



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:

January 27, 2015

SUBJECT:

Conditional Use Permit No. 955-14

APPLICANT:

Cindy Arnold  
16920 South Figueroa Street  
Carson, CA 90248

REQUEST:

To permit a general auction of salvage automobile parts on a site located in the MH-D (Manufacturing, High-Density – Design Overlay) zoning district

PROPERTY INVOLVED:

16920 South Figueroa Street

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#### 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			

*Item No. 11-A*

## I. Introduction

### *Property Owner:*

Interinsurance Exchange of the Automobile Club, 333 Fairview Road, Costa Mesa, CA 92626

### *Applicant*

Cindy Arnold, 16920 South Figueroa Street, Carson, CA 90248

### *Project Address*

16920 South Figueroa Street

### *Project Description*

The project proposes to permit the continuance of general auction of salvage automobile parts. The site has been used for storage and auction of salvage automobile parts for 30 years and previously obtained a Conditional Use Permit (CUP) to operate as an automobile impound facility. The salvage automobile parts up for auction are typically sold to individuals that are licensed dealers and parts dismantlers who sell the parts piece-by-piece to buyers at various locations. All salvage automobile parts are transported to and from the site by tow trucks.

### *Operations*

The operations include the administrative, storage, and auction components. The administrative component includes office space for AAA employees and warehouse space for automobile inspections. The storage component includes an impound yard for salvage automobile parts waiting to be inspected or auctioned. The auction component includes display and auctioning of salvage automobile parts within the impound yard. Auctions are held weekly on Wednesdays between 9:00 a.m. and 12:00 p.m. Buyers are permitted to pick-up the purchased items on Wednesdays after 1:00 p.m. and on Thursdays and Fridays during normal business hours.

### *Current Improvements*

The property is improved with an administration building with associated parking lot and a large surface parking lot where salvage automobile parts have been stored and auctioned since the facility was constructed in 1984. The site is approximately 9.5 acres.



## II. Background/Analysis

### *Location/Site Characteristics/Existing Development*

The project site is located at the intersection of South Figueroa Street and West 168<sup>th</sup> Street. Notwithstanding a residential neighborhood located west of the site between the 110 Harbor Freeway and South Figueroa Street, the site lies within an industrialized block consisting of primarily commercial and industrial land uses. The site is generally bounded by Figueroa Street to the west, 168<sup>th</sup> Street to the north, Broadway to the east and Walnut Street to the south. Surrounding uses include other heavy industrial operations, including Hansen's welding, A&M Welding, Oty Inc. (top soil, lawn and garden, farm supplies), Mutual Propane, Global Stainless Supply, Rotational Molding and E & A Pallet.

### *Previously Approved Discretionary Permits*

On October 12, 1982, the City adopted Resolution No. 82-668 granting the current operator CUP No. 230-82 to operate as an automobile impound facility in the MH zone.

### *Public Safety Issue*

There have been numerous complaints of parking and traffic impacts along Figueroa Street to Code Enforcement during auctions. During the coordination process with the Code Enforcement Division, staff discovered that the current use is not permitted by the approved CUP No. 230-82. Therefore, the applicant was directed to file for a new Conditional Use Permit application.

## III. Analysis and Findings

### *Zoning/General Plan Designation*

The property is zoned MH-D (Manufacturing, High-Density – Design Overlay). The property's General Plan land use designation is Heavy Industrial. Zoning requires CUP for general auctions.

### *Traffic and Parking Management*

#### Issue

The site currently contains sufficient number of parking spaces for the administrative functions of the operations. However, currently the auction operations often cause parking and traffic issues within the public right-of-way. Currently, to transport salvage automobile parts from the site, some buyers bring large semi-size tow trucks to pick-up salvage automobile parts. However, these semi-trucks are unable to maneuver on-site. As a result, the semi-truck drivers park within the public right-of-way creating hazards for other motorists.

On average about 50 to 60 buyers attend the auction weekly, with a maximum of 80 buyers on bigger sale days. Some buyers carpool to the auction if they work for the same company. Based on historical attendance, an average of 45 to 50 visitor parking spaces are required to accommodate the auction buyers. On bigger sale days, an average of 70 parking spaces is required to accommodate the auction buyers.

In addition, the administrative component has a maximum capacity of approximately 70 to 75 employees. However, due to scheduling and absences, substantially fewer employees are parked on the site at any given time. As such, based on historical use of the parking lot, an average of 50 parking spaces are required to accommodate employees. Therefore, the total parking demand is 120 spaces. However, the site currently provides 91 parking spaces creating a shortage of parking spaces.

### Solution

To address the parking and traffic issues related to the site, the applicant has proposed a Transportation Demand Management plan (TDM) that outlines measures to address on-site parking and circulation, Exhibit 3. Planning and engineering staff have reviewed the TDM and have found it to address the public safety issues. The project has been conditioned to comply with all requirements of the TDM, Condition No. 15. The following provides a summary of the how the TDM addresses the parking and circulation issues.

#### Parking

To manage the parking associated with the operations, the applicant will provide designated parking. The parking lot located in front of the administration building has a total of 91 parking spaces. On auction day, the applicant will designate 37 spaces in the northern portion of the parking lot for buyers and 54 spaces in the southern portion of the parking lot for employees. The buyers and employees will access their respective lots through different driveways and the gate separating the North and South Parking Lots will be closed to ensure that parking is used in accordance with such designation. Buyers will access the North Parking Lot through the north driveway along Figueroa Street. Employees will access the South Parking Lot through the south driveway along Figueroa Street, which has a secured gate for personnel only.

The applicant currently prohibits delivery or pick up in the Additional Parking Area during auction hours on Wednesdays. Therefore, the applicant is proposing to provide 36 additional parking spaces for auction buyers in the designated Additional Parking Area. These additional parking spaces bring the total available parking spaces to 73 for auction buyers ( $37 + 36 = 73$ ). With this addition, the total number of parking spaces for the site would be 127 which is more than the 120 spaces required for the operations.

#### Traffic Circulation

To manage the traffic circulation associated with the operations, the applicant will:

- Prohibit semi-trucks from the property;
- Strictly prohibit loading, idling, and queuing of vehicles in public rights-of-way; and
- Attach Loading Guidelines to buyer's sale sheet.

#### Remaining Issues

None.

#### IV. Environmental Review

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project does not have the potential for causing a significant effect on the environment since the project site was formerly used for automobile storage and the proposed project would continue that same use.

#### V. Recommendation

That the Planning Commission:

**Approve Conditional Use Permit No. 955-14; and**

WAIVE further reading and ADOPT Resolution No. 14-\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 955-14 TO PERMIT A GENERAL AUCTION OF SALVAGE AUTOMOBILE PARTS."

#### VI. Exhibits

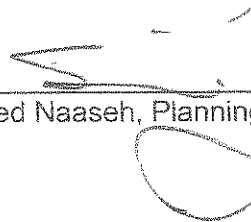
1. Site Map
2. Development Plans
3. Transportation Demand Management Plan
4. Draft Resolution

Prepared by:



Richard A. Rojas, AICP, Associate Planner

Reviewed and Approved by:



Saied Naaseh, Planning Manager

FIGUEROA ST

164TH ST

GARDENA BLVD

168TH ST

BROADWAY

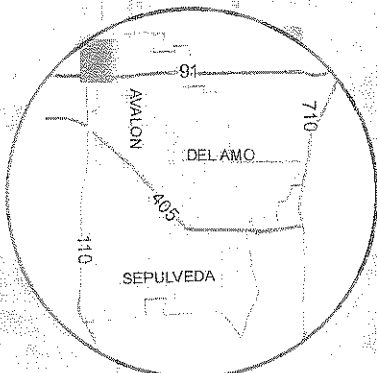
SHERMAN AVE

MAIN ST

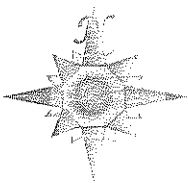
WALNUT ST

91 FREEWAY

MAIN ST



0 200 400 600 800 1000 Feet



City of Carson  
500 Foot Radius Map  
16920 S. Figueroa St

EXHIBIT NO. 03

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Date Printed: Thursday, January 05, 2015  
K:\Planning\Addresses\Jackson\_502730\Lin 860-11:  
Public Hearing Notices\Zoning\Map.mxd

CITY OF CARSON  
PLANNING COMMISSION  
RESOLUTION NO. 14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 955-14 TO PERMIT A GENERAL AUCTION OF SALVAGE  
AUTOMOBILE PARTS LOCATED AT 16920 SOUTH FIGUEROA  
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 representative, Cindy Arnold, on behalf of the property owner Interinsurance Exchange of the Automobile Club with respect to real property located at 16920 South Figueroa Street, and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit (CUP) No. 955-14 to permit a general auction of salvage automobile parts on a site located in the MH-D (Manufacturing, High-Density – Design Overlay) zoning district.

A public hearing was duly held on January 27, 2015, at 6:30 P.M. at City Hall, Helen Kawagoe 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 use is compatible with the General Plan land use designation for the property of Regional Commercial. The proposed use will be consistent with the surrounding commercial uses. Thus, the proposed use is appropriate for the subject property.
- b) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The site is approximately 9.5 acres and is located in a developed area. The proposed project is compatible with the surrounding commercial and heavy industrial uses.
- c) There will be adequate street access and traffic capacity for the proposed general auction use. The access to the site is provided from Figueroa Street. Pursuant to the parking and traffic issues related to the site, the applicant has proposed a Transportation Demand Management plan (TDM) that outlines measures to address on-site parking and circulation. To manage parking, the applicant shall provide a total of 127 parking spaces and to manage circulation, the applicant shall prohibit semi-trucks from the property, strictly prohibit loading, idling, and queuing of vehicles in public rights-of-way, and attach Loading Guidelines to buyer's sale sheet.

EXHIBIT NO. 04

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- d) There will be adequate water supply for fire protection for the proposed general auction use since no new construction is proposed.
- e) The proposed use 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. The surrounding land uses include miscellaneous industrial uses, single-family residences, and commercial uses.
- f) The proposed CUP application to permit a general auction meets the goals and objectives of the General Plan and would be consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Conditional Use Permit Section 9172.21 (D) can be made in the affirmative.

**Section 4.** Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the proposed project does not have the potential for causing a significant effect on the environment since the project site was formerly used for vehicle storage and the proposed project would continue that same use. Furthermore, the project site is zoned MH-D (Manufacturing, High-Density – Design Overlay) and the land use designation under the General Plan is Heavy Industrial. The proposed use is consistent with both the zoning and land use designation and the environmental impact report prepared for the General Plan anticipated the proposed use with no further adverse impacts being generated.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 955-14 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 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 27<sup>TH</sup> DAY OF JANUARY 2015

\_\_\_\_\_  
CHAIRMAN

ATTEST:

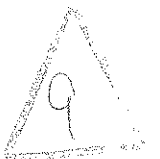
\_\_\_\_\_  
SECRETARY

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## EXHIBIT "A"

Parcel number 25, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 6126 Page 6 in the office of the county recorder of and of said county.



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

CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 955-14

**GENERAL CONDITIONS**

1. 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.
2. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.

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8. 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.
9. 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.
10. 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.
11. 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 CUP No. 955-14. 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.
12. ***The project shall comply with the Conditions of Approval for CUP No. 230-82, as applicable.***

#### **PARKING**

13. All driveways shall remain clear. No encroachment into driveways shall be permitted.
14. 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.

15. *Effective immediately, the owner shall comply with the approved Transportation Demand Management Plan and all its provisions.*
16. *If City staff determines that on-site parking supply is inadequate and/or trucks are impacting Figueroa Street while waiting to enter the property and/or trucks are using Figueroa Street for loading/unloading, the owner shall modify the Transportation Demand Management Plan and/or the number of parking spaces to staff's satisfaction.*
17. *The applicant shall comply with the approved Site Plan.*

#### FIRE DEPARTMENT

18. 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).

#### BUSINESS LICENSE

19. All parties involved in the subject project located at 16920 South Figueroa 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.

