



# CARSON PLANNING COMMISSION STAFF REPORT

**DATE:** October 8, 2024  
**FROM:** Christopher Palmer, AICP - Planning Manager  
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**SUBJECT:** Conditional Use Permit (CUP) 1102-20; Design Overlay Review (DOR) 00012-24 – Prologis

## PROJECT/APPLICANT INFORMATION

**Project Summary:** A request for approval of truck related activities within 100 feet of residential properties.  
**Project Location:** 24760 Main Street (APN # 7406-025-031)  
**Zoning:** Manufacturing, Light – Design Overlay (ML-D)  
**Project Applicant:** Rengel+Company, Architects Inc.  
**Property Owner:** Prologis USLV NEWCA 4 LLC

## I. OVERVIEW

### A. Introduction

*On the regularly scheduled Planning Commission meeting of August 22, 2023, the public hearing was opened, and public comments were presented to the Planning Commission regarding the proposed United States Postal Service (USPS) project. The residents in close proximity to the site expressed their concerns regarding the noise levels generated by the tenant of the property. The Planning Commission continued the hearing and directed the applicant to meet with the residents to discuss and address their concerns. Following the hearing, staff met with the applicant and provided direction to the applicant to revise their site plan to make the proposed project compatible with the surrounding residential community.*

*The applicant submitted a revised proposal to the City in December of 2023. Staff attended a community meeting on January 11, 2024, detailing the revised plans to make the project more compatible with the surrounding community and heard the community's concerns. The community was supportive of the revised plans. Following the January 11, 2024 community meeting, the property owner informed staff that the previous tenant (USPS) had vacated the site and would be looking to bring in a new tenant. The property owner noted that they were having difficulties leasing the space without modifying some agreements that were made at the January 11<sup>th</sup> community meeting. The property owner and staff led a second community meeting on August 28, 2024 to discuss the proposed adjustments to the agreements made at*

*the previous community meeting. The attending community members were supportive of the proposed adjustments; however, they felt obligated to present the new proposal at the Homeowner's Association Board meeting. The Board supported the proposed adjustments with one revision that a Climbing Fig plant species be used for the east wall covering rather than Bougainvillea.*

*This staff report has been edited from the previous meeting to reflect the current proposal. The previous staff report has been added as an attachment to this report (Attachment 5).*

Carson Municipal Code ("CMC") Section 9148.8 (Truck-Related Uses Located Less than One Hundred (100) Feet from a Residential Zone) states that when any portion of a property is utilized for a truck-related use and is less than one hundred feet from the lot line of any residential zoned property, a conditional use permit ("CUP") shall be required. Approval of a conditional use permit required by Section 9148.8 shall include development standards designed to mitigate existing and potential noise, dust, fumes, traffic, and other adverse environmental impacts affecting neighboring residential areas.

## **B. Project Description**

The project consists of an existing vacant warehouse facility, with proposed site improvements and operational adjustments intended to mitigate adverse impacts of truck usage on neighboring residential properties. These improvements include circulation adjustments, new/relocated landscaping, new parking and loading areas, a reduction in the number of loading dock doors, new ADA parking stalls, new fencing, hours restrictions on certain dock doors, limits on activity nearby residential properties, and the establishment of a 24/7 phone for residents to report nuisance activity.

## **C. Project History**

Prior to 2019, the existing warehouse facility was used by All-Ways Pacific, LLC, a 3PL high-throughput logistics facility. The United States Postal Service (USPS) began using the building in 2019. Beginning in December 2019, Code Enforcement began investigating the operation for various concerns/violations including:

- Street Queuing of trucks along Main Street and Lomita Boulevard.
- Non-compliance with the City approved truck routes.

The applicant applied for the Conditional Use Permit in 2020 in response to the code enforcement case. The application went through multiple rounds of revisions before being deemed complete in July of 2023, and now contains proposed site improvements and operational adjustments intended to address these issues and reduce the impacts of trucking on nearby residences located across the street to the east of the project site, as discussed below.

As previously mentioned, USPS vacated the site in early 2024 and Prologis is preparing to sign a lease with a new tenant upon project approval. The prospective new tenant, DCW Logistics,

a third-party logistics and supply chain company, has agreed to follow the conditions of approval associated with this project. The owner has informed staff and neighboring residents that the new tenant's operation will generate a substantially smaller amount of truck trips than what was previously generated by the USPS operation, enabling them to meet the conditions of approval.

#### D. Existing Conditions

- Land Use Information

As shown on the location map below, the project is located on Main Street just north of Lomita Boulevard. The site is approximately 10 acres in area and is comprised of one parcel identified as Los Angeles County Tax Assessor Parcel Number (APN) 7406-025-031.

The project site is surrounded by a variety of uses. Across Main Street to the west is vacant land owned by the County Sanitation District. Additional Light Manufacturing (ML-D) uses can be found to the north and south of the project site. The southern property line is also adjoined by a commercial plaza that fronts Lomita Boulevard. The Monterrey Pines housing development (SP-6) is located to the east of the project site across Mill Valley Way.



- Site Conditions

The existing project site consists of a 225,713 square foot, two-story warehouse with loading dock facilities, parking, and landscape areas. The first floor contains office and warehouse space. The second floor contains mezzanine office space. The total floor

area of the facility is approximately 231,000 square feet. Permit records indicate the warehouse facility was approved and constructed, as permitted by right, in 1991. The subject conditional use permit requirement of CMC Section 9148.8 was enacted in 1992. As noted above, the subject use commenced without the required conditional use permit in 2019.

- General Plan and Zoning Information

The following table summarizes the surrounding land uses, zoning, and general plan designations:

**Table A**

| <b>Land Use Summary Table</b> |  |   |  |
|-------------------------------|--|---|--|
|                               | <b>Existing Use</b>                                  | <b>Zoning</b>   | <b>General Plan</b>                    |
| <b>Subject Site</b>           | Industrial- Warehouse                                | Manufacturing, Light – Design Overlay (ML-D)  | FLEX (FLX)                             |
| <b>North of Subject Site</b>  | Industrial- Warehouse                                | Manufacturing, Light – Design Overlay (ML-D)  | Flex (FLX)                             |
| <b>South of Subject Site</b>  | Commercial Plaza, Vacant Commercial, Dominguez Water | Commercial, Neighborhood Center (CN); Commercial, General – Design Overlay (CG-D); Manufacturing, Light – Design Overlay (ML-D) | General Commercial (GCD)<br>Flex (FLX) |
| <b>West of Subject Site</b>   | County Sanitation District                           | Manufacturing, Heavy – Design Overlay (MH-D)  | Heavy Industrial (HI)                  |
| <b>East of Subject Site</b>   | Low Density Residential                              | Monterey Pines (SP-6)   | Low Density Residential (LDR)          |

**II. ANALYSIS**

**A. General Plan Consistency**

The project site’s General Plan Land Use Designation (Flex), per the recently adopted General Plan 2040, states that warehouse/logistics facilities larger than 30,000 square feet are permitted subject to the provision of community benefits by means of a Development Agreement. However, the existing warehouse facility on the project site was lawfully developed in 1991. Also, the project is proposing no changes to, or expansion of, the existing building or building footprint; only minor site improvements and operational modifications as discussed above and below. Accordingly, a development agreement is not required in this case.

## B. Zoning Ordinance Compliance

The proposed development project is consistent with the Zoning (ML-D – Manufacturing, Light – Design Overlay) Designation of the site, which allows for trucking uses within 100 feet of residential properties with a Conditional Use Permit.

The proposed project complies with the following development and design standards of the CMC:

- Carson Municipal Code Section 9162.21 (Parking Spaces Required) states 1 parking space per 1,500 square feet of warehousing gross floor area is required. Therefore, a total of 153 parking stalls are required. 6 of those spaces are required to be ADA compliant. The applicant proposes 154 parking spaces: 144 regular and 10 ADA compliant parking spaces. Active truck and trailer parking stalls will be located along the southern property line 30 empty trailer parking spaces are being located in the east parking lot.
- Carson Municipal Code Section 9162.52 (Landscaping Requirements) requires any parking facilities visible from the public right-of-way to have interior landscaping of not less than five 5%. The facility requires a total of 21,799.2 square feet of landscaping. The applicant proposes 28,625 square feet of landscaping. This represents no change from the current square footage of landscaping area. However, it is not currently clear whether the existing landscaping in all respects complies with the current code, including as it pertains to applicable water conservations requirements. As such, a condition of approval has been included providing that a landscape irrigation plan will need to be submitted to demonstrate compliance with current code.
- New Creeping Fig is proposed to transform to rear wall along the eastern property line into a green wall that will assist with noise muffling.
- The proposed landscape plan will be required to comply with applicable water conservation requirements. Permanent irrigation utilizing best water conservation practices will be installed on site.
- The architecture of the existing warehouse is reflective of traditional industrial buildings and is consistent with the surrounding industrial uses.

### 1. Conditional Use Permit Application

Section 9148.8.B of the CMC states that approval of a CUP for truck related uses within one hundred feet of a residential zone shall include development standards designed to

mitigate existing and potential adverse impacts, such as noise, dust, fumes, and traffic, on the neighboring residential areas. Examples of these development standards may include, but are not limited to, walls, fences, buffer zones, landscaping, and other mitigating measures.

The applicant has agreed to implement the following measures to protect the neighboring residential area from adverse impacts, consistent with CMC 9148.8.B:

- All existing truck parking and loading along the east property line will be relocated to the south side of the property. The existing truck parking and loading area along the east property line will be converted to an empty trailer parking lot and the roll-up loading doors facing the east property line will be permanently locked. No activity will be permitted in this area outside of the hours of 8am-5pm. An additional 3 dock doors on the southern side of the building will be permanently locked. The total number of operational truck loading doors on the property will thereby be reduced from 50 to 30. An additional 5 dock doors will operate with an hour's restriction of 7am-10pm.
- The subject property has two existing vehicular driveways on Main Street; the proposed project will not change the physical driveways, but will adhere to the agreed-upon truck route between the project site and the I-110 freeway, which utilizes Sepulveda Boulevard, Figueroa Street, Lomita Boulevard and Main Street (all City-approved truck routes in the relevant locations), and is depicted as follows:



- Trucks accessing the proposed project between 8am-5pm will enter through either of the two driveways along Main Street and will exit only through the southern driveway. Trucks queueing, if necessary from 8am-5pm, will occur along the north side of the subject warehouse building. Trucks accessing the project between 5pm and 8am shall only use the southern driveway and not travel further than the last operable dock door based on the hour's restriction mentioned previously. Conditions of approval have been included to ensure compliance with these arrangements.

Carson Municipal Code Section 9172.21 (Conditional Use Permit) states that the Commission shall approve a CUP if it is able to make affirmative findings based on criteria that includes General Plan consistency, ability of the site to accommodate the proposed development, adequacy of street access, traffic capacity, and water supply for fire protection, and compatibility with the character of the area.

In addition to being consistent with the General Plan, the project will improve site circulation and reduce truck traffic, will be adequately accommodated by the site and existing water supply due to the lack of any expansion of the existing use or building footprint, and will improve compatibility with the surrounding uses in addition to being compatible with the intended character of the area (including consistent with existing zoning). The applicant has demonstrated that they will take the proper measures to mitigate existing traffic circulation issues and limit the adverse impacts on neighboring residential properties to the east. All the required findings per Carson Municipal Code Section 9172.21 can be made in the affirmative.

### **C. Public Hearing Notice**

Public Notice (Attachment #4) was given in accordance with Section 9173.22 of the CMC. Notice of public hearing was posted at the project site and mailed to property owners and occupants within a 750' radius of the project site on September 26, 2024.

### **D. Environmental Analysis**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 – Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. The proposed project involves no expansion of the existing use.

## **III. CONCLUSION AND RECOMMENDATION**

Staff is recommending that the Planning Commission adopt PC Resolution 24-\_\_\_\_, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 00012-24 AND CONDITIONAL USE PERMIT NO. 1102-20 FOR A TRUCK-RELATED USE LOCATED LESS THAN 100 FEET FROM A RESIDENTIAL ZONE (24760 MAIN STREET)" (Attachment #1), to approve Site Plan and Design Overlay Review No. 00012-24 and Conditional Use Permit 1102-20 subject to the conditions of approval attached to the resolution as Exhibit "A".

#### **ATTACHMENTS**

- 1) Draft Resolution
  - A) Legal Description
  - B) Conditions of Approval
- 2) Project Site Plan
- 3) Trip Generation Assessment
- 4) Public Hearing Notice
- 5) August 22, 2023 Staff Report