



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: April 8, 2014

SUBJECT: Applicant's Update on Modification No. 1 to
Design Overlay Review No. 360-86 and
Conditional Use Permit No. 914-12

APPLICANT: Les Cooley
Pierce/Cooley Architects, Inc.
11871 Gonslaves Street
Cerritos, CA 90703

REQUEST: Receive and File

PROPERTY INVOLVED: 417 and 433 W. 164th Street, Coast Plating, Inc.

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

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

Item No. 12B

I. Introduction

Property Owner
Coast Plating, Inc.
Tim Mickael
417 W. 164th Street
Carson, CA 90746

History

On July 9, 2013, the Planning Commission approved Modification No. 1 to Design Overlay Review No. 360-86 and Conditional Use Permit No. 914-12 for Coast Plating, Inc. The Planning Commission added a condition of approval requiring the applicant to provide a progress report to the Commission prior to the issuance of building permits. This progress report fulfills that condition of approval.

II. Background

The proposed project includes two parcels. Both parcels are zoned Manufacturing Light – Design Overlay (ML-D). A 1.59-acre parcel at 417 W. 164th Street includes the existing 18,381-square-foot industrial building. The applicant is proposing an 11,569-square-foot addition to the north side of their existing building to accommodate their continued expansion of their business. Approval of Modification No. 1 to Design Overlay Review No. 360-86 will facilitate the construction of this expansion which will be used for warehousing and manufacturing. In addition, the applicant is requesting to legalize four existing structures located along the east side of the building. The total size of these four structures is 4,531 square feet. They will be used mainly for warehousing and some manufacturing.

The second parcel is located at 433 W. 164th Street. The applicant has acquired this property to meet the required parking spaces for their operations. The applicant is proposing 53 parking spaces on this parcel.

III. Analysis

This report is intended to provide an update on the various aspects of the project such as street improvements, undergrounding of utilities, and status of construction plans.

Improvements to 164th Street

The general condition of this street is very poor. There is no curb, gutter or sidewalk. The pavement and drainage throughout the street is very poor. The applicant will be constructing curb gutter and sidewalk fronting both lots. The applicant will construct continuous paving for the half of the street fronting their two parcels and in between these two parcels (approximately 2/3 of the entire length of 164th Street). At some point in the future, the City, in conjunction with City's annual pavement overlay project, will pave the entire street.

Planning Commission Staff Report
Mod. No. 1 to DOR No. 360-86 and CUP No. 914-12
April 8, 2013



Undergrounding of Utilities

There are four Edison utility poles along 417 W. 164th Street. There is one utility pole along the 433 W. 164th Street parcel approximately at the midpoint of the property frontage. Conditions of approval required undergrounding of all the utility poles up to the pole at the midpoint of the parking lot parcel. Engineering staff had discussed this undergrounding with Edison and had confirmed that this undergrounding was feasible. However, after the Planning Commission approval, staff and the applicant met with Edison staff at the site. During this meeting, after careful examination of the circumstances, Edison staff determined that the undergrounding of the utility poles is economically infeasible since many lines cross the street. In addition, undergrounding of some of the poles would cause hardship to other buildings such as blocking their driveways. In fact, to accomplish any undergrounding of utilities on 164th Street, several buildings located within the future right-of-way would be required to be purchased. A nexus could not be established to require the applicant to underground the utilities as required by the Conditions of Approval. However, the applicant will be required to pay in-lieu fee to meet this requirement.

Legalizing Existing Structures

Overtime, four structures have been built to accommodate the growth of Coast Plating. Permits were not obtained for these structures. The applicant is requesting to legalize these structures. They meet all development standards and are architecturally compatible with the main building. The Building and Safety Division has completed the first plan check for these structures and so far it looks like all structures will be able to be legalized.

Elevations

The 11,569-square-foot addition approved by the Planning Commission was a concrete tilt-up building. The applicant needs this additional area to accommodate their growing company. However, after the Planning Commission approval and preparation of the construction plans, the owner of Coast Plating Inc. determined that constructing the concrete tilt-up building was not financially feasible for the company. Rather than considering an alternative location, the applicant requested staff to consider approving a metal building. Staff has reviewed the proposed metal building and has approved it administratively. Staff determined that the addition is located in the back of the property and fits with the existing architecture of the buildings on the property and the surrounding areas.

IV. Recommendation

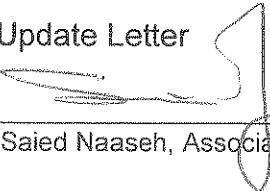
That the Planning Commission:

- **RECEIVE AND FILE**

V. Exhibits

1. Applicant's Update Letter

Prepared by:


Saied Naaseh, Associate Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

April 2, 2014

Planning Commission Hearing
Ref: Resolution No. 13-2483

Project-
Address:

417 and 433 West 164th Street, Carson, CA.

Project Description:

Building addition of approximately 11,500 square feet to the north side of the existing 18,381 square foot industrial building (417 W. 164th St.) and including the legalization of existing metal building structure directly adjacent/attached, on the eastside (APN 612 501 9010). Also, the construction of an employee parking lot of 53 spaces (433 West 164th St.)(APN 612 501 9008).

Both properties are zoned ML-D.

Major changes in the building program relating to the current conditions of approval are as follows:

- The structure for the building addition will be changed from the currently approved concrete block building with a composite steel/wood roof system to an all steel structure (e.g. structural frame, walls, wall finishes, roof framing and roofing). The use of the structure and the operations within the building remain the same.
- Condition 78 – Per conversation with Los Angeles County Department of Public works (LACDPW) identifying that no new sanitary facility are being added (existing fixture count remains the same based on the CPC) a sewer study would not be necessary.
- Condition 93 – Street lighting plans have been submitted and reviewed by LA County Lighting Maintenance District. Per telephone conversation between Les Cooley and Emmanuel Okolo, LA County, on March 27, 2014, plans have been reviewed and routed for departmental clearance within the District; but, because this project is not in any current define 'lighting district' the entire process will take up one year to complete and receive final 'sign-offs' by LA County and the City of Carson.
- Condition 95 – Undergrounding of existing overhead utility lines. An onsite meeting was conducted to review the complexities involving SCE and ATT services on the existing power poles (11/2013). It was conclude at the meeting that overhead services will not be underground (due current physical conditions); but, two power poles will be relocated to allow for the physical improvements (curbs, gutters and sidewalks) at the Owners cost.

Attendees at the Meeting:

Jeff Kline, SCE
Tim Morgan, SCE
Les Cooley, P/CA
Saied Naaseh, Associate Planner, City of Carson

11871 Gonsalves St.
Cerritos, CA 90703

T 949.399.0878
F 949.399.0889

Service-Disabled Veteran-Owned Small Business (SDVOSB) | Disabled Veteran Business Enterprise (DVBE)

Gilbert Marquez, Public Works, City of Carson
AT&T Representative.

The following documents have been submitted and have received the first set of comments:

- Grading and Drainage, LA County;
- Street Improvement Plans, City of Carson;
- Street Lighting Plans, LA County;
- Construction Documents (Architectural/Structural/ Mechanical/Plumbing/Electrical & Landscaping) thru Building and Safety, City of Carson.

Regards,



Leslie Lewis Cooley AIA
CEO, Pierce/Cooley Architects

Via- Mail

Cc: Tim Mickaels, Coast Plating
TJ Jordan, Coast Plating

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