

ORDINANCE NO. 12-1503

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING ZONE CHANGE CASE NO. 168-12 TO CHANGE THE ZONE FROM CG-D-ORL AND ML-D-ORL TO CR-D-ORL FOR A 53-ACRE SITE LOCATED AT 19220 S. MAIN STREET (APNS: 7336009006, 7336009008 & 7336009009)

WHEREAS, the applicants, Porsche Cars of North America and Watson Land Company, have filed an application for Zone Change Case (ZCC) No. 168-12 proposing to change the zoning designation of certain property from CG-D-ORL (General, Commercial-Design Overlay-Organic Refuse Landfill) and ML-D-ORL (Manufacturing, Light-Design Overlay-Organic Refuse Landfill) to CR-D-ORL (Commercial, Regional-Design Overlay-Organic Refuse Landfill).

WHEREAS, the 53-acre site is located on the east side of Main Street between Del Amo Boulevard and the 405 Freeway. The site is described in Exhibit "A" and shown on the map in Exhibit "B" attached hereto and is located at 19220 S. Main Street. The site includes the following Assessor's Parcel Numbers: 7336-009-006, 7336-009-008 and 7336-009-009; and

WHEREAS, on October 23, 2012, the Planning Commission held a public hearing to discuss ZCC No. 168-12, and adopted Resolution No. 12-2452 recommending to the City Council approval of ZCC No. 168-12; and

WHEREAS, on November 7, 2012, the City Council held a public hearing to discuss changing the zoning to address those issues discussed herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City Council hereby finds that the amendment to the Zoning Map will be consistent with the General Plan land use designation of Mixed-Use-Business Park (MU-BP) and the adopted goals and policies of the City, upon its concurrent amendment in compliance with California Government Code Section 65850.

Section 2. The City Council further finds that the proposed project is subject to the provisions of CEQA. An environmental impact report (EIR) was prepared pursuant to Section 15161 of the CEQA Guidelines to analyze and disclose potential environmental effects associated with development and operation of the proposed project. The EIR also identified possible ways to minimize the significant impacts (referred to as mitigation) and evaluated reasonable alternatives to the project. The City Council has reviewed and considered the information in the EIR and associated Findings of Fact and Statement of Overriding Considerations. Based on information set forth in the Draft EIR, the City Council finds and determines that measures to mitigate certain impacts exist and are included in the Final EIR.

Section 3. Based on all evidence presented at the meetings and the aforementioned findings, the City Council hereby takes the following actions:

a) The Zoning Map of the City of Carson, California, as adopted by Section 9114.1 of the Carson Municipal Code, is hereby amended by changing the zoning designation of the

[MORE]

17

property referred to in Section 1 to CR-D-ORL (Commercial, Regional-Design Overlay-Organic Refuse Landfill) and said map shall have noted thereon "Amended on _____, 2012."

Section 4. The City Clerk shall certify to the adoption of this Ordinance and shall transmit copies of the same to the applicant.

PASSED, APPROVED and ADOPTED this _____ day of November, 2012.

Mayor Jim Dear

ATTEST:

City Clerk Donesia L. Gause, CMC

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

ORDINANCE NO. 12-1503

EXHIBIT A-1

DESCRIPTION OF PROPERTY OWNED BY WATSON LAND

PARCEL 1:

THAT PORTION OF THE RANCHO SAN PEDRO, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN CASE NO. 3284 OF SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF MAIN STREET, 80 FEET WIDE, AS SHOWN ON A RECORD OF SURVEY MAP FILED IN BOOK 53 PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE NORTHERLY LINE (OR ITS PROLONGATION) OF THE STRIP OF LAND 100 FEET WIDE, DESCRIBED IN THE DEED RECORDED IN BOOK 20688 PAGE 242 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG SAID MAIN STREET A DISTANCE OF 400 FEET; THENCE EASTERLY PARALLEL WITH SAID NORTHERLY LINE (OR ITS PROLONGATION) A DISTANCE OF 850 FEET; THENCE SOUTHERLY PARALLEL WITH SAID EASTERLY LINE A DISTANCE OF 400 FEET TO SAID NORTHERLY LINE (OR ITS PROLONGATION); THENCE WESTERLY ALONG SAID NORTHERLY LINE (OR ITS PROLONGATION) A DISTANCE OF 850 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 10 FEET THEREOF IN MAIN STREET, AS SET OUT IN DEEDS RECORDED SEPTEMBER 3, 1965 AS INSTRUMENT NO. 3722, SEPTEMBER 5, 1979 AS INSTRUMENT NO. 79-991527 AND OCTOBER 4, 1979 AS INSTRUMENT NO. 79-1114966, ALL OF OFFICIAL RECORDS.

EXCEPT ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL, GAS, WATER AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHTS TO EXPLORE FOR, REMOVE AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY CONVEYED OR ANY PORTION OF THE SUBSURFACE WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, ITS SUCCESSORS OR ASSIGNS, AS RESERVED BY DOMINGUEZ ESTATE COMPANY, A CORPORATION, IN THE DEED RECORDED APRIL 21, 1967 AS INSTRUMENT NO. 333.

APN: 7336-009-006

A1-1

7847040v9

[MORE]

3

EXHIBIT A-2

DESCRIPTION OF PROPERTY OWNED BY WATSON PARTNERS

PARCEL 2:

THAT PORTION OF THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN CASE NO. 3284 OF SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1392.11 FEET AND A LENGTH OF 912.22 FEET IN THE NORTHWESTERLY LINE OF PARCEL 3, AS SHOWN ON A RECORD OF SURVEY, FILED IN BOOK 53 PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 7° 28' 36", AN ARC DISTANCE OF 181.66 FEET TO THE TRUE POINT OF BEGINNING; A TANGENT OF SAID CURVE TO SAID TRUE POINT OF BEGINNING BEARS NORTH 4° 33' 57" EAST; THENCE SOUTH 83° 56' 48" EAST, A DISTANCE OF 100.56 FEET; THENCE SOUTH 50° 25' 00" EAST, A DISTANCE OF 285.00 FEET; THENCE SOUTH 57° 55' 26" EAST, A DISTANCE OF 260.23 FEET; THENCE SOUTH 50° 25' 00" EAST TO THE NORTHERLY LINE OF THE STRIP OF LAND 100 FEET WIDE, DESCRIBED IN THE DEED RECORDED IN BOOK 20688 PAGE 242, OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID NORTHERLY LINE OR ITS PROLONGATION TO THE WESTERLY LINE OF PARCEL 4, AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTHERLY ALONG THE WESTERLY LINES OF SAID PARCELS 4 AND 3 TO THE TRUE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF INCLUDED WITHIN THE LINES OF PARCEL 1 OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON FEBRUARY 9, 1960 IN BOOK D-744 PAGE 261, OFFICIAL RECORDS OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED IN BOOK 51375 PAGE 52, OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER, DESCRIBED AS SOUTH 83° 56' 48" EAST 100.56 FEET; THENCE ALONG SAID COURSE NORTH 83° 57' 42" WEST 100.56 FEET TO A CURVE IN THE WESTERLY LINE OF PARCEL OF LAND DESCRIBED IN SAID DEED, SAID WESTERLY LINE BEING ALSO THE EASTERLY LINE OF MAIN STREET, 80.00 FEET WIDE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1392.11 FEET; THENCE SOUTHERLY ALONG SAID CURVE FROM A TANGENT TO SAID CURVE BEARING SOUTH 4° 33' 03" WEST, THROUGH AN ANGLE OF 7° 28' 36", AN ARC DISTANCE OF 181.67 FEET TO END OF SAID CURVE; THENCE ALONG A RADIAL LINE OF SAID CURVE NORTH 87° 04' 27"

A2-1

7847040v9

[MORE]



EAST 10.00 FEET TO A CURVE HAVING A RADIUS OF 1382.11 FEET, SAID CURVE BEING CONCENTRIC WITH SAID CURVE IN SAID NORTHWESTERLY LINE; THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE, THROUGH AN ANGLE OF 7° 10' 57", AN ARC DISTANCE OF 173.26 FEET; THENCE SOUTH 88° 17' 13" EAST 90.62 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF SAID LAND INCLUDED IN LINES OF LAND DESCRIBED IN DEED TO STATE OF CALIFORNIA, RECORDED IN BOOK D-1462 PAGE 379, OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CURVE IN THE EASTERLY LINE OF MAIN STREET, 80.00 FEET WIDE, BEING CONCAVE EASTERLY, HAVING A RADIUS OF 1392.11 FEET AND AN ARC LENGTH OF 912.22 FEET, AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 53 PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG A RADIAL LINE OF SAID CURVE, NORTH 87° 04' 27" EAST 10.00 FEET TO A POINT IN A CURVE CONCENTRIC WITH THE ABOVE MENTIONED CURVE; THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 7° 10' 57", AN ARC DISTANCE OF 173.26 FEET; THENCE SOUTH 88° 17' 13" EAST 90.62 FEET TO THE EASTERLY TERMINUS OF THAT COURSE IN THE BOUNDARY OF THE LAND DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA, RECORDED ON JUNE 6, 1956 AS INSTRUMENT NO. 1814 IN BOOK 51375 PAGE 52, OFFICIAL RECORDS, IN SAID OFFICE OF THE COUNTY RECORDER HAVING A BEARING AND LENGTH OF "SOUTH 83° 56' 48" EAST 100.56 FEET"; THENCE ALONG SAID BOUNDARY AS FOLLOWS; SOUTH 50° 25' 54" EAST 285.00 FEET; THENCE SOUTH 57° 56' 20" EAST 224.00 FEET; THENCE LEAVING SAID BOUNDARY, SOUTH 39° 45' 52" WEST 434.73 FEET; THENCE SOUTH 87° 04' 27" WEST TO THE EASTERLY LINE OF MAIN STREET, 80.00 FEET WIDE; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF SAID MAIN STREET, NORTH 2° 55' 33" WEST TO THE POINT OF BEGINNING.

ALSO EXCEPT THEREFROM THE SOUTHERLY 400.00 FEET, MEASURED ALONG THE WESTERLY LINE OF THE WESTERLY 850.00 FEET, MEASURED ALONG THE SOUTHERLY LINE OF SAID LAND.

ALSO EXCEPTING THEREFROM THE SOUTHWESTERLY 10 FEET THEREOF IN MAIN STREET, AS SET OUT IN DEEDS RECORDED SEPTEMBER 3, 1965 AS INSTRUMENT NO. 3722, SEPTEMBER 5, 1979 AS INSTRUMENT NO. 79-991527 AND OCTOBER 4, 1979 AS INSTRUMENT NO. 79-1114966, ALL OF OFFICIAL RECORDS.

APN: 7336-009-008

PARCEL 3:

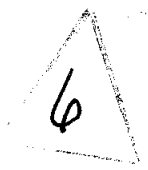
THAT PORTION OF THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN CASE NO. 3284 OF SUPERIOR COURT OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY TERMINUS OF THAT CURVE IN THAT EASTERLY LINE OF MAIN STREET, 80 FEET WIDE, BEING CONCAVE EASTERLY, HAVING A RADIUS OF 1392.11 FEET AND AN ARC LENGTH OF 912.22 FEET AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 53 PAGE 30 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG A RADIAL LINE OF SAID CURVE, NORTH 87° 04' 27" EAST 10.00 FEET TO A POINT IN A CURVE CONCENTRIC WITH THE ABOVE MENTIONED CURVE; THENCE NORTHERLY ALONG SAID CONCENTRIC CURVE THROUGH A CENTRAL ANGLE OF 7° 10' 57" AN ARC DISTANCE OF 173.26 FEET; THENCE SOUTH 88° 17' 13" EAST 90.62 FEET TO THE EASTERLY TERMINUS OF THAT COURSE IN THE BOUNDARY OF THE LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA, RECORDED ON JUNE 6, 1956 AS INSTRUMENT NO. 1814 IN BOOK 51375 PAGE 52, OFFICIAL RECORDS IN SAID OFFICE OF THE COUNTY RECORDER, HAVING A BEARING AND LENGTH OF "SOUTH 83° 56' 48" EAST 100.56 FEET"; THENCE ALONG SAID BOUNDARY AS FOLLOWS:

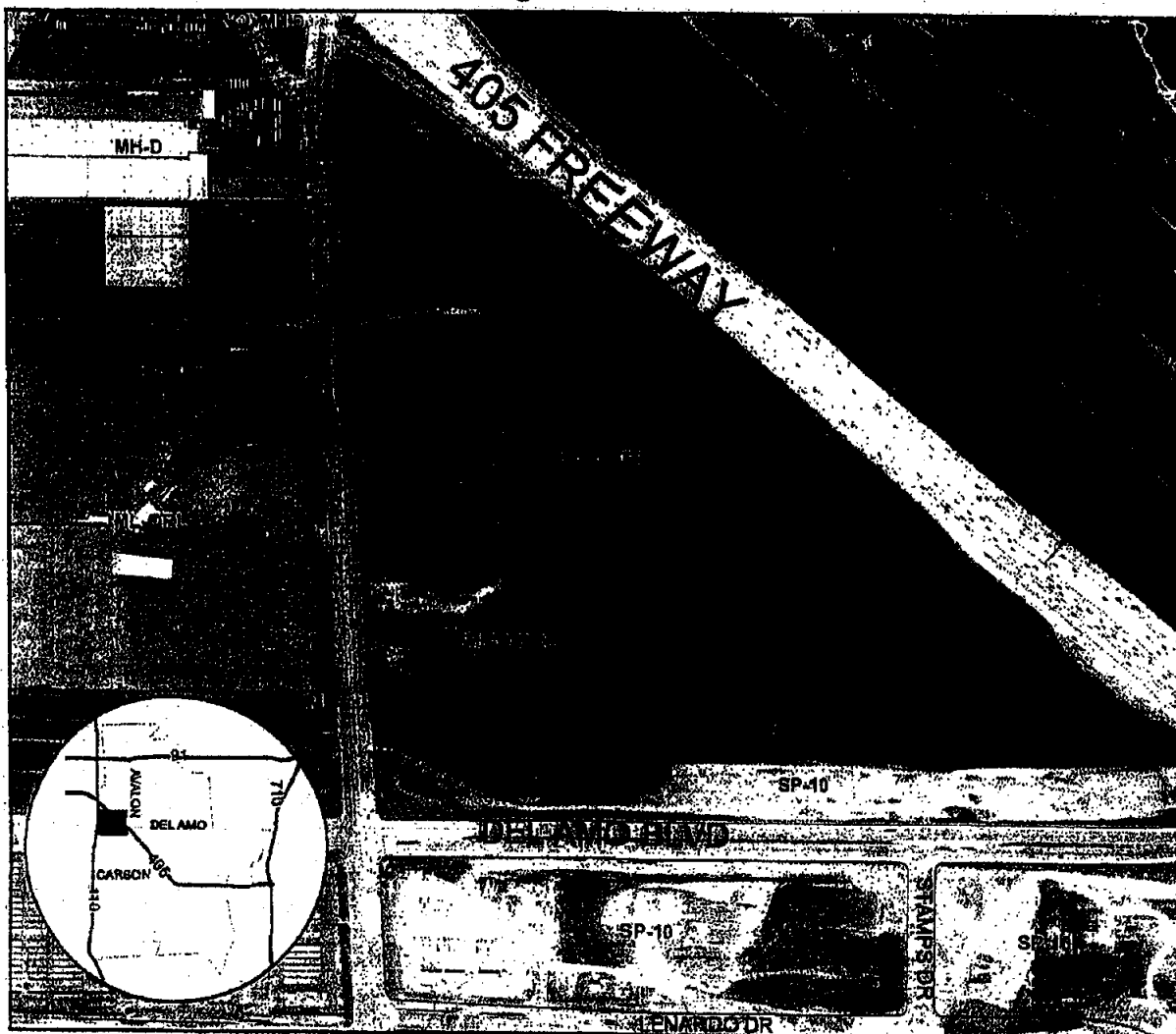
SOUTH 50° 25' 54" EAST 285.00 FEET; THENCE SOUTH 57° 56' 20" EAST 224.00 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 39° 45' 52" WEST 434.73 FEET; THENCE SOUTH 87° 04' 27" WEST TO THE EASTERLY LINE OF MAIN STREET, 80 FEET WIDE; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID MAIN STREET NORTH 2° 55' 33" WEST TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 10 FEET THEREOF IN MAIN STREET, AS SET FORTH IN DEEDS RECORDED SEPTEMBER 3, 1965 AS INSTRUMENT NO. 3722, SEPTEMBER 5, 1979 AS INSTRUMENT NO. 79-991527 AND OCTOBER 4, 1979 AS INSTRUMENT NO. 79-1114966, ALL OF OFFICIAL RECORDS.

APN: 7336-009-009



AMENDMENT TO THE ZONING MAP DESIGNATION

Zone Change Case No. 168-12

The site, as shown above, is currently designated as follows:

ZONING MAP: Commercial, General - Design Overlay - Organic Refuse Landfill and
Manufacturing, Light - Design Overlay - Organic Refuse Landfill

It is proposed that the site be amended to the following:

ZONING MAP: Commercial, Regional - Design Overlay - Organic Refuse Landfill

ADDRESS

19702 and 19220 Main St
Carson CA, 90745

[MORE]

7