of their lease on the property. Typically, modular office structures are not permitted unless in conjunction with temporary construction activities, or if located in a remote location that is not visible from the public right-of-way.



AIT uses seven trucks for driver training which are located on the subject site. The majority of these trucks are offsite during business hours being used for on-road and freeway driver training. There is an asphalt paved driveway which encircles the center of the subject property and the rest of the site is covered with crushed gravel, which helps minimize dust. Pedestrians are only allowed on the west end of the site in the automobile parking areas and office/classroom. There are no code enforcement issues related to the subject property or the existing use.

III. Analysis

Relocation Review No. 3041-09

The 60-foot by 24-foot (1,440 square feet) modular office structure will be constructed off-site, hauled to the property, and assembled on a foundation. Carson Municipal Code (CMC) Section 9172.26, Relocation Review, states that a development plan must be approved by the Planning Commission when a structure is proposed to be relocated to a site within Carson. The Planning Commission shall approve a development plan if it is able to make affirmative findings base on the following criteria:

a. The proposed use and development will be consistent with the General Plan.

The modular office structure is a permitted use in the ML-D zone. The zoning for the subject property is consistent with the General Plan Land Use designation of Light Industrial. The proposed modular office will not significantly alter the industrial nature of the project site and surrounding uses. Therefore, the proposed use and development will be consistent with the General Plan.

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

The subject property is located in a light industrial area, approximately 2.9 acres in size, and served by existing utilities. The proposed modular office structure is consistent in design and layout with the existing modular structure located nearby on the subject site. The proposed modular office is compatible with existing and anticipated development in the vicinity. The modular office structure will be used for administrative support and additional classroom facilities for the vocational school, and is consistent with the intended character of the area.

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

The site is accessed by two driveways from Figueroa Street, with both entrances equipped with rolling wrought-iron gates. There are parking areas on the north side of the existing structure, with six spaces adjacent and nine spaces opposite the driveway to the north. The vocational school is used for



truck driver training, including instruction on backing and maneuvering semi-trucks with trailers. There are seven trucks located onsite used for training purposes. The majority of these trucks are offsite during business hours being used for on-road and freeway driving training. There is an asphalt paved driveway which encircles the center of the subject property and the rest of the site is covered with crushed gravel, which helps minimize dust. Pedestrians are only allowed on the western portion of the site in the automobile parking areas and in the office/classroom facilities. Thus, access to the subject site for the general public is controlled. In this way, the safety and circulation of pedestrians and vehicles is maintained.

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

There is an approximate twenty-foot high pole sign within the front yard setback on the west side of the property facing Figueroa Street. Other signs include basic directional and building identification signs. All new signs will comply with the requirements of the CMC. Any future signs are to be reviewed and approved by the Planning Division.

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

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

Issue of Concern: Time Restriction for Modular Office Structure: Typically, modular office structures are not permitted unless in conjunction with temporary construction activities, or if located in a remote location that is not visible from the public right-of-way. The Planning Commission has approved modular office structures under the Relocation Review process for a long-term basis if the structure is located on a large industrial property and is far enough from public streets that visibility is minimal. Considering the semi-permanent status of AIT and the location of the proposed modular office structure in the front of the property adjacent to the street, it is staff's opinion that a condition be added to limit the time-frame of the proposed structure to accommodate new development that occurs in the future.

Mitigation: Staff recommends that the Planning Commission:

- 1) Require Planning Commission review of the facility and modular office structure in five years; or
- 2) Require that the permit expire once AIT ceases to operate on the subject property, whichever occurs first.

Issue of Concern: Parking of Trucks: The site plan does not show the location of truck parking. Most of the site will be covered with aggregate material that is inappropriate for vehicle maneuvering and parking. The plan should be revised to



indicate the location of truck parking on a solid concrete material that meets the Carson Municipal Code requirements.

Mitigation: Staff recommends that the site plan to be updated so that adequate truck parking is provided that meets the requirements of the Carson Municipal Code. Parking and maneuvering on aggregate material is unacceptable.

IV. Environmental Review

Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 16 (Categorical Exemptions) the project is deemed categorically exempt under Section 15332 (In-Fill Development Project) and will not result in significant adverse effects on the environment.

V. Recommendation

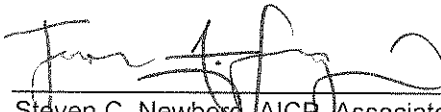
That the Planning Commission:

WAIVE further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING RELOCATION REVIEW NO. 3041-09 FOR THE CONSTRUCTION OF A 1,440-SQUARE-FOOT MODULAR OFFICE STRUCTURE LOCATED AT 18010 SOUTH FIGUEROA STREET."

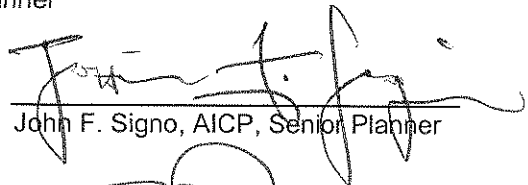
VI. Exhibits

1. Land Use Map
2. Draft Resolution
3. Development Plans (Under Separate Cover)

Prepared by:


Steven C. Newberg, AICP, Associate Planner

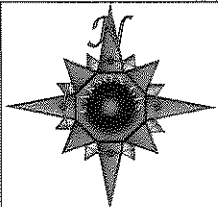
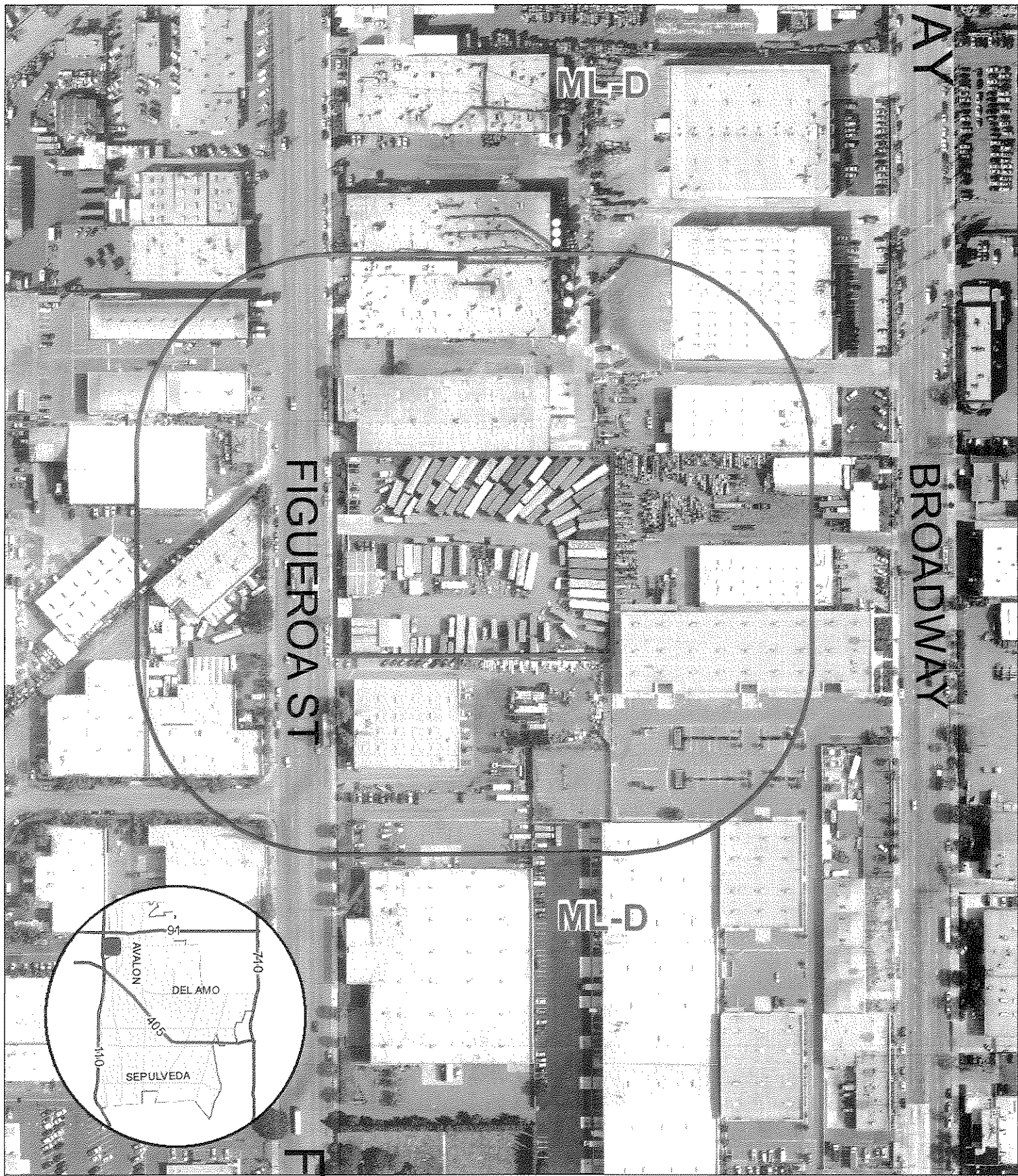
Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Manager





City of Carson
300 Foot Radius Map
18010 Figueroa Street

Exhibit 1



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 09-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING RELOCATION REVIEW NO. 3041-09 FOR THE CONSTRUCTION OF A 1,440-SQUARE-FOOT MODULAR OFFICE STRUCTURE LOCATED AT 18010 SOUTH FIGUEROA STREET

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

Section 1. An application was duly filed by the applicant, Paragon Architects (Leo Choi), with respect to real property located at 18010 South Figueroa Street and described in Exhibit "A" attached hereto, requesting the approval of Relocation Review No. 3041-09, for the construction of a 1,440-square-foot modular office structure on a 2.9-acre lot in the ML-D (Manufacturing, Light – Design Overlay) zone and within Redevelopment Project Area No. 1.

A public hearing was duly held on December 8, 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 modular office structure is a permitted use in the ML-D zone. The zoning for the subject property is consistent with the General Plan Land Use designation of Light Industrial. The proposed modular office will not significantly alter the industrial nature of the project site and surrounding uses. Therefore, the proposed use and development will be consistent with the General Plan.
- B) The subject property is 2.9 acres, located in a light industrial area, and adequate utilities are provided. The proposed modular office structure is consistent in design and layout with the existing modular structure located nearby on the subject site. The proposed modular office structure is compatible with existing and anticipated development in the vicinity. The modular office structure will be used for administrative support and additional classroom facilities for the vocational school, and is consistent with the intended character of the area.
- C) The site is accessed by two driveways on Figueroa Street, with both entrances equipped with sliding wrought-iron gates. The southern driveway is entry only and the north is exit only. There are parking areas on the north side of the existing structure, which will remain. The proposed modular office structure will not require additional parking, which is adequately provided. The vocational school is used for truck driver training, including instruction on backing and maneuvering semi-trucks with trailers. There are seven trucks located onsite used for training purposes. The majority of these trucks are offsite during business hours being used for on-road and freeway driving training. There is an asphalt paved driveway which encircles the center of the subject property and the rest of the site is covered with crushed gravel, which helps minimize



dust. Pedestrians accessing the site are only allowed on the west end of the site in the automobile parking areas and office/classroom facilities. Thus, access to the subject site for the general public is controlled. In this way, the safety and circulation of pedestrians and vehicles is maintained.

Section 4. Pursuant to Title 14 of the California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA), Article 16 (Categorical Exemptions) the project is deemed categorically exempt under Section 15332 (In-Fill Development Project) and will not result in significant adverse effects on the environment.

Section 5. Based on the aforementioned findings, the Commission hereby approves Relocation Review No. 3041-09 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 the adoption of this 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 8th DAY OF DECEMBER 2009.

CHAIRMAN

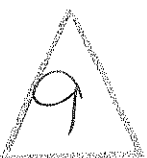
ATTEST:

SECRETARY

LEGAL DESCRIPTION

PARCEL(S) 1 OF PARCEL MAP NO. 11311, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 115 PAGE(S) 77 AND 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

END OF LEGAL DESCRIPTION



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
RELOCATION REVIEW NO. 3041-09

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Relocation Review No. 3041-09, said permit shall be declared null and void unless an extension of time is requested prior to their 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 approved 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 make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission and on file with the City Planning Division, 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, and which are consistent with the development plans included as exhibits to the staff report presented at the hearing in which the project was approved, including modifications to the plans and/or conditions of approval made by the Planning Commission during said hearing. Such approved development plans are subject to review and approval 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. 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.
8. 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.
9. 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 Relocation Review No. 3041-09. 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.

PLANNING DIVISION

10. The modular office structure shall be removed from the subject property within five (5) years of the date of approval, unless an extension of time is reviewed and approved by the Planning Commission prior to expiration.
11. Said relocation review permit is non-transferable to any other business and shall expire once AIT ceases to operate on the subject property.

PARKING

12. Parking spaces shall be identified (marked) as provided in Section 9162.56 of the Zoning Ordinance.
13. Parking spaces shall be provided with perimeter guards as provided in Section 9162.55 of the Zoning Ordinance.
14. Parking for handicapped shall comply with the requirements of Section 9162.42 of the Zoning Ordinance.
15. Prior to submittal for Building and Safety plan check, the site plan shall be revised to show adequate truck parking and maneuvering that meets the requirements of the Carson Municipal Code. Parking and maneuvering on aggregate material is prohibited.



UTILITIES

16. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
17. 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.).

SIGNS

18. Business signs and sign structures shall be permitted in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23.
19. All permitted business signs must be in compliance with the provisions of Section 9136.7 of the Zoning Ordinance.

FENCES/WALLS

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

FIRE DEPARTMENT - COUNTY OF LOS ANGELES

21. All required fire hydrants shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
22. Submit fire flow information to this Los Angeles County Fire Department, Land Development Division office for approval.

PUBLIC SAFETY - CITY OF CARSON

23. Ensure compliance with current seismic mitigation codes.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

24. 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.

