



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 23, 2014

SUBJECT: Design Overlay Review No. 1545-14

APPLICANT: Oscar Sanchez
5150 East Pacific Coast Highway
Long Beach, CA 90804

REQUEST: To construct a 2,800-square-foot, two-story building located in the ML-D (Light Manufacturing – Design Overlay) zone

PROPERTIES INVOLVED: 21024 S. Main Street

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

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

I. Introduction

Property Owner/Applicant

Owner: Hendrick Rouwenhorst, 1 Thyme Place, Rancho Palos Verdes, CA 90275

Applicant: Oscar Sanchez, 5150 East Pacific Coast Highway, Long Beach, CA 90804

Project Address

21024 Main Street, Carson, CA 90745

Project Description

The development includes one two-story building totaling 2,800 square feet of interior area. Parking totaling 5 spaces will be provided on-site with 1 ADA-accessible space.

II. Background

Current Use of the Property

The property is currently vacant.

Previous Uses

Previous uses of the site include vehicle and equipment storage.

Previously Approved Discretionary Permits

None.

Public Safety Issue

The subject property is vacant and there are no open zoning code enforcement cases associated with this property.

III. Analysis

Location/Site Characteristics/Existing Development

The subject property is located at 21024 S. Main Street and is approximately 6,300 square feet. Light Industrial, commercial and residential uses surround the subject property. Single-family homes are located to the east. The adjacent property to the north is vacant and the property to the south contains Los Angeles County Sanitation District facilities. To the west, across Main Street is the Carson Marketplace warehouse center.

General Plan Designation

The subject property is zoned ML-D (Light Manufacturing – Design Overlay) and properties to the north and south share the same zoning. The properties to the east are zoned RS (residential Single Family). The properties to the west are zoned SP-3 (Dominguez Hills Village Specific Plan). The subject property has a General Plan land use designation of Light Industrial.

Applicable Zoning Ordinance Regulations

The proposed industrial building is subject to the approval of a development plan in accordance with the Site Plan and Design Review procedures as provided in Section 9172.23.

Project Details

The project site plan includes 5 parking spaces which comply with Section No. 9138.18.D.12.d of the Carson Municipal Code (CMC). The required parking is 5 spaces based upon 1 space for each 300 square feet of office use, and 1 space for each 750 square feet of warehouse use. In addition, one Americans with Disabilities Act (ADA) accessible space is provided.

The building has been designed with a stucco exterior and attached wooden pergola to cover three parking spaces. The landscape areas along the front property line, the southern property line, and rear property line include a variety of drought tolerant trees and shrubs.

Required Findings: Site Plan and Design Review

Pursuant to Section 9172.23, Site Plan and Design Review, the Planning and Commission may approve the proposal only if the following findings can be made in the affirmative:

1. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
2. 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 harmonious and attractive development of the area.
3. Convenience and safety of circulation for pedestrians and vehicles.
4. Attractiveness, effectiveness and restraint in signing, graphics and color.
5. Conformance to any applicable design standards and guidelines that have been adopted pursuant to Section 9172.15.

All 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.

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:

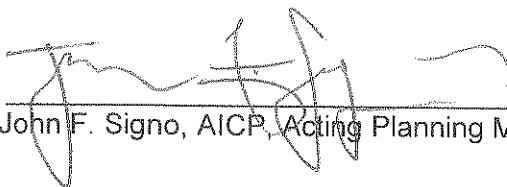
- WAIVE further reading and ADOPT Resolution No. 14-XXXX entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1545-14 FOR THE CONSTRUCTION OF A 2,800-SQUARE-FOOT INDUSTRIAL BUILDING LOCATED AT 21024 S. MAIN STREET."

VI. Exhibits

1. Draft Resolution
2. Development Plans

Prepared by: Richard Rojas, AICP, Associate Planner

Reviewed and Approved by:



John F. Signo, AICP, Acting Planning Manager

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. XX-XXXX

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1545-14 FOR THE CONSTRUCTION OF A 2,800-SQUARE-
FOOT INDUSTRIAL BUILDING LOCATED AT 21024 S. 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, Storm Bird, with respect to real property located at 21024 S. Main Street and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review to construct a 2,800-square-foot two-story warehouse and office building in the ML-D (Manufacturing, Light – Design Overlay) zone.

A public hearing was duly held on September 23, 2014, 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 proposed warehouse and office building is consistent with the General Plan of the City of Carson in that the property and surrounding area are designated as Light Industrial and are zoned ML-D (Manufacturing, Light – Design Overlay);
- b) The proposed project is for a 2,800-square-foot two-story warehouse and office building in an area consisting of predominately industrial uses. The project is consistent with newer industrial buildings in the neighborhood and meets the City's design and development standards;
- c) The local streets will be able to accommodate the traffic generated by this project. Adequate driveway width and a pedestrian sidewalk will ensure safety for pedestrians and motorists.
- d) The colors and materials proposed for the building are attractive and effective in portraying an aesthetically pleasing product; and
- g) The proposed project meets all applicable design standards and guidelines of the Municipal Code.

Section 4. The Planning Commission further finds that the use permitted by the proposed Design Overlay Review request will not have a significant effect on the environment. The proposed use will not alter the predominantly residential character of the surrounding area and meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under CEQA, Section 15332.

EXHIBIT NO. 01



Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1545-14, with respect to the properties 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.

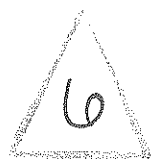
PASSED, APPROVED AND ADOPTED THIS 23RD DAY OF SEPTEMBER, 2014.

CHAIRMAN

ATTEST:

SECRETARY

**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**



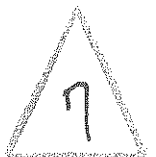
PLANNING DIVISION
EXHIBIT 'A'
LEGAL DESCRIPTION
DESIGN OVERLAY REVIEW NO. 1545-14

Property Address: 21024 Main Street

The land is situated in the City of Carson, County of Los Angeles, State of California, described as follows:

THE WESTERLY 125 FEET OF LOT 38 OF TRACT NO. 5927, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 64, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

APN: 7334-001-053



CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"

CONDITIONS OF APPROVAL

DESIGN OVERLAY REVIEW NO. 1545-14

GENERAL CONDITIONS

1. If a building permit for Design Overlay Review No. 1545-14 is not issued within one year of their 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 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.
4. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
5. 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.
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. 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. 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.
10. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. Covenant, Conditions, and Restrictions (CC&Rs). Covenants, Conditions and Restrictions (CC&Rs) shall be established for the project. The applicant or successor in interest shall pay for the cost of review and approval of the CC&Rs by the City Attorney. The CC&Rs shall provide for proper maintenance of the property and include other necessary conditions to carry out the terms herein, and shall be enforceable by the City, and recorded prior to development of any parcels. An initial deposit of \$5,000.00 is required to cover processing costs. The applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
13. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefore, or work may cease on the Project.
14. Indemnification. 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, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Design Overlay Review No. 1545-14. The applicant shall provide a deposit in

the amount of 100 percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

AESTHETICS

15. Texture treatment (such as rough stucco, sandblasting, etc.) shall be incorporated into building facades, subject to the Planning Division approval.
16. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
17. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
18. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
19. Incorporate additional landscaping to screen and block specific project areas that could be subject, as determined by the Planning Division, to graffiti.
20. Graffiti shall be removed from all areas within three (3) days of written notification by the City of Carson, including graffiti found on perimeter walls and fences. 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 modification (i.e. fencing, landscaping, chemical treatment, etc.).
21. *The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.*
22. Prior to Issuance of Building Permit, the specification of all colors and materials must be submitted and approved by the Planning Division.

FENCE/WALLS

23. Perimeter walls shall be architecturally coordinated with the project building and subject to the approval of the Planning Commission.
24. Where walls are used, they shall be of decorative material to include stucco block, slump stone or split face.

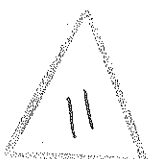
25. Chain-link fencing, including barbed and concertina wire, shall be removed. Decorative wrought iron fencing or a wall shall be used as a replacement if necessary.
26. *Construct a maximum six-foot high masonry block wall or wrought iron fence along the side property lines, subject to the satisfaction of the Planning Division.*
27. *A legally devised survey conducted by a professional land surveyor licensed by the State of California shall be prepared and placement of the proposed wall or wrought iron fence shall be constructed based on that survey.*

LANDSCAPE/IRRIGATION

28. Comply with the provisions of Section 9168 of the Zoning Ordinance, "Water Efficient Landscaping."
29. 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.
30. *The proposed irrigation system shall include best water conservation practices.*
31. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
32. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
33. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

LIGHTING

34. Shall provide adequate lighting for the parking areas.
35. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.



36. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

37. All driveways shall remain clear. No encroachment into driveways shall be permitted.
38. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.

SIGNS

39. 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 of the Zoning Ordinance.
40. All permitted business signs must be in compliance with the provisions of Section 9146.7 of the Zoning Ordinance.

TRASH

41. Trash collection shall comply with the requirements of the City's trash collection company.
42. Trash enclosures shall measure a minimum of fourteen (14) feet wide by six (6) feet deep as required by the City's trash collection company.
43. The trash enclosure and recycling area 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. A painted metal, self-closing door shall be used for enclosing the entrance to the trash and recycling areas.
44. Recycling areas shall be provided in accordance with Sections 9164.4 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.
45. Prior to Issuance of Building Permit, the trash and recycling area enclosure design is to be approved by the Planning Division.

UTILITIES

46. 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.
47. Public utility easements shall be provided in the locations as required by all utility companies with easements free and clear of obstructions, and electrical utilities shall be installed underground.
48. The applicant shall remove at his/her own expense any obstructions within the utility easements that would interfere with the use for which the easements are intended.
49. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

BUILDING AND SAFETY DIVISION

General Conditions

50. Submit development plans for plan check review and approval.
51. Obtain all appropriate building permits and an approved final inspection for the proposed project.

Prior to Issuance of Building Permit

52. Proof of worker's compensation and liability insurance must be on file with the Los Angeles County Building and Safety Division.

ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON

General Conditions

53. 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.
54. A construction permit is required for any work to be done in the public right-of-way.
55. Compliance with the applicable National Pollutant Discharge Elimination System (NPDES) requirements including best management practices to control storm water pollution from construction activities and facility operations.

Prior to Issuance of Grading Permit

56. Submit a copy of approved grading plans on bond paper for review and obtain approval from the City of Carson Engineering Division.
57. Show any improvements within the public right-of-way on the grading plan for review and obtain approval from the City of Carson Engineering Division.

Prior to Issuance of Building Permit

58. A Covenant and Agreement for an existing easement shall be recorded with the Los Angeles County Recorder's office. Said document shall indicate all easements.
59. Submit a copy of approved plans on mylars (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*) for review and obtain approval from the City of Carson Engineering Division
60. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services.
61. Submit improvement plans showing all the required improvements in the public right-of-way for review and approval of the City Engineer. A copy of the approved conditions of approval shall be attached to the plans submitted.
62. Provide proof of Worker's Compensation and Liability Insurance.
63. Submit drainage/grading plans prepared by a registered civil engineer to the satisfaction by the Los Angeles County Department of Public Works.
64. Submit for review and obtain approval of soils report, sewer area study, drainage concept, hydrology study and storm water quality plan. Building permit issuance will not be granted until the required soils, sewer, drainage concept, hydrology study and storm water information have been received and found satisfactory.
65. Required to comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and storm water quality plan.
66. Submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the Los Angeles County Sewer Department.
67. Quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.

68. All existing overhead utility lines less than 12 kilovolts shall be underground to the satisfaction of the City Engineer. Alternatively, at the City Engineer's discretion, the City may accept an in-lieu fee in an amount determined by the City Engineer to be sufficient to cover the costs of such underground provided the applicant deposits the full amount of the deposit of the in-lieu fee before the issuance of Building Permits. Undergrounding estimate shall be prepared by Southern California Edison and shall be submitted to the City Engineer for his determination.
69. All new utility lines, servicing the proposed development shall be underground to the satisfaction of the City Engineer.

Prior to Issuance of Certificate of Occupancy

70. Submit the approved off-site improvement plans electronically stored on a CD in AutoCAD format that is prepared by a licensed engineer.
71. Install separate sewer laterals to individually serve each building in the development. Installation and dedication of the main line sewers may be necessary to meet this requirement.
72. Comply with all requirements from Los Angeles County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
73. Provide to the City Engineer an executed written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
74. Comply with mitigation measures recommended by the water purveyor.
75. Construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study subject to the approval of the City Engineer.
76. Repair any broken or raised/sagged sidewalk, curb and gutter within the public right of way along Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
77. Replace any missing sidewalk areas located within the public right-of-way along Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.
78. Remove and replace any broken/damaged driveway approach within the public right of way along Main Street abutting this proposed development per City of Carson Standard and to the satisfaction of the City Engineer.

79. Modify existing driveways within the public right of way along Main Street abutting this proposed development per City of Carson Standard to comply with the American Disability Act (ADA) requirements and to the satisfaction of the City Engineer.
80. Construct new driveway approaches per City of Carson Standard and in compliance with the American Disability Act (ADA) requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach. The maximum driveway approach width allowed for the site is 30 feet.
81. Plant approved parkway trees on locations where trees in the public right of way along Main Street abutting this proposed development are missing per City of Carson Standard Nos. 117, 132, 133 and 134.
82. Install irrigation system for the purpose of maintaining the parkway trees to be planted within the public right of way along Main Street abutting this proposed development.
83. Install street lights (if required) on concrete poles with underground wiring in the public right-of-way along Main Street abutting this proposed development to the satisfaction of the Los Angeles County Street Lighting Division, Department of Public Works. Contact Los Angeles County Department of Public Works (LACDPW) Traffic Lighting Jeff Chow (626) 300-4753.
84. Install striping and pavement legend per City of Carson standard.
85. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, constructions, and maintenance of all infrastructures constructed and American Disability Act (ADA) accessibility for this for this development to the satisfaction of the City Engineer and/or appropriate agency or entity.
86. Streets abutting the development, with new utility trench cuts to serve the development, shall be slurry sealed from curb-to-curb or from median-to-curb when medians are existing or as approved by the City Engineer. Slurry Seal materials shall be rubberized emulsion aggregate slurry (REAS)
87. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation.

FIRE DEPARTMENT

88. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements (i.e. fire hydrant installations and fire flow requirements).

TRAFFIC ENGINEER – CITY OF CARSON

89. Required to comply with any additional requirements, if any, as means of mitigating any traffic impacts as identified in the traffic study approved by the Traffic Engineer.
90. Submit plans for review showing the proposed red curbs and obtain approval. Paint curbs red along Main Street within or abutting this proposed development (if applicable).

BUSINESS LICENSE

91. All parties involved in the subject project located at 21024 S. Main Street including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.