



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

**PUBLIC HEARING:** December 10, 2019

**SUBJECT:** Site Plan and Design Review (DOR) No. 1703-18  
Conditional Use Permit (CUP) No. 1019-17

**APPLICANT:** Mobile Mini Inc.  
4646 E. Van Buren St., Suite 400  
Phoenix, AZ 85008

**REPRESENTATIVE:** Kimley-Horn & Associates  
765 The City Drive, Suite 200  
Orange, CA 92868

**PROPERTY OWNER(S):** JHD Alameda, LLC  
22 Brandt Drive  
Moraga, CA 94556

**REQUEST:** Consider approval of a Site Plan and Design Review  
No. 1703-18 and Conditional Use Permit No. 1019-17  
to renovate an industrial site for an existing cargo  
container storage facility

**PROPERTY INVOLVED:** 22632 South Alameda Street

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#### COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson Pimental			Palmer
		Vice-Chair Cainglet			Rahman
		Fe'esago			Rashad
		Madrigal			Valdez
		Mitoma			Alt. Diaz Alt. Hellurud Alt. Zuniga

### *Item No. 6A*

## **I. Introduction**

### **Applicant**

Mobile Mini Inc.  
4646 E Van Buren St., Suite 400  
Phoenix, AZ 85008

### **Property Owner(s)**

JHD Alameda  
22 Brandt Drive  
Moraga, CA 94556

### **Representative**

Jacob Glaze  
Kimley-Horn & Associates, Inc.  
765 The City Drive, Suite 200  
Orange, CA 92868

SCMR Properties  
9663 Santa Monica Boulevard, #214  
Beverly Hills, CA 90210

## **II. Project Description**

The applicant, Kimley-Horn and Associates on behalf of Mobile Mini, requests approval of DOR No. 1703-18 and CUP No. 1019-18 to renovate an existing industrial site and continue the operation of an existing cargo container storage facility in the MH-ORL-D (Manufacturing, Heavy; Organic Refuse Landfill; Design Overlay District) zone.

Carson Municipal Code Section 9172.3 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District having construction valuation of \$50,000 or more.

Carson Municipal Code Section 9141.12 (Uses Permitted on Organic Refuse Landfill Sites) requires Planning Commission and City Council approval of a CUP for occupiable buildings and structures in the ORL zone. Every CUP for a use located in the ORL zone shall be subject to special conditions above and beyond conditions established by way of Carson Municipal Code Section 9172.21 (Conditional Use Permit).

Carson Municipal Code Section 9172.21 (Conditional Use Permit) includes the option to impose conditions related to the proposed use and development as deemed necessary to protect the public health, safety and general welfare.

Founded in 1983, Mobile Mini Inc. is a leading provider of portable storage and specialty containment solutions in the United States. Mobile Mini provides short and long term rental and purchasing options for storage and security needs.

Renovations include repairing the employee/guest parking lot, extensive landscaping improvements, and upgrading the existing perimeter fencing. The installation of three (3) modular offices on permanent foundations will be used by sales, customer service and management staff. The maintenance canopy will be used as a storage container repair facility. New paving will be installed for truck loading and unloading container inventory. Off-site improvements include public right-of-way sidewalk, curb, gutter and street improvements.

There are currently 20 full-time employees on site and after maintenance canopy construction is complete, the number will increase to 30 employees. Once all renovations are complete, it is estimated that the total truck generation will be 60 average daily trips. This trip generation estimate was reviewed and approved by the

City Traffic Engineer. The corresponding number of containers moved on a daily basis will be approximately 20 per day.

A total of 500 container spaces are proposed on site which would allow for a maximum total of 1,500 containers when stacked (three high per container space) on site.

### **III. Project Site and Surrounding Land Uses**

The subject property is located in the MH-ORL-D Zone and is designated Heavy Industrial under the Land Use Element of the General. The subject property is located on Alameda Street between 223<sup>rd</sup> Street and Sepulveda Boulevard.

Land uses surrounding the proposed project site are primarily industrial.



Figure (a) Project Site in context to surrounding zoning.

The following table provides a summary of information regarding the project site:

<b>Site Information</b>	
General Plan Land Use	Heavy Industrial
Zone District	MH-ORL-D (Manufacturing, Heavy; Organic Refuse Landfill; Design Overlay District)
Site Size	595,162.1 (13.97 ac)
Present Use and Development	Cargo container storage facility
Surrounding Uses/Zoning	North: Heavy Industrial, MH-D South: Heavy Industrial, MH-ORL-D West: Heavy Industrial, MH-D East: City of Long Beach; railroad corridor.
Access	Ingress/Egress: Alameda Street



## **IV. Analysis**

### **Site History**

The site is a former landfill located in a heavy industrial area, surrounded on all sides by industrial uses including the Alameda Corridor. The site has been used by the applicant since 2016 for cargo container storage. From 2004 until 2016, Off Dock USA occupied the site for cargo container storage. Previously Approved Discretionary Permits include: PAR 1005-2004 for ICTF Rail Yard; a cargo container facility expansion and DOR 882-2004 for Off Dock USA; a 542 container storage facility.

On November 6, 2017, the City Council approved Resolution No. 18-116, an exception to the application of Interim Urgency Ordinance No. 18-1805U, a moratorium on the establishment, expansion, or modification of truck yards, logistics facilities, hazardous materials or waste facilities, container storage, and container parking for 12 months, to allow the filing and processing of plans and permits necessary to operate a container storage yard for a maximum of 10 years. As part of City Council approval, the applicant agreed to complete on and off-site improvements.



### **Site Plan**

The subject property measures approximately 14 acres and is currently improved with a fenced, partially paved and lighted industrial yard with one older modular structure slated for removal. A total of three (3) new modular structures totaling (2,160X3=6,480 sf) 6,480 square feet are proposed on the northern portion of the subject property. A maintenance canopy (11,880sf, 35-foot high) is proposed as a storage container repair facility.

Per the Department of Public Works, damaged sidewalk, curb and/or gutter will be repaired and/or replaced along Alameda Street abutting the proposed development.

#### Access

Three existing driveways along Alameda Street will provide access to the site. Tow trucks with empty trailers will access the site through the southerly driveways and passenger vehicles will access the site through the northerly driveway. Sliding gates are opened by the first employee of the day and remain open till the end of the day, preventing any traffic build up on Alameda. Regional access to the site from freeways will require no driving on residential streets by utilizing Alameda Street, Sepulveda Boulevard, and Wilmington Avenue, which are all truck routes.

The Los Angeles County Fire Department and the City's Traffic Engineer have reviewed and approved project vehicular access and site circulation. Any new gates will require Fire Department safety/access apparatus approval.

#### Parking & Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 2 employees plus 1 space for each 300 square feet of office space for cargo container storage facilities. The proposed cargo container storage facility requires 37 parking spaces ( $6,480\text{sf}/300\text{sf}=21.6$  parking spaces) plus (30 employees/ $0.5$  parking space= $15$  parking spaces). The applicant proposes 40 parking spaces; 37 regular with 3 ADA compliant parking spaces thereby exceeding the requirement.

#### Signage

A Mobile Mini business sign with address will be mounted to the existing CMU wall next to the customer/employee entrance and truck entrance. Wayfinding signs will designate truck entrance and employee/customer entrance.

#### Fencing

The site is surrounded by sheet metal fencing on the northern perimeter; two rows of chain link fencing on the southern, and eastern perimeter; and precision block wall on the most of the western perimeter.

Three new security gates will be installed at each driveway along Alameda Street. The existing block wall at the 25' foot setback along the western perimeter will be preserved in place. The block and sheet metal wall along the western property line will be removed and a new block wall installed at the 25' setback to align with the preserved block wall.

#### Landscaping

Carson Municipal Code Section 9148.6 (Cargo Container Storage Facilities) requires cargo container storage facilities adjacent to or visible from, a public right-of-way to be landscaped utilizing a combination of drought resistant plants, decorative landscaping materials and permanent irrigation.

The subject property has a 25 foot landscaped setback along Alameda Street. This area will be cleared of debris, weed barrier installed, filled with pea gravel, permanent irrigation installed and new wall vines planted 10' feet on center along the existing block

wall to prevent graffiti. The existing Eucalyptus trees will be removed, and new African Fern Pine, groundcover, and shrubs will be installed in the landscape setback. New street trees will be installed in tree wells within the parkway. New landscaping including Golden Rain trees, Variegated Mock Orange, and Indian Hawthorn will also be installed in the employee/guest parking lot.

#### **Building and Architecture**

Modular offices include decorative trim, windows and entryway awnings which create articulation and fenestration to an otherwise nondescript structure. Additional parking lot landscaping serves to accentuate the proposed offices.

The proposed maintenance canopy has two roll-up doors on the north and south elevation respectively. The maintenance canopy will have a blue metal roof and steel I-beams powder coated tan and blue to add color variation.

The site is on an existing landfill cap making light standard footing installation infeasible. Instead, wall pack lighting systems will be installed within the existing parking lot; on modular office buildings; and on the maintenance canopy. All lighting systems will include glare shields directing light downward and will prevent light trespass onto the neighboring properties and the public right-of-way.

#### **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/property owner shall be responsible for payment of one-time development impact fee at the rate of \$807.56 per container space. Based on the proposed 500 truck spaces, the developer will be responsible for development impact fees in the amount of \$403,780.00. No building permits shall be issued prior to the full payment of the DIF Amount.

The City adopted Community Facilities District (CFD) 2018-01 to finance the ongoing costs of law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD. The base year CFD fee has been established based on the number of truck trips generated per year. Calculated CFD for this site up to June 2020 is will be \$12,592.50.

On December 5, 2017 the applicant provided a \$50,000 deposit in connection with the exception to the moratorium that was granted as note above. The City will apply the deposit , or remaining portion thereof, towards the IDIF.

#### **VI. Zoning and General Plan Consistency**

The project is generally consistent with the standards of the MH-ORL-D (Manufacturing, Heavy; Organic Refuse Landfill; Design Overlay District) zoning designations, and Heavy Industrial General Plan land use designation and will remain consistent with the surrounding uses.

## **VII. Compliance with CMC Section 9141.12**

Carson Municipal Code Section 9141.12 (Uses Permitted on Organic Refuse Landfill Sites) includes the provision that the Commission's decision shall be referred to the City Council for review as if an appeal had been filed pursuant to CMC 9173.4 (Appeals). Accordingly, if approved, this application will be referred to the City Council for their consideration.

## **VIII. Environmental Review**

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study (IS) was conducted in 2004 for a previously-approved 542 cargo container facility at the project site, and a Mitigated Negative Declaration (MND) was adopted pursuant thereto by the Carson Redevelopment Agency on May 3, 2005. Pursuant to mitigation measures identified in the MND, some technical studies have been updated, including the Geotechnical Report and Air Quality Study, and the studies have concluded the proposed project will not have any new significant impacts.

Pursuant to CEQA Section 15162, there are no substantial changes proposed in the project which would require major revisions of the previous MND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously-identified significant effects. The project will be conditioned to comply with all mitigation measures identified in the MND (Section XV of the Conditions of Approval attached as Exhibit B to the proposed resolution attached as Exhibit 1). The IS/MND and studies are on file with the City of Carson Planning Division.

## **IX. Public Notice**

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

## **X. Recommendation**

That the Planning Commission:

- **ADOPT** Resolution No. 19-\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1703-18 AND CONDITIONAL USE PERMIT NO. 1019-17 FOR A SITE RENOVATION TO AN EXISTING CARGO CONTAINER FACILITY AT 22632 SOUTH ALAMEDA STREET."

## **XI. Exhibits**

1. Draft Resolution
  - A. *Legal Description*
  - B. *Conditions of Approval*
2. Development Plans (under separate cover)

Prepared by: Leila Carver, Planner