



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 8, 2015

SUBJECT: Relocation Review No. 3050-15

APPLICANT: Glen Davis for AECOM
999 W. Town & Country Rd.
Orange, CA 92868

REQUEST: To permit a temporary contractor's yard and three temporary modular offices for a six year period in the MH-D (Manufacturing, Heavy – Design Overlay) zoning district.

PROPERTY INVOLVED: 133T W. Lomita Boulevard (APN 7406-026-918)

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chairman Madrigal			Pimentel
		Andrews			Post
		Fe'esago			Thomas
		Guidry			

Item No. 11C

I. **Introduction**

Property Owner:

Sanitation District No. 8 of Los Angeles County, 1955 Workman Mill Rd., Whittier, CA 90601

Applicant

Glen Davis for AECOM, 999 W. Town & Country Rd., Orange, CA 92868

glen.t.davis@aecom.com

Project Address:

133T W. Lomita Boulevard (APN 7406-026-918)

Project Description:

The applicant proposes a temporary contractor's yard consisting of a designated construction equipment storage area, three temporary modular offices and off-street parking on a portion of a 17-acre vacant property for a six year period. The contractor's yard is located at northeast corner of the parcel (adjacent to the corner of Lomita Boulevard and Main Street).

Current Improvements:

None; the subject site is a vacant lot.

Previously Approved Discretionary Projects:

None

Public Safety Issues:

None; the code enforcement staff does not report any public safety concerns.

II. **Background and Analysis**

Project Site and Surrounding Land Uses:

The project site is located on the northwest corner of Lomita Boulevard and Main Street on a vacant lot owned by the Los Angeles County Sanitation District No. 8 Sanitation District). The proposed temporary contractor's yard is located on a portion of this parcel at the northeast corner.

The 95,734-square-foot contractor's yard consists of:

- An 18,225-square-foot storage area for construction vehicles, equipment and materials;
- Three temporary modular offices (two 24'x60' and one 24'x40') that will be screened by an existing block wall and landscaping; and
- Forty-five (45) parking stalls.



The site will be used to support the Carousel Tract remediation project which is estimated to last five to six years. The applicant requests approval to permit the temporary contractor's yard use for six years allowing appropriate amount of time to complete the remediation project. As such, staff suggests ceasing the temporary operations and use on or before December 8, 2021, refer to Conditions Nos. 14 and 15.

Zoning/General Plan Designation

The placement of the three temporary modular office structures requires approval of a Relocation Review application. In addition, the placement of a contractor's yard is a permitted use by right. Therefore, staff has determined that the Conditional Use Permit (CUP) will not be required for approval of this project. The applicant has been advised to withdraw the CUP application.

Prior Use of the Site:

The site has been vacant with no prior use.

Zoning and General Plan Designation:

Site Information	
Existing General Plan Land Use Designation	Heavy Industrial
Existing Zoning District	Manufacturing, Heavy
Lot Size	17 acres
Project Size	2.19 acres
Present Use and Development	Vacant property owned by the Los Angeles County Sanitation District No. 8
Access	Ingress/Egress: There are two driveway approaches. One is located on Lomita Blvd. and the other on the northern adjacent parcel adjacent to Main St.

Access and Parking:

Access to the site is provided by a driveway on Lomita Boulevard. A second driveway on Main Street is located approximately 700 feet north of the site on the adjacent Sanitation District property. The driveway is connected to the site via an existing decomposed granite (DG) access road. Condition No. 21 has been added to pave this road.

Forty-five off-street parking spaces are proposed consisting of 2 ADA, 10 employee, and 33 worker vehicle spaces. The proposed parking area surface is crushed miscellaneous base (CMB). Condition No. 21 has been added to pave the parking lot.

The access points have been reviewed by the Traffic Engineer and the Los Angeles County Fire Department and were deemed appropriate.

Landscape, Fence and Walls:

Lush landscaping consisting of ground cover, shrubs, hedges and trees is located at the corner of Main Street and Lomita Boulevard and along the perimeter of the project site. Due to the temporary use, no landscape is proposed on-site for the contractor's yard.

Existing wrought iron fence is located along the site's property lines followed by a landscaped area, and a block wall. Inside the block wall is the proposed project site. The block wall and fence vary in height from six to eight feet. The applicant proposes installing a new 6-foot-high interior chain link fence along the southern and western areas demarcating the contractor's yard within the existing vacant 17-acre parcel.

III. Environmental Review

Pursuant to Section 15304 (Minor Alterations to Land) 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 use is considered a minor temporary use of land having negligible or no permanent effects on the environment.

IV. Public Notice

Public notice was posted to the project site on November 16, 2015. Notices were mailed to property owners and occupants within 500 feet on November 16, 2015. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

V. Recommendation


That the Planning Commission:

- **APPROVE** Relocation Review No. 3050-15 subject to the conditions of approval attached as Exhibit "B" to the Resolution.
- **WAIVE** further reading and **ADOPT** Resolution No. 15-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING RELOCATION REVIEW NO. 3050-15 TO APPROVE A TEMPORARY CONTRACTOR'S YARD CONSISTING OF THREE TEMPORARY MODULAR OFFICES AND DESIGNATED STORAGE AND PARKING AREAS FOR SIX YEARS AT PROPERTY LOCATED AT 133T LOMITA BOULEVARD (APN 7406-026-918)."

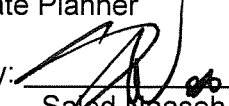
VI. Exhibits

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

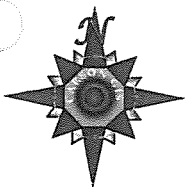
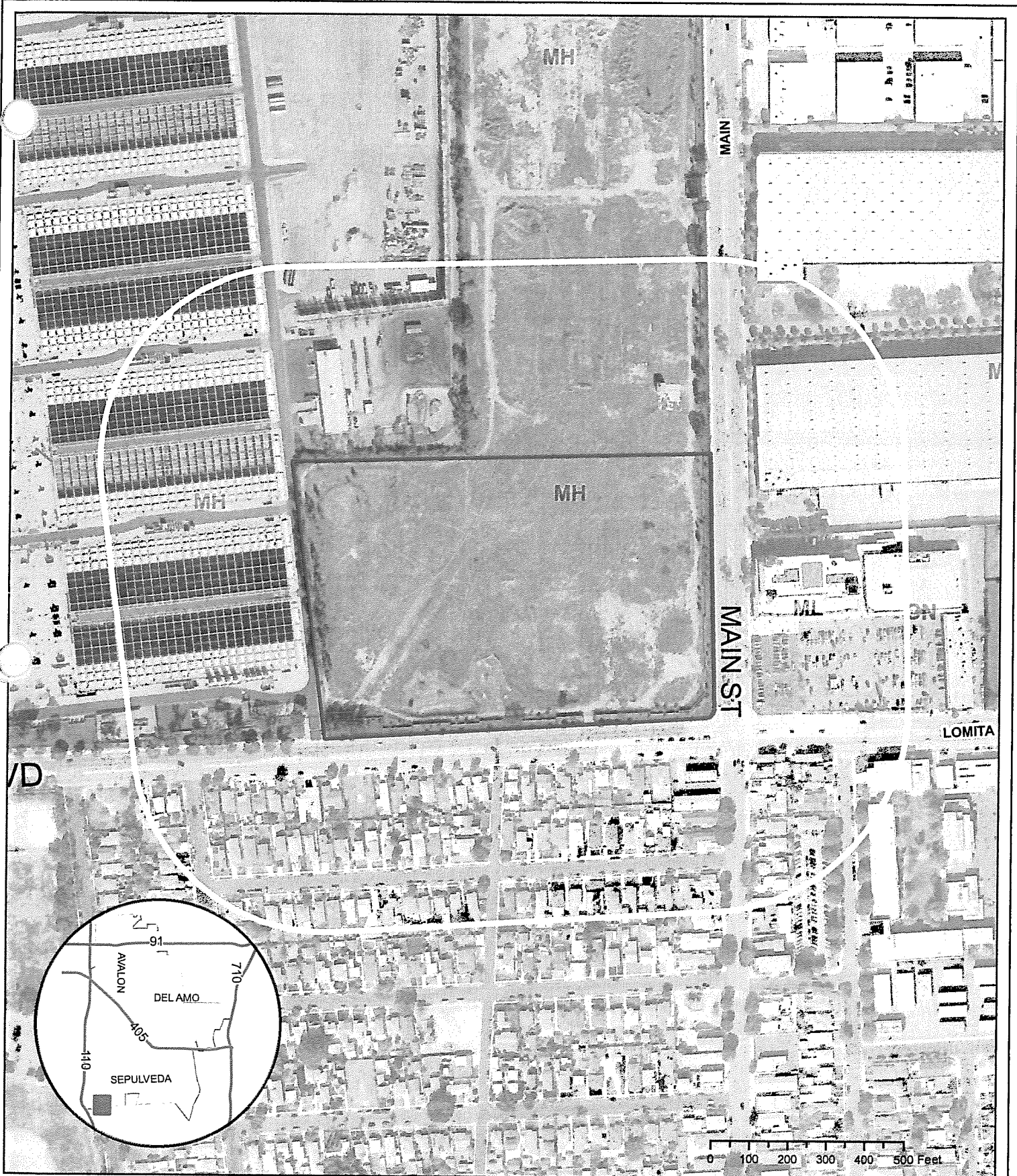
Prepared by: _____


McKina Alexander, Associate Planner

Reviewed and Approved by: _____


Saled Naaseh, Planning Manager





City of Carson
500 Foot Radius Map
133T W. Lomita Blvd. (APN 7406026918)

EXHIBIT NO. 01

Date Printed: Wednesday, November 25, 2015

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CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 15-
A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
APPROVING RELOCATION REVIEW NO. 3050-15 TO PERMIT A TEMPORARY USE –
RELOCATION OF TEMPORARY MODULAR OFFICES AND A CONSTRUCTION
EQUIPMENT STORAGE YARD FOR A SIX-YEAR PERIOD LOCATED AT 133T WEST
LOMITA BOULEVARD (APN 7406-026-918)

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, Glen Davis of AECOM, with respect to real property located at 133T West Lomita Boulevard (APN 7406-026-918), and described in Exhibit "A" attached hereto, requesting approval to permit a temporary construction equipment storage yard for three temporary modular office structures (two 24'x60' and one 24'x40') for a six-year period on a site located in the MH-D (Manufacturing, Heavy – Design Overlay) zoning district. The request includes Relocation Review (RR) No. 3050-15 for temporary placement of three temporary modular office buildings (two 24'x60' and one 24'x40') and a temporary use as a contractor's yard consisting of construction equipment and materials storage area, off-street parking and offices for a six year period. Relocation Review (RR) No. 3050-15 shall expire on December 8, 2021, unless an extension of time is requested prior to expiration and approved by the Planning Commission.

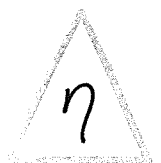
A public hearing was duly held on December 8, 2015, at 6:30 P.M. at the Helen Kawagoe Council Chambers City Hall, 701 E. Carson Street, Carson, CA 90745. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. In regards to CMC Sections 9172.26(D) Relocation Review, the Planning Commission finds that:

- a) The proposed use is compatible with the General Plan land use designation for the property of Heavy Industrial. The proposed use will be consistent with the surrounding industrial uses. Thus, the proposed use is appropriate for the subject property.
- b) The proposed project 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 various industrial and commercial uses along Main Street. Commercial and residential uses are located north of the project site across Lomita Boulevard within the city of Wilmington. The proposed use is screened by an existing six to eight-foot-high block wall and landscape located around the perimeter of the project site.
- c) There will be adequate street access, circulation and traffic capacity for pedestrians and vehicles. The Traffic Engineer and Los Angeles County Fire Department reviewed and approved the project's accessibility and circulation.
- d) No signage is proposed for the temporary contractor's yard

EXHIBIT NO. 03



- e) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The vacant project site is approximately 17 acres. The contractor's yard will occupy about 2 acres at the northeast corner of the lot. The proposed project is compatible with the surrounding heavy industrial uses.
- f) There will be adequate water supply for fire protection for the proposed use.
- g) The proposed relocation review application to permit three temporary modular office buildings and related off-street parking 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 Section 9172.26(D) can be made in the affirmative.

Section 4. Pursuant to Section 15304 (Minor Alterations to Land) 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 will consist of a minor temporary use. Furthermore, the project site is zoned MH-D (Manufacturing, Heavy – 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 Relocation Review No. 3050-15 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 8TH DAY OF DECEMBER 2015

CHAIRMAN

ATTEST:

SECRETARY

Exhibit "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF ODEN TRACT (SO-CALLED), IN RANCHO SAN PEDRO, IN THE CITY OF CARSON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 10 CHAINS SOUTH FROM THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO EMIL KETLER, BY DEED RECORDED IN BOOK 70 PAGE 325 OF DEEDS, RECORDS OF SAID COUNTY; THENCE WEST 10 CHAINS TO THE EAST LINE OF THE LAND CONVEYED TO E.F. KLEINMEYER, BY DEED RECORDED IN BOOK 2868 PAGE 154 OF DEEDS; THENCE SOUTH ALONG SAID EAST LINE TO 10 CHAINS TO THE SOUTHEAST CORNER OF THE LAND SO CONVEYED TO SAID KLEINMEYER; THENCE EAST 10 CHAINS; THENCE NORTH 10 CHAINS TO THE POINT OF BEGINNING.

EXCEPT THE EAST 20 FEET THEREOF CONVEYED TO COUNTY OF LOS ANGELES FOR ROAD PURPOSES, BY DEED RECORDED IN BOOK 716 PAGE 234 OF DEEDS.

ALSO EXCEPT ONE-SIXTH OF ALL OIL, GAS AND CASINGHEAD GAS, AND OTHER HYDROCARBON OR MINERAL SUBSTANCES, WHICH MAY AT ANY TIME HEREAFTER BE PRODUCED FROM SAID LAND, AS RESERVED BY CALIFORNIA BANK, IN THE DEED RECORDED IN BOOK 16586 PAGE 128 OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF ANTONIO JACINTO ROCHA 800 ACRE TRACT, IN RANCHO SAN PEDRO, IN THE CITY OF CARSON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINES OF FIGUEROA STREET (FORMERLY WILMINGTON AND REDONDO ROAD) AND LOMITA BOULEVARD (FORMERLY REYES STREET); THENCE ALONG THE CENTER LINE OF SAID LOMITA BOULEVARD, NORTH 86°29'10" EAST 1289.70 FEET TO THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID FIGUEROA STREET, NORTH 7°09'55" WEST 798.62 FEET, MORE OR LESS, TO THE NORTH LINE OF THE LAND DESCRIBED IN DEED TO GEORGE G. SPRING, RECORDED IN BOOK 71 PAGE 78 OF DEEDS, RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH LINE NORTH 88°10'30" EAST 1129.56 FEET, MORE OR LESS, TO THE CENTER LINE OF MAIN STREET, ALSO KNOWN AS HARBOR BOULEVARD; THENCE ALONG SAID CENTER LINE SOUTH 1°39'45" EAST 763.38 FEET, MORE OR LESS, TO SAID CENTER LINE OF LOMITA BOULEVARD; THENCE ALONG THE CENTER LINE OF LOMITA BOULEVARD, SOUTH 86°29'10" WEST 1053.57 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF SAID LOMITA BOULEVARD AND MAIN STREET, AS SAID STREETS EXISTED ON JUNE 8, 1960.

ALSO EXCEPT THAT PORTION OF SAID LAND INCLUDED WITHIN THE LINE OF THE LAND DESIGNATED AS PARCELS 12-7 AND 55-7 IN THE DEED TO THE COUNTY OF LOS ANGELES, RECORDED MAY 19, 1966 AS INSTRUMENT NO. 1989 IN BOOK D3309 PAGE 840 OF OFFICIAL RECORDS.

ALSO EXCEPT ALL OF THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM ARTHUR L. SPRING, ET UX., RECORDED MAY 11, 1948 IN BOOK 27156 PAGE 17 OF OFFICIAL RECORDS.

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PARCEL 3:

PART OF THE 800 ACRE ALLOTMENT OF ANTONIO JACINTO ROCHA, IN THE RANCHO SAN PEDRO, TOWNSHIP OF WILMINGTON, IN THE CITY OF CARSON, AS PER DECREE OF PARTITION IN CASE NO. 196, DISTRICT COURT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LAND CONVEYED TO EMIL KETLER, BY DEED RECORDED IN BOOK 70 PAGE 325 OF DEEDS, BEING A POINT IN THE CENTER OF THE PETERSON ROAD, AT ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE LINCOLN SCHOOL TRACT, AS PER MAP RECORDED IN BOOK 8 PAGE 118 OF MAPS, PRODUCED WESTERLY; THENCE WEST 10 CHAINS; THENCE SOUTH AT RIGHT ANGLES 10 CHAINS; THENCE EAST AT RIGHT ANGLES 10 CHAINS; THENCE NORTH AT RIGHT ANGLES 10 CHAINS TO BEGINNING, BEING THE SAME PROPERTY CONVEYED TO G.A. NUFFER, BY DEED RECORDED IN BOOK 1711 PAGE 23 OF DEEDS.

EXCEPT THAT PORTION THEREOF INCLUDED WITHIN THE LIMITS OF SAID PETERSON ROAD.

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

CONDITIONS OF APPROVAL
RELOCATION REVIEW NO. 3050-15

GENERAL CONDITIONS

1. If a building permit for Relocation Review No. 3050-15 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. 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.
13. 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 Relocation Review No. 3050-15. 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.
14. ***Relocation Review No. 3050-15 shall expire on December 8, 2021, unless the applicant requests an extension of time prior to expiration. The***



extension of time shall be approved by the Planning Commission. The Planning Commission may approve an extension of time if the said extension is necessary to complete the remediation of the Carousel Tract.

15. ***Prior to issuance of any permits or the initiation of the operations, the applicant shall post a bond to remove all improvements and restore the site to its original condition. The amount of the bond shall be determined by an estimate provided by the applicant and approved by the Community Development Director.***

LANDSCAPE/IRRIGATION

16. ***The applicant shall replace any dead vegetation with new vegetation of the same type and similar size and ensure that the other landscaping areas are properly maintained.***

LIGHTING

17. All exterior lighting shall be provided in compliance with the standards and provided for in Section 9147.1 (Industrial Zones) of the Zoning Ordinance.
18. 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 AND ACCESS

19. All parking areas and driveways shall remain clear. No encroachment into parking and/or driveways shall be permitted.
20. 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.
21. **The applicant shall pave the access road along Main Street from the Main Street driveway approach to the project site and all areas outside the equipment and material laydown area.**

ENGINEERING

22. Any existing off-street improvements damaged during the project shall be removed and reconstructed per the City of Carson Standard Plan and to the satisfaction of the City Engineer.
23. A construction permit is required for any work to be done in the public right-of-way.

24. Remove and replace broken/damaged driveway approach within the public right-of-way along Lomita Boulevard per the City of Carson Standard and to the satisfaction of the City Engineer.
25. Construction bond for all work to be done within the public right-of-way shall be submitted and approved by Engineering Services.

Prior to Issuance of Building Permits

26. Submit proof of Worker's Compensation and Liability Insurance to the Engineering Department.

PUBLIC WORKS – WATER QUALITY

Prior to Issuance of the Building Permit

27. Per City of Carson Ordinance No. 5809 the applicant shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City of Carson City Engineer.
28. The applicant shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site.

Prior to Certificate of Occupancy

29. For any structural and/or treatment control device installed. The Applicant shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and Title 12, Chapter 12.8 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify any structural and/or treatment control device installed.

TRASH

30. Trash collection shall comply with the requirements of the City's trash collection company.
31. Trash and recycling areas shall be provided in accordance with Sections 9164.3 and 9164.5 of the Zoning Ordinance. The number and size of recycling facilities are subject to the Planning Division.

FIRE DEPARTMENT

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

BUSINESS LICENSE

33. All parties involved in the subject project located at 133T Lomita Boulevard (APN 7406-026-918) 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.

