

ORDINANCE NO. 13-1521

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING ZONE CHANGE CASE NO. 170-13 CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTY LOCATED AT 20795 S. MAIN STREET (APN 7336003029) FROM ML-ORL-D TO CG-ORL-D

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, the New Millennium Secondary School on behalf of the property owner Carson EL Camino LLC. with respect to the real property located at 20795 S. Main Street, as shown in Exhibit "A" attached hereto and as shown in Exhibit "B" attached hereto. The zoning of the subject property is proposed to change from ML-ORL-D (Manufacturing, Light –Organic Refuse Landfill- Design Overlay) to CG-ORL-D (Commercial, General-Organic Refuse Landfill-Design Overlay). The proposed zoning will be consistent with the General Plan Land Use designation of Mixed Use-Business Park.

Section 2. Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15070, Decision to Prepare a Negative Declaration or Mitigated Negative Declaration and an initial study was prepared and found that the project will not have a significant effect on the environment.

Section 3. The Planning Commission conducted a duly noticed public hearing on May 28, 2013, at 6:30 P.M. at the City Hall Council Chambers, 701 East Carson Street, Carson, California, regarding Zone Change Case No. 170-13 to change the zone of the subject property from ML-ORL-D to CG-ORL-D. A notice of the time, place and purpose of the aforesaid meeting was duly given. Following the aforesaid public hearing at which evidence was presented to and considered by said Commission, the Planning Commission voted to adopt the Negative Declaration and recommend approval of Zone Change No. 170-13 to the City Council.

Section 4. The City Council held a duly noticed public hearing on the Zone Change Case on June 18, 2013, at 6:00 P.M. at the City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of the time, place and purpose of the aforesaid meeting was duly given.

Section 5. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid meeting, including but not limited to staff reports, along with testimony received by the applicant and other members of the public.

Section 6. The City Council finds that the subject site is zoned ML-ORL-D (Manufacturing, Light –Organic Refuse Landfill-Design Overlay). The proposed zone change to CG-ORL-D (Commercial, General-Organic Refuse Landfill-Design Overlay) is warranted due to the following primary findings:

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1. The proposed zone change is consistent with the General Plan in that the Land Use designation is Mixed Use-Business Park. The zone change would be appropriate for the proposed use as a secondary school.

2. The site is located within an area suitable for a secondary school and there is available parking. The proposed secondary school will be an asset to the public in that it will provide educational opportunities to the surrounding neighborhoods.

3. The proposed project assists the City in meeting the General Plan goals and objectives of the Land Use Element by permitting an educational facility that can be used by Carson residents.

Section 7. The City Council finds that State Law requires compatibility between the land use designation of the General Plan and the zoning designation. The zone change from ML-ORL-D to CG-ORL-D is compatible with the General Plan Land Use Map designation of Mixed Use-Business Park.

Section 8. Based on the aforementioned findings, the City Council hereby adopts a Zone Change of a certain property to CG-ORL-D (Commercial, General-Organic Refuse Landfill-Design Overlay) as shown on Exhibit "A" attached hereto.

Section 9. 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 ____, 2013.

Mayor Jim Dear

ATTEST:

City Clerk Donesia L. Gause, CMC

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