



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 11, 2017

SUBJECT: Design Overlay Review No. 1614-16 and
Conditional Use Permit No. 1004-16

APPLICANT: Arthur Gvavech, Vice President
New Century Catering
16804 S. Figueroa Street
Gardena, CA 90248

PROPERTY OWNER: Michael Schatachian, Trust
2404 W. Lincoln Avenue
Montebello, CA 90640

REQUEST: To construct and operate a commissary including a food truck storage yard on a site zoned MH-D (Manufacturing Heavy with Design Overlay).

PROPERTIES INVOLVED: 16804 S. Figueroa Street

COMMISSION ACTION

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Diaz			Madrigal
		Vice-Chair Pimentel			Mitoma
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

I. Introduction

Property Owner:

Michael Schatachian, Trust, 2404 W. Lincoln Avenue, Montebello, CA 90640

Applicant:

Arthur Gvavevch, New Century Catering, 16804 S. Figueroa Street, Gardena, CA 90248

Project Address:

16804 S. Figueroa Street, Gardena, CA 90248

II. Project Description

The applicant is requesting approval of DOR No. 1614-16 and CUP No. 1004-16 to construct a mobile food truck storage yard with new site improvements including:

1. 64 mobile food-truck parking spaces with access to electricity, potable water that is stored inside trucks and water to clean the inside of the food-trucks;
2. Seven guest parking spaces including one ADA accessible parking space;
3. A 4,430-square-foot warehouse building with walk in freezers, storage rack areas for dry packaged goods;
4. An outside pot/pan dishwashing area and an ice-machine;
5. A grease trap interceptor and a waste water clarifier to be installed;
6. New landscaping improvements along S. Figueroa and W. 168th Streets.

Design Overlay Review No. 1614-16 will permit the construction of a 4,430-square-foot-warehouse building and associated site improvements for a food commissary.

Conditional Use Permit No. 1004-16 will permit the operation for food truck storage facility with sixty-four (64) spaces at 16804 S. Figueroa Street.

III. Background

On June 13, 2017, the Planning Commission continued said project to allow staff and Planning Commission members to visit the A-1 Food Truck Catering Business located at 14311 Lemoli Avenue, Hawthorne, CA. As a follow-up to said visit, Planning Division staff will meet with the applicant on July 5, 2017 to discuss parking requirements, building design, and wall setbacks to address the concerns raised by the Planning Commission and staff. Staff will provide an oral report to the Planning Commission at the hearing.

IV. Recommendation

That the Planning Commission:

CONTINUE DOR No. 1614-16 and CUP No. 1004-16 to July 25, 2017 for consideration of constructing and operating a commissary including a food truck storage yard on a site zoned MH-D

Prepared by: Zak Gonzalez II, Associate Planner