



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 11, 2017
SUBJECT: Design Overlay Review No. 1607-17
APPLICANT: Chris Savage/RGA Architects for AL2 LLC
REQUEST: To construct a 420,000-square-foot tilt-up building for a logistics facility, related truck/trailer parking and site improvements in the ML-D (Manufacturing Light - Design Review) zone.
PROPERTY INVOLVED: 21900 Wilmington Avenue
APNs 7316-025-061, 7316-025-062, 7316-025-097

COMMISSIONERS' VOTE

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

I. Introduction

Applicant

Chris Savage/RGA Architects for AL2 LLC
15231 Alton Parkway, Suite 100, Irvine, CA 92618

Property Owner

AL2 LLC
Scott Kelrick
1815 S. Soto Street, Los Angeles, CA 90023

II. Project Description

The proposed project includes Design Review for the construction of a new 420,000-square-foot tilt-up building for a logistics facility, related truck/trailer parking and site improvements.

III. Background

The site has been owned by the same family since 1957. The project site was used as a scrap metal recycling yard (Alpert and Alpert Scrap Metal Recycling) and vehicle dismantling yard (Clean Steel Automobile Shredding) from 1959 through 2003.

Extensive environmental clean-up has been completed throughout the site. Currently, a portion of the proposed site is occupied by Dana Transport Inc., a trucking company. The proposed project includes merging the three lots into one property consisting of a new 420,000-square-foot structure, related truck/trailer and employee parking, new landscape and other related site improvements.

IV. Project Site

The subject property is located at the north-east corner of 220th Street and Wilmington Avenue within a primarily industrial area adjacent to the north side of Wilmington; and residential single-family neighborhood located across Wilmington Street (west of) the project site.

V. Analysis

Staff is requesting a continuance of this item to July 25th to allow the applicant to address AQMD's Health Risk Assessment comments and to allow the City's environmental consultant (Michael Baker) to determine the adequacy of the applicant's response. Staff received AQMD's comments during the public review period of the environmental document.

VI. Community Meeting and Public Notice

On June 22, 2017, the applicant hosted a neighborhood meeting and about 50 people attending. Staff regularly attends these meetings and due to unforeseen circumstances staff was unable to attend this meeting. According to the applicant,

the community had questions regarding the application process, the length of construction, the proposed tenants, and the type of jobs that may be offered.

Public notice was posted to the project site on June 20, 2017. Notices were mailed to property owners and occupants within 300 feet. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VII. Recommendation

That the Planning Commission:

- **CONTINUE** Design Overlay Review No. 1607-16 to July 25, 2017 for consideration of construction of a new 420,000-square-foot tilt-up logistics facility, related truck/trailer parking, and site improvements located at 21900 Wilmington Ave: APNs 7316-025-061, 7316025-062, and 7316-025-097.

VIII. Exhibits

1. None

Prepared by: McKina Alexander, Associate Planner