



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** November 8, 2022

**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

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

**REQUEST:** Find an exemption from CEQA, and adopt a Resolution conditionally approving a one-year time extension of Project Approval (Site Plan and Design Review 1782-19 for the development of a 3,754 square foot warehouse building on a 0.15-acre parcel) pursuant to Planning Commission's motion following October 11, 2022 public hearing.

**PROPERTY INVOLVED:** 439 W Gardena Boulevard

### COMMISSION ACTION

| AYE | NO |                             | AYE | NO |   |
|-----|----|-----------------------------|-----|----|---|
|     |    | <b>Chairperson (Vacant)</b> |     |    | <b>Hernandez</b>  |
|     |    | <b>Vice-Chair Palmer</b>    |     |    | <b>Huff</b>   |
|     |    | <b>Diaz</b>                 |     |    | <b>Monteclaro</b>   |
|     |    | <b>Docdocil</b>             |     |    | <b>Rashad</b>   |
|     |    | <b>Guerra</b>               |     |    | <b>D. Thomas</b>  |
|     |    |                             |     |    | <b>Alt. (Vacant)</b><br><b>Alt. Mfume</b><br><b>Alt. Wilson</b> |

## **I. Introduction**

### **Applicant**

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

### **Property Owner**

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

## **II. Project Description and Background**

On July 9, 2019, the Planning Commission adopted Resolution No. 19-2671, approving Site Plan and Design Review No. 1782-19, subject to specified conditions of approval.

Pursuant to Condition No. 3 of the project conditions of approval, the applicant is required to obtain building permits and commence construction within two years following the effective date of project approval (July 24, 2019), or the project approval shall become null and void, unless a time extension is approved by the Planning Commission. The procedure/criteria for approval of a time extension by the Commission are set forth in Carson Municipal Code (“CMC”) Section 9172.23(I)(2). Extensions shall not be granted for more than a total of one (1) year unless a public hearing is held and approval granted in the same manner and based upon the same criteria as for the issuance of a new permit

On September 28, 2021, the Planning Commission adopted Resolution No. 21-2717, approving a one-year extension, effective and commencing as of July 24, 2021, of effectiveness of the project entitlement, thus allowing the applicant/holder of the project entitlement until July 24, 2022, to obtain building permits and commence construction in compliance with Condition No. 3 of the Project conditions of approval. However, as of July 24, 2022, the property owner/applicant had not obtained building permits, necessitating an additional time extension for Site Plan and Design Review No. 1782-19.

## **III. Request**

On July 20, 2022, the property owner/applicant submitted a timely request for an additional extension of Site Plan and Design Review No. 1782-19. According to the written request of the applicant, “The Grading Plans were approved on July 18, 2022, which doesn’t give the owner enough time to find a general contractor to do the grading”. Obtaining building permits took longer than expected due to issues arising in inter-departmental coordination, limited staffing at both ends and restrictions brought about by the COVID-19 pandemic.

## **IV. Analysis**

On October 11, 2022, a public hearing was conducted for the consideration of a second time extension of Site Plan and Design Review No. 1782-19. At that meeting, a motion for approval of the time extension, subject to a condition of approval related to driveway access for the adjacent property owner/occupant, passed by a vote of 9-0. A resolution for the Planning Commission’s approval decision was not prepared in advance of the hearing, as staff had initially recommended denial, so the Planning Commission’s motion directed staff to bring back an appropriate resolution with the Planning Commission’s findings and agreed-upon condition of approval for subsequent

adoption to effectuate this action. Pursuant to this direction, an updated resolution containing the appropriate findings and a condition of approval reflecting the Planning Commission's action has been provided for consideration of final adoption; an indemnification condition has also been included per City Attorney recommendation. (Exhibit 1). The public hearing has been completed and no further public hearing is required.

### CEQA

The proposed resolution contains a CEQA finding as follows: "The Project is exempt from CEQA as stated in Planning Commission Resolution No. 19-2671. This resolution does not affect that determination, and is not a CEQA 'project' or alternatively is covered by CEQA's 'general rule' that CEQA applies only to projects that have the potential for causing a significant effect on the environment."

### **V. Recommendation**

That the Planning Commission:

- **ADOPT** Resolution No. -22-\_\_\_\_, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING A SECOND ONE-YEAR TIME EXTENSION FOR EFFECTIVENESS OF PREVIOUSLY GRANTED PROJECT ENTITLEMENT (SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1782-19) FOR A PROPOSED TWO-STORY WAREHOUSE BUILDING LOCATED AT 439 WEST GARDENA BOULEVARD.

### **VI. Exhibits**

1. Draft Resolution No. 22-\_\_\_\_\_.
2. Planning Commission Staff Report dated July 9, 2019, including Resolution No. 21-2671.
3. Planning Commission Staff Report dated September 28, 2021, including Resolution No. 21-2717.
4. Planning Commission Staff Report dated October 11, 2022.
5. Letter of Justification.

Prepared by: Aaron Whiting, Associate Planner