



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 9, 2019

SUBJECT: Site Plan and Design Review (DOR) No. 1782-19

APPLICANT: Mario Jaime of MJ Design Construction
P.O. Box 5044
Long Beach, CA 90805

PROPERTY OWNER: Rodney Argo of Argo Family Trust
439 W Gardena Blvd
Carson, CA 90248

REQUEST: Consider approval of a Site Plan and Design Review No. 1782-19 to develop a 3,754 square foot warehouse building on a 0.15-acre parcel.

PROPERTY INVOLVED: 439 W Gardena Boulevard

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairman Pimentel			Palmer
		Vice-Chair Cainglet			Rahman
		Fe'esago			Rashad
		Madrigal			Valdez
		Mitoma			Alt. Diaz Alt. Hellerud Alt. Zuniga

Item No. 7A

EXHIBIT NO. 2

I. Introduction

Property Owner

Rodney Argo of Argo Family Trust
439 West Gardena Boulevard
Carson, CA 90248

Applicant

Mario Jaime of MJ Design Construction
P.O. Box 5044
Long Beach, CA 90805

II. Project Description

The applicant requests approval of Site Plan and Design Review (DOR) No. 1782-19 to construct a 3,754 gross square foot two-story warehouse building in the ML-D (Manufacturing, Heavy; Design Review) zone. The intent of the project is to use the warehouse for personal storage for the Argo Family Trust. The warehouse will not be publicly accessible and will house mainly personal effects related to Don Argo and family. Collector cars and show cars owned by Don Argo may be stored.

There will not be any employees. Access will be for only family members, those given permission to access the structure or appointments.

III. Project Site and Surrounding Land Uses

The subject property is located on the northeast corner intersection of Gardena Boulevard and Figueroa Street in a predominantly light industrial area with some commercial uses interspersed.



Figure (a) Project Site in context to surrounding zoning

The following provides a summary of the site information:

Site Information	
General Plan Land Use Designation	Light Industrial
Zone District	Manufacturing , Light - Design Overlay (ML-D) Zoning District
Site Size	0.15 acre
Present Use and Development	Vacant
Surrounding Uses/ Zoning	North: ML-D - Industrial South: ML-D - Commercial East: ML-D - Residential West: ML-D - Commercial
Access	Ingress/Egress: Gardena Boulevard

IV. Analysis

Site History

At the incorporation of the City, this area was zoned as Light Industrial. There were several single family dwellings mixed with light industrial in the area at the time. The Single family dwellings thus became legal, non-conforming. Over time, the single family dwellings have given way to light industrial development. A non-conforming single-family dwelling on this site was demolished with permits in April 2016. The project site is currently vacant with a non-conforming single family dwelling still existing on the adjacent parcel.

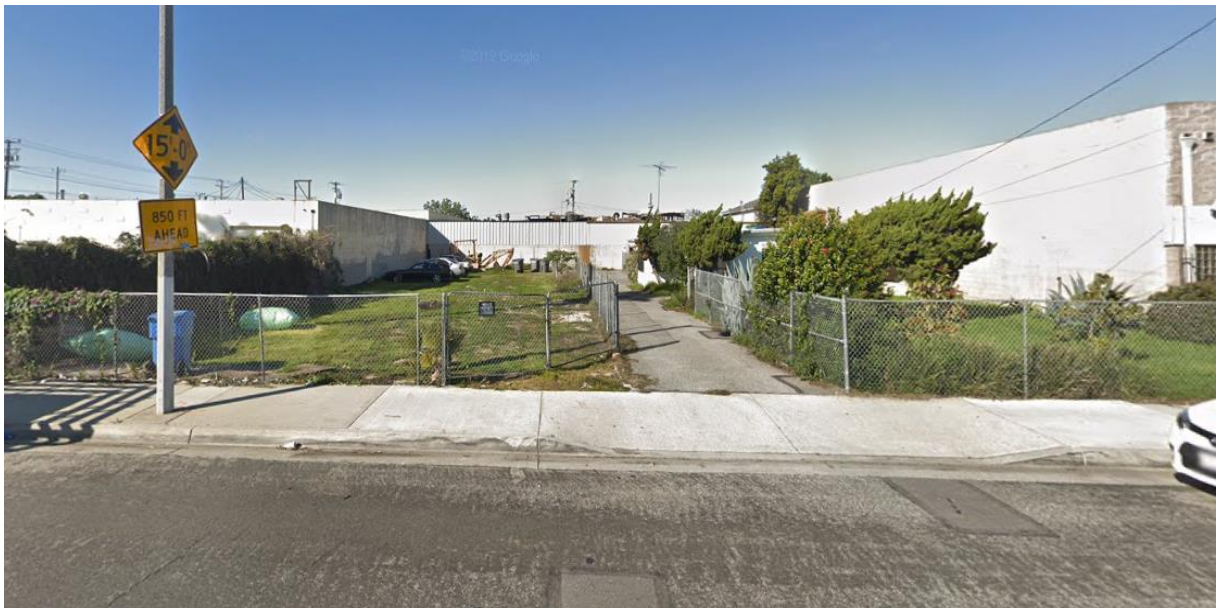


Figure (b) Current state of the project site

Site Plan

The proposed two-story building includes a total gross area of 3,754 square feet with 680 square feet of office spaces split in the two levels. It will have a grade level loading dock door and a second smaller roll-up door on the second floor for forklifting materials into the warehouse.

An outdoor private storage area is proposed at the rear of the property for outdoor material storage. The proposed outdoor storage area is completely screened from view from the public right-of-way.

Access

Currently, the site access is provided by a shared driveway with the property to the residential property to east. The applicant proposes a new 20' driveway on the western edge of the subject property for automotive and pedestrian ingress/egress. The proposal also includes closure of the portion of existing driveway falling within the subject property, which will reduce the existing driveway width to a 10' driveway. The reduced driveway will continue to adequately serve the existing single-family residence.

Parking

Carson Municipal Code Section 9162.21 requires 1 parking space for every 750 square feet of gross floor area. The proposed developed would require 5 parking spaces; 4 regular and 1 ADA compliant parking spaces are proposed.



Figure (c) Proposed front elevation

Building and Architecture

The project is designed in a modern architectural style combining split-faced concrete block with a highlighted white plastered area featured on the second floor. The material selection and featured articulation effectively breaks-up the façade and producing a modern design aesthetic.

Signage

A lighted building identification sign is proposed and will be mounted on the building directly facing West Gardena Boulevard. The proposed location and size of the sign is in compliance with the Carson Municipal Code. A separate Business Sign application will be submitted and a Sign permit obtained before a sign can be placed on the building.

Fence and security

Currently submitted plans propose wrought iron fencing on all sides of the property. Due to security concerns and to comply with the Carson Municipal Code, the applicant would like to revise the proposal to build a 3'6" high CMU Block wall in the front with a 4'6" high wrought iron fencing above. This will continue up to the building line on the sides of the property, beyond which a 6' high wall with a 2' wrought iron fencing will be continued. In addition, a man-gate is proposed on the East side of the building to allow restricted access to the rear of the property. The applicant also proposes to create a green screen on the western end of the property to enhance the aesthetics of the project. Condition number 25 conditions the project to this change and Condition number 7 requires the applicant to submit revised plans incorporating this change to the satisfaction of the Planning Division staff.

Landscaping

Per the CMC, 325 square feet of landscaping is required. A total of 350 square feet of new landscaping is proposed along the southern property line adjacent to West Gardena Boulevard and along the easterly setback walkway.

V. CFD/DIF Discussion

On April 16, 2019, the City Council adopted Ordinance No. 19-1931 to implement the City's Interim Development Impact Fee (IDIF) Program. In accordance with this IDIF program, the applicant shall be responsible for payment of one-time development impact fee at the rate of \$2.44/square feet of building. The Project contemplates a 3,754 gross square feet of area. Based on the proposed square footage, the developer will be responsible for development impact fees in the amount of \$9,159.76 (DIF Amount), provided that if the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate. No building permits shall be issued prior to the full payment of the DIF Amount.

City adopted CFD 2018-01 to finance the ongoing costs of the following: law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). Based on the adopted CFD, the subject property falls under Industrial Zone 1 and will be charged accordingly. The base year CFD fee has been established at \$2,616.10 per acre. Calculated CFD for this site up to June 2020 is \$392.42.

VI. Zoning and General Plan Consistency

The proposed building will be constructed consistent with the standards of the Manufacturing Light (ML) zoning designation and Light Industrial General Plan land use designation and will remain consistent with the surrounding uses.

VII. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 – In-Fill Development Projects.

VIII. Public Notice

Notice of public hearing was posted in the newspaper and to the project site on June 27, 2019. Notices were mailed to property owners and occupants within a 750' radius on June 26, 2019. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

IX. Recommendation

That the Planning Commission:

- **APPROVE** Site Plan and Design Review No. 1782-19 subject to the conditions of approval attached as Exhibit “B” to the Resolution; and
- **ADOPT** Resolution No. 19-____, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1782-19 FOR A PROPOSED TWO-STORY WAREHOUSE BUILDING LOCATED AT 439 WEST GARDENA BOULEVARD.”

X. Exhibits

1. Draft Resolution
2. Development Plans (under separate cover)

Prepared by: Manraj G. Bhatia, Assistant Planner

**CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 19-2671**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON APPROVING DESIGN OVERLAY
REVIEW NO. 1782-19 FOR A PROPOSED TWO-STORY
WAREHOUSE BUILDING LOCATED AT 439 WEST
GARDENA BOULEVARD**

WHEREAS on May 2, 2019 the Department of Community Development received an application from Mario Jaime of MJ Design Construction, on behalf of Rodney Argo of the Argo Family Trust for real property located at 439 West Gardena Boulevard and described in Exhibit "A" attached hereto requesting approval of Design Overlay Review No. 1782-19 to allow for the construction of a 3,754 square foot two-story warehouse; and

WHEREAS the Planning Commission, upon giving the required notice, did on the ninth day of July, 2019, conduct a duly advertised public hearing as required by law to consider said design overlay application. Notice of the hearing was originally posted and mailed to property owners and properties within a 750' foot radius of the project site by June 27, 2019; and

WHEREAS, the Planning Commission determined that the proposed Design Overlay Review No. 1782-19 is Categorically exempt under Class 32 (In-Fill Development Projects) Section 15332 of the California Environmental Quality Act and that a Notice of Exemption will be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted; and

WHEREAS the Planning Commission determined that the facts of this matter are as follows:

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission determined that the facts of this matter are as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Light Industrial and the proposed development is compatible with the surrounding areas.
- b) The proposed project is compatible in 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, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The proposed project consists of a new two-story warehouse and office building and is planned to be constructed in a single phase. The proposed development plans comply with the Carson Municipal Code requirements ensuring that the project is well designed and aesthetically pleasing to the surrounding physical environment.
 - d) The proposed project adequately accommodates safe circulation for pedestrians and vehicles.
 - e) The public health, safety and welfare would not be adversely affected by this project.
 - f) The proposed wall signage will be individual channel letters subject to review by the Planning Division under separate permit pursuant to code.
 - g) The proposed improvements are in conformance with the City's design standards and guidelines that are applicable to this project.
 - h) The required findings pursuant to Section 9172.23 (D), "Site Plan and Design Review", can be made in the affirmative.

SECTION 3. The project is categorically exempt under Class 32 (In-Fill Development Projects) pursuant to Section 15332 of the California Environmental Quality Act.

SECTION 4. Design Overlay Review No. 1782-19 Complies with the City's Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

SECTION 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.

SECTION 6. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

SECTION 7. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Design Overlay Review No. 1782-19 to allow for the construction of a 3,754 square foot two-story warehouse at 439 West Gardena Boulevard, subject to the Conditions of Approval contained in Exhibit B.

This recommendation was adopted by the following vote at the Planning Commission meeting of July 9, 2019:

APPROVED and ADOPTED this 9th day of July, 2019.


CHAIRPERSON

ATTEST:


SECRETARY