



Legislation Text

File #: 2022-797, Version: 1

Report to Mayor and City Council

Tuesday, October 04, 2022

Special Orders of the Day

SUBJECT:

PUBLIC HEARING TO CONSIDER APPROVAL OF MITIGATED NEGATIVE DECLARATION WITH ERRATA AND MITIGATION MONITORING REPORTING PROGRAM, GENERAL PLAN AMENDMENT NO. 111-21, ZONING CHANGE NO. 185-21, SPECIFIC PLAN NO. 29-22, AND DEVELOPMENT AGREEMENT NO. 27-21 FOR DEVELOPMENT OF A 121,775 SQUARE-FOOT SELF-STORAGE FACILITY ON A 2.8 ACRE VACANT PARCEL LOCATED AT 21611 PERRY STREET (CITY COUNCIL)

I. SUMMARY

On September 13, 2022, the Planning Commission conducted a public hearing and unanimously approved Resolution No. 22-2841 approving Site Plan and Design Review No. 1858-21 for the construction of a 121,775 square-foot self-storage facility at 21611 Perry Street.

In addition, the Planning Commission unanimously recommended that the City Council adopt Mitigated Negative Declaration with Errata and Mitigation Monitoring Reporting Program (MND/MMRP), General Plan Amendment No. 111-21, Zone Change No. 185-21, Specific Plan No. 29-22, and Development Agreement No. 27-21 for the proposed project. The subject of the item for City Council's consideration is proposed MND/MMRP, General Plan Amendment, Zone Change, Specific Plan, and Development Agreement.

II. RECOMMENDATION

TAKE the following action:

1. **OPEN** the public hearing, **TAKE** public hearing, and **CLOSE** the public hearing.
2. **INTRODUCE** Ordinance No. 22-2218, entitled "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING ZONE CHANGE NO. 185-21 FROM MANUFACTURING, LIGHT WITH A DESIGN OVERLAY (ML-D) TO THE PERRY STREET SPECIFIC PLAN (PSSP), FOR THE DEVELOPMENT OF A 121,775 SQUARE-FOOT SELF-STORAGE FACILITY ON 2.80 VACANT PARCEL LOCATED AT

21611 PERRY STREET”

3. **INTRODUCE** Ordinance No. 22-2219, entitled, “AN UNCODIFIED ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 27-21 BETWEEN THE CITY OF CARSON AND 21611 PERRY STREET LLC FOR A PROPOSED SELF-STORAGE FACILITY AT 21611 PERRY STREET”
4. **WAIVE** further reading and **ADOPT** Resolution No. 22-205, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING A MITIGATED NEGATIVE DECLARATION WITH ERRATA AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING GENERAL PLAN AMENDMENT NO. 111-21 TO CHANGE THE LAND USE DESIGNATION FROM LIGHT INDUSTRIAL TO HEAVY INDUSTRIAL, FOR A 2.80- ACRE PROPERTY LOCATED AT 21611 STREET (APN 7327-010-014 & 7327-010-015)”

III. ALTERNATIVES

TAKE any other action the City Council deems appropriate.

IV. BACKGROUND

Project Description

The proposed project is a self storage facility consisting of approximately 121,775 square feet in a mix of one two story and one three-story building, with a maximum height of 36 feet on a vacant parcel consisting of 2.80 acres. The 121,775 square-foot self storage facility includes a lobby/self-storage office (2,425 square feet), cafe (1,550 square feet), and retail use such as a UPS or FedEx (700 square feet) store totaling 4,675 square feet.

Site History

Prior to development in the 1960s, the site was farmland. Since the 1960s, the land was used for a variety of manufacturing and industrial uses. The last tenant vacated the property in 2009 and all structures were demolished in 2011.

A septic tank was used in during the 1960’s and 70’s to store waste oil and removed in May 1990. Soil sampling was conducted which found hydrocarbons that exceeded the Regional Water Quality Control Board limits. The primary hydrocarbons were benzene and petroleum hydrocarbons in the gasoline range. Subsequently, a soil cleanup was conducted excavating soil on four locations up to eight feet in depth. The Regional Board concluded that although no more soil removal was required, a Deed Restriction was required to ensure that no agricultural or residential uses could ever occur on the property. To this day, a series of groundwater monitoring wells exist on site which are periodically sampled in accordance with Regional Board requirements.

General Plan Amendment and Development Agreement

The subject property at 21611 Perry Street has a General Plan land use designation of Light Industrial which allows a floor area ratio of 0.5. However, due to past industrial uses on the site, the site is Deed Restricted with development limitations and construction challenges. The self-storage project was approved by the Planning Commission with a .99 FAR contingent on the City Council approval of General Plan Amendment to change the land use designation to Heavy Industrial which allows a floor area ratio up to 1.0. The floor area ratio increase allows the Developer to maximize the site's build-out potential. In exchange, for this allowance, the Developer entered into a 15-year Development Agreement giving the City certain "community benefits" as follows:

- A one-time Development Agreement fee in the amount of \$175,000 prior to issuance of building permits;
- One-time payment of \$250,000 to the City's Facade Program to be used in lieu of contribution (or match) from property owners located north side of Carson Street between Harbor View Avenue and Santa Fe Avenue or any other area determined by the Community Development Director. Payment is due prior to issuance of building permits; however, if requested by the City, payment is due 30 days after the effective date (with a 30-day notice);
- Interim Development Impact Fees: 121,775 sf @ \$3.22/sf = \$392,115.50 (developer to pay DIF in effect at the time of issuance of building permits);
- Community Facilities District Fees \$1541.15 in 2022 + CPI annual increase.

Compatibility with Adjacent Residential

This proposal requires several discretionary applications to ensure feasibility. This is due to proximity to residential properties, general plan constraints and zoning requirement constraints. The existing zoning is ML-D (Manufacturing, Light - Design Overlay) and many permissible uses are not compatible with adjoining residential due to traffic, noise and/or hours of operation concerns. The existing General Plan designation is LI (Light Industrial), and prevailing development standards hamstring opportunities including those that require higher floor area ratios. The proposed general plan amendment, zone change, and specific plan address these challenges and provide for a low impact development that is compatible with the adjoining residential uses. Public storage facilities are known to produce low vehicular traffic counts and do not produce noise or odor nuisances. This

proposal redevelops a challenging site that would otherwise entertain commercial or industrial uses that would be incompatible or an attractive nuisance to the adjoining residential uses; including heavy machinery, food production or 24-hour business operations.

To further reduce the impacts on the adjacent residential neighborhood the following hours of operation have been imposed by the Planning Commission on the proposed project:

Hours of operation: the facility is open 24-hours a day except for the following:

1. Office hours for the storage operations are from 8:00 a.m. to 8:00 p.m.
2. Café hours are from 6:00 a.m. to 10:00 p.m.
3. Mail, print, copy shop hours are from 6:00 a.m. to 10:00 p.m.
4. Vehicular and pedestrian access to the internal project driveway fronting Building C along the northern perimeter of the property is prohibited between the hours of 9:00 p.m. and 7:00 a.m. (“Restricted Hours”) to reduce the potential for nighttime disturbance to adjacent residences.
5. Vehicular and pedestrian access to the internally accessed Building C units during the Restricted Hours shall be from the southern and western internal driveways only.
6. No vehicular and pedestrian access to the external units in Building C is permitted during the Restricted Hours.

V. FISCAL IMPACT

The Development Agreement requires the developer to pay:

- A one-time Development Agreement fee in the amount of \$175,000 prior to issuance of building permits;
- One-time payment of \$250,000 to the City’s Facade Program to be used in lieu of contribution from property owners prior to issuance of building permits; however, if requested by the City, payment is due 30 days after the effective date (with a 30-day notice);
- Payment of applicable DIF and CFD

VI. EXHIBITS

1. Planning Commission Staff Report dated September 13, 2022 (pgs. 6-16)
2. Planning Commission Resolution No. 22-2841 dated September 13, 2022 (pgs. 17-36)
3. Draft Ordinance No. 22-2218 adopting Zone Change (pgs. 37-42)
Specific Plan - [Microsoft Word - 1 PerrySt-SP Cover-FINAL.docx \(carson.ca.us\)](https://ci.carson.ca)
<https://ci.carson.ca>
 - a. Legal Description
 - b. Amendment to Zoning Map Designation
4. Draft Ordinance No. 22-2219 adopting Development Agreement (pgs. 43-84)

5. Draft Resolution No. 22-205 adopting General Plan Amendment and Adopting a Mitigated Negative Declaration with Errata and Mitigation Monitoring and Reporting Program (pgs. 85-89)

[22-0908 MND Errata.pdf \(carson.ca.us\)](https://ci.carson.ca.us/22-0908_MND_Errata.pdf)

<https://ci.carson.ca.us>

- a. Amendment to General Plan Land Use Designation

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