

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 08-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1014-07 AND VARIANCE NO. 501-07, AND RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE CHANGE CASE NO. 158-08 FOR THE CONSTRUCTION OF THE HEMINGWAY PARK AQUATIC CENTER LOCATED AT 16700 S. AVALON BOULEVARD.

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, the City of Carson, with respect to real property located at 16700 S. Avalon Boulevard and described in Exhibit "A" attached hereto, requesting the construction of an aquatic center with a bathhouse, swimming pool, activity pool, slide pool and slides, mechanical building, and related facilities at Hemingway Park. The Design Overlay Review (DOR) is required because the subject property is zoned ML-D (Manufacturing, Light – Design Overlay); the Variance request is required for the reduction of the required front yard setback along San Pedro Street; and the Zone Change Case will change the zone from ML-D to OS (Open Space) for consistency with the Recreational Open Space land use designation as indicated in the General Plan.

A public hearing was duly held on February 12, 2008, at 6:30 P.M. at Carson City Hall, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The subject property is part of Hemingway Park and the proposed aquatic center would be consistent with the goals and policies of the General Plan with respect to the Recreational Open Space land use designation.
- b) The proposed aquatic center has been designed to accommodate the needs of the general public in terms of site planning, land coverage, landscaping, appearance and scale of structures. The proposed bathhouse building, walls, and swimming pools will be designed to be a harmonious and attractive development for the area.
- c) The project site is located in the westernmost portion of Hemingway Park between Avalon Boulevard to the west and San Pedro Street to the east. The site is physically constrained in that there are underground utility lines to the east along San Pedro Street, Southern California Edison (SCE) power lines to the south, and a capped oil well to the northeast of the proposed bathhouse. The City is in the process of vacated San Pedro Street south of the industrial properties to the north. However, the proposed project would still require that parking be located less than 10 feet from the San Pedro Street right-of-way. Since the project site is located at the terminus of San Pedro Street, the reduced front yard would not be conspicuous from Avalon

Boulevard. Furthermore, because of the irregular shape of the project site, providing a 10-foot setback along San Pedro Street would result in a reduced front yard setback along Avalon Boulevard where the project would be more visible to the public, or would result in the loss of parking spaces which would impact the operations of the aquatic center. Thus, the variance request is appropriate to accommodate the aquatic center and parking lot based on the size, shape, physical constraints, and location of the site.

- d) The proposed project provides adequate parking to accommodate the aquatic center. The aquatic center will be located on the western portion of Hemingway Park and access will be from Avalon Boulevard and San Pedro Street. The park's office, playground, basketball court, and tennis courts are accessible from Gardena Boulevard. Thus, the aquatic center is not expected to impact those other park amenities. The City recently vacated a portion of San Pedro Street in order to accommodate the parking and driveway area for the aquatic center. Circulation on the adjacent public streets will not be adversely impacted.
- e) Signage will be compatible with and appropriate for a public park. Directional signs will be provided for safety purposes.
- f) Pursuant to Carson Municipal Code Section 9172.13 regarding the recommendation of zone change to the City Council, the proposed zone change is consistent with the existing General Plan. The California Government Code requires that a city's zoning ordinance and map be consistent with its general plan land use element and map. The proposed Zone Change Case from ML-D to OS (Open Space) would make the zoning consistent with the General Plan Land Use Designation of Recreational Open Space, as well as consistent with the zoning for the rest of Hemingway Park. The OS zone would be more appropriate for an aquatic center located at a public park.
- g) Pursuant to the Redevelopment Plan for Redevelopment Project Area No. 4, the proposed project will be compatible with the surrounding area and an improvement to park services. Thus, the proposed aquatic center is consistent with the general intent of the Redevelopment Plan for the area.

Section 4. The Planning Commission further finds that the proposed aquatic center will not have a significant effect on the environment. The project site is located in an existing public park located in a developed area. The proposed project meets or exceeds all City standards for protection of the environment. Therefore, the proposed project is found to be an in-fill development project that is categorically exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15332.

Section 5. Based on the aforementioned findings, the Planning Commission hereby approves Design Overlay Review No. 1014-07 and Variance No. 501-07 and recommends approval to the City Council of Zone Change Case No. 158-08 for the construction of the Hemingway Park Aquatic Center for the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF FEBRUARY, 2008.

CHAIRMAN

ATTEST:

SECRETARY