



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 22, 2013

SUBJECT: Design Overlay Review No. 1468-12

APPLICANT/REPRESENTATIVE: Elizabeth Laskowska
2632 West 237th Street
Torrance, CA 90505

PROPERTY OWNER: California Water Service Co.
1720 North First Street
San Jose, CA 95112

REQUEST: To approve a Design Overlay Review for the construction of a 1,802-square-foot mechanical building to enclose upgraded equipment located within the ML-D (Manufacturing, Light – Design Overlay) zoning district

PROPERTY INVOLVED: 24800 South Main Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Goolsby
		Vice-Chair Verrett			Gordon
		Brimmer			Saenz
		Diaz			Schaefer

Item No. 11B

I. **Introduction**

The applicant, Elizabeth Laskowska, is requesting approval of Design Overlay Review No. 1468-12 on behalf of California Water Service Co. to permit the relocation and expansion of a 1,802-square-foot mechanical storage building to enclose upgraded equipment which will be replacing existing equipment. The equipment must be upgraded to be in compliance with current water quality treatment standards. The project site is located at 24800 South Main Street in the ML-D (Manufacturing, Light – Design Overlay) zoning district (Exhibit No. 1).

II. **Background**

The project site is a 22,511-square-foot parcel located east of Main Street and the Port Logistics (Warehouse and Distribution) building and south of Highland Way and the Port Logistics parking area. Directly south is a church use and Lomita Boulevard. Mill Valley Way within the Monterey Pines neighborhood is located east of the project area. The proposed improvements are approximately 150 feet from the nearest residence and an eight (8)-foot block wall provides a physical separation at 70 feet.

The subject property contains a drinking well (Station 275), existing mechanical building, waste tank, and supporting water treatment equipment (Exhibit No. 2).

There are no current code enforcement cases associated with this property.

III. **Analysis**

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 properties to the north and west are designated as Light Industrial. The subject property is zoned ML-D (Manufacturing, Light – Design Overlay). The expansion and relocation of an existing mechanical building and upgrading of existing equipment is consistent with this zoning and future development for the area.

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 consistent with the long-term plans for the surrounding area and is compatible with the surrounding development. The proposed 1,802-square-foot mechanical storage building will not be visible from the public right-of-way or the neighboring residential area to the east. The existing 8-foot block wall screens the proposed building and all equipment.

The project adequately meets the City's design and development standards and is compatible with the anticipated development for the area.

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

The existing site only accommodates maintenance vehicles when testing or monitoring the existing drinking water well. The site will not be open to the public or pedestrians. The site adequately accommodates safe circulation for maintenance vehicles.

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

No signage is proposed or needed for this site and proposed improvements, except for safety purposes.

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

The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project. No additional review is required.

Staff believes all findings can be made in the affirmative pursuant to Section 9172.23 of the Carson Municipal Code (CMC) and recommends the Planning Commission approve DOR No. 1468-12.

IV. Environmental Review

Pursuant to Section 15302 – Replacement or Reconstruction (Class 2) of the California Environmental Quality Act (CEQA), the proposed replacement mechanical storage building and upgraded equipment reasonably falls within the categorical exemption and does not have the potential to cause a significant effect on the environment.

V. Recommendation

That the Planning Commission:

- o APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolutions; and
- o WAIVE further reading and ADOPT Resolution No. 13-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1468-12 FOR THE CONSTRUCTION OF A 1,802-SQUARE-FOOT MECHANICAL STORAGE BUILDING AND REPLACEMENT EQUIPMENT LOCATED AT 24800 SOUTH MAIN STREET"


VI. Exhibits

1. Draft Resolution
2. Site Map
3. Development Plans

Prepared by:


Sharon Song, AICP, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp, Planning Officer

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1468-12 FOR THE CONSTRUCTION OF A 1,802-
SQUARE-FOOT MECHANICAL STORAGE BUILDING AND
REPLACEMENT EQUIPMENT LOCATED AT 24800 SOUTH
MAIN 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, Elizabeth Laskowska, on behalf of California Water Service Co., with respect to real property located at 24800 South Main Street and described in Exhibit "A" attached hereto, requesting the approval of Design Overlay Review 1468-12 to authorize the construction of a 1,802-square-foot mechanical storage building and replacement equipment in the ML-D (Manufacturing, Light – Design Overlay) zone.

A public hearing was duly held on January 22, 2013, 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. Pursuant to Section 9172.23(d), Site Plan and Design Review, Approval Authority and Findings and Decision, the Planning Commission finds that:

- a) The project site is located within the ML-D (Manufacturing, Light – Design Overlay) zoning district. The General Plan Land Use designation for the property is Light Industrial which is compatible with the property's zoning. The project site is located in an urbanized setting characterized primarily by industrial and residential uses and not visible from the public right-of-way. The replacement building will be compatible with the surrounding area. The proposed project is compatible with the intended character of the area and surrounding uses.
- b) The existing site will only accommodate maintenance vehicles and will not be open for public access. The site provides adequate circulation for maintenance vehicles.
- c) No signage or graphics are proposed.
- d) The project conforms to all applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

Section 5. The Planning Commission further finds that the proposed project will not have a significant effect on the environment pursuant to Section 15302– Replacement or Reconstruction (Class 2) of the California Environmental Quality Act (CEQA) Guidelines. The project does not have the potential to cause a significant effect on the environment.

Section 6. Based on the aforementioned findings, the Commission hereby approves Design Overlay Review No. 1468-12, with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 7. The Secretary shall certify to the adoption of this Resolution and shall transmit copies of the same to the applicant.

Section 8. 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 22nd DAY OF JANUARY, 2013

CHAIRMAN

ATTEST:

SECRETARY



Exhibit "A"

211/1
JS
FF

DOMINGUEZ WATER CORPORATION, a California Corporation

the following described real property in the City of Carson, County of Los Angeles, State of California:

PARCEL 1: That portion of Lot "A" of the German Settlement Tract in the County of Los Angeles, State of California, as per map recorded in Book 11, Page 121 of Maps, in the office of the County Recorder of said County, described as follows:

Beginning at the intersection of the Northerly line of the Southerly 500 feet of said lot with the Westerly line of the Easterly 349 feet of said lot; thence along said Westerly line North 0°11'24" West 150 feet; thence parallel with said Northerly line South 86°28'52" West 150 feet; thence parallel with said Westerly line South 0°11'24" East 150 feet to said Northerly line; thence along said Northerly line North 86°28'52" East 150 feet to the point of beginning.

PARCEL 2: An easement for road and pipeline purposes appurtenant to said Parcel 1, on, over and across the Westerly 10.00 feet of the Easterly 359 feet of the Northerly 64.75 feet of the Southerly 714.50 feet of Lot "A" of the German Settlement Tract, in the County of Los Angeles, State of California, as per map recorded in Book 11, Page 121 of Maps, in the office of the County Recorder of said County.

PARCEL 3: An easement for road and pipeline purposes appurtenant to said Parcel 1, on, over and across the Northerly 10.00 feet of the Southerly 510.00 feet of Lot "A" of the German Settlement Tract, in the County of Los Angeles, State of California, as per map recorded in Book 11, Page 121 of Maps, in the office of the County Recorder of said County.

EXCEPT THEREFROM the Easterly 349.00 feet and the Westerly 40.00 feet of said lot.

CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1468-12

GENERAL CONDITIONS

1. If a building permit plan check submittal for Design Overlay Review No. 1468-12 is not submitted to the City of Carson within one year of its effective date, 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. If required, 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 by the Planning Commission.
5. 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.
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. 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.

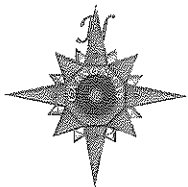
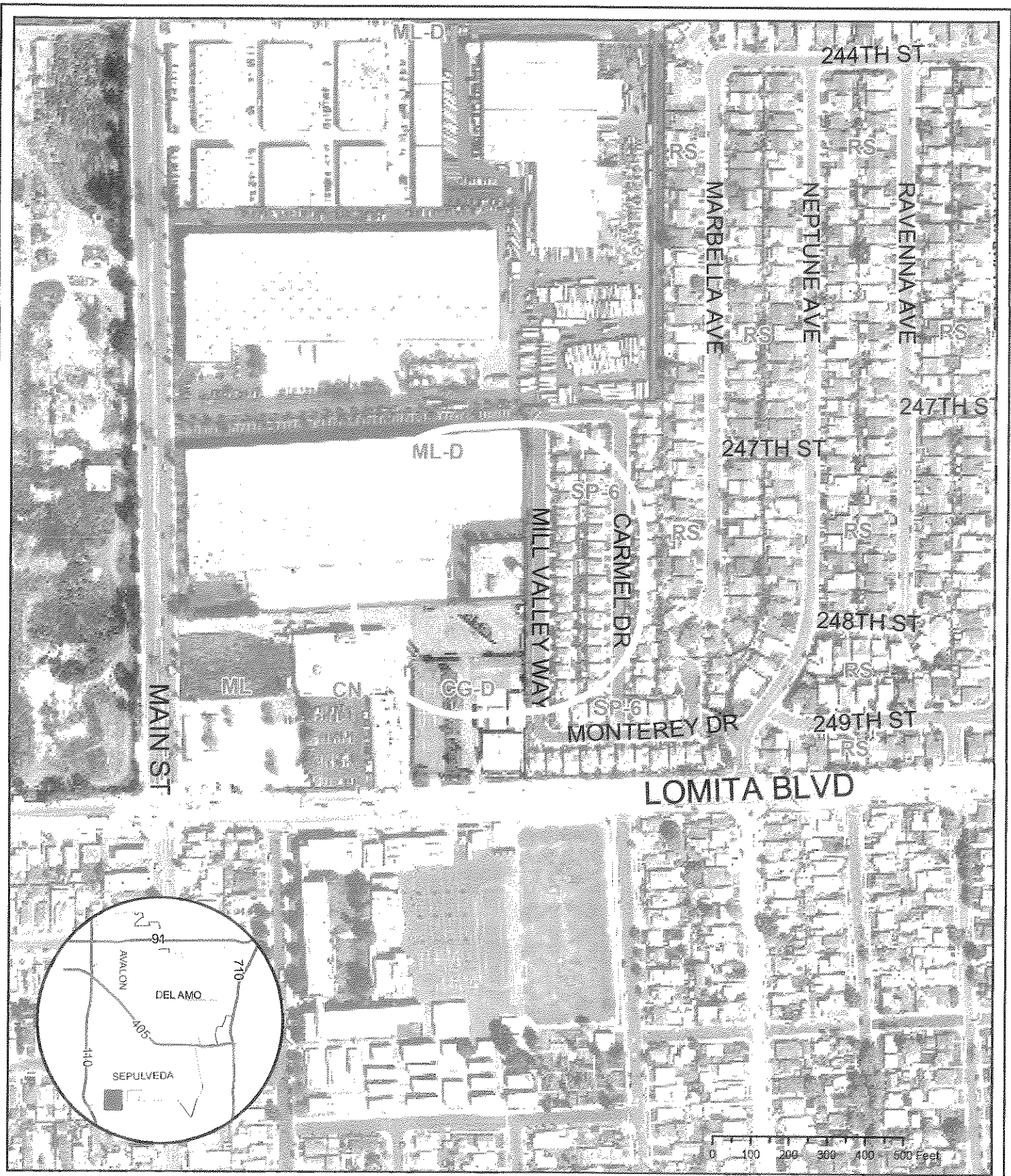


8. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
9. 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.
10. The 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. 1468-12. 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.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

11. 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
 300 Foot Radius Map
 24800 South Main Street

Exhibit 2

10