



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 28, 2006

SUBJECT: General Plan Amendment No. 81-06

APPLICANT: City of Carson

PROPERTY OWNER: County Sanitation Districts of Los Angeles County  
515 Flower Street, Suite 1400  
Los Angeles, CA 90071

REQUEST: To approve General Plan Amendment No. 81-06 to change the General Plan designation from Light Industrial to Heavy Industrial

PROPERTY INVOLVED: 24327-24921 Main Street

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### **COMMISSION ACTION**

Concurred with staff

Did not concur with staff

Other

### **COMMISSIONERS' VOTE**

AYE	NO		AYE	NO	
		<b>Cottrell – Chairperson</b>			<b>Saenz</b>
		<b>Pulido – Vice-Chair</b>			<b>Tyus</b>
		<b>Faletogo</b>			<b>Verrett</b>
		<b>Graber</b>			<b>Wilson</b>
		<b>Hudson</b>			

## **I. Introduction**

The City of Carson is proposing to change the General Plan designation on property located at 24721-24327 Main Street from Light Industrial to Heavy Industrial (Exhibit No. 1). The property was the former Fletcher Oil Refinery. In 2000, the property was purchased by the County Sanitation Districts of Los Angeles County.

## **II. Background**

During the General Plan Update process, the Planning Commission recommended approval of a General Plan Land Use designation of Light Industrial on this property. The previous land use designation was Heavy Industrial. The Fletcher Oil and Refining Company (FORCO) was the previous owner. Although there are still some refinery structures on the site, the site has remained unused for many years. The Sanitation Districts Joint Water Pollution Control Plant (JWPCP) is located west of the site. Commercial and industrial uses are located east of Main Street. The property is zoned MH (Manufacturing, Heavy). The site is located in the Merged and Amended Redevelopment Project Area.

## **III. Analysis**

The General Plan Update provided a comprehensive evaluation of the city resulting in numerous changes in land use designations as shown on the General Plan Land Use Map. The Planning Commission recommended a Light Industrial designation for the property located at 24721-24327 Main Street. The Sanitation Districts did not have any specific plans at the time for the anticipated use of the site. The Planning Commission acknowledged the presence of single family homes in the immediate area and concluded that a Light Industrial designation would provide more desirable land use compatibility. The Planning Commission considered testimony from the Sanitation Districts suggesting that the subject property may, at some point, be needed for an expansion of the JWPCP. The Planning Commission determined that a future General Plan amendment to Heavy Industrial may be considered contingent upon review of a proposed Sanitation Districts project and associated environmental analysis. The City Council concurred with the Planning Commission and changed the designation on the former Fletcher Oil Refinery site to Light Industrial anticipating that the site could undergo review when a future use was proposed.

The Sanitation Districts also owns property located at 131 West Sepulveda Boulevard (Color Spot Property) north of the JWPCP. The General Plan designation is Low Density Residential and the property is zoned RA (Residential, Agricultural). This zone and land use designation allows the current wholesale nursery business. The designation of this property was not changed during the General Plan process.

The Sanitation Districts sought a Writ of Mandate with the Superior Court of the State of California to require the City to set aside their decision certifying a Final Environmental Impact Report, amending the City's General Plan which reclassified the FORCO property immediately adjacent to the JWPCP. The petition also

requested a Writ of Mandate setting aside inconsistent elements of the General Plan. The Sanitation Districts litigation goals included the change of designation for the FORCO property to Heavy Industrial and a change for Color Spot property to Light Industrial. The City participated in settlement discussions with the Sanitation Districts seeking to establish certain permitted and conditional land uses for the properties owned by the Sanitation Districts. The City Council determined that the settlement could not be finalized unless the Sanitation Districts was willing to modify their demands. As a result, the Sanitation Districts filed a lawsuit seeking to overturn the entire General Plan Update by alleging that the Environmental Impact Report (EIR) was deficient and that the General Plan did not meet legal requirements.

The Superior Court concluded that the Final EIR and the General Plan Update were adequate with the exception of a more detailed description of the potential expansion needs of the JWPCP facility within the Final EIR. As a result, the City is required to provide additional analysis and findings to support any change to the Sanitation Districts properties. The City received a court order from Superior Court setting aside and voiding the ordinances, resolutions, findings, determinations and decisions approving the adoption of the City of Carson General Plan Update and the certification of the Environmental Impact Report (EIR) for the classifications of the Districts' Joint Water Pollution Control Plant expansion properties consisting of the "FORCO" parcel and the "Color Spot" property (Exhibit No. 2).

Since the Color Spot property was never changed during the General Plan Update process, no action is required relative to this property. The General Plan land use designation will remain as Low Density Residential. The City is mandated to change the land use designation of the FORCO property to the previous General Plan land use designation of Heavy Industrial.

#### **IV. Environmental Review**

An Initial Study was prepared and it was determined if there would not be any significant impacts from the Genral Plan Amendment. A Negative Declaration was prepared, noticed and sent to the County Recorder's office for posting. The property owners and tenants within the affected and those within 500 feet of the corridor were noticed 20 days prior to the hearing.

#### **V. Conclusion**

The Superior Court Order states that in the event of any future reclassifications on the Sanitation Districts' property that an EIR be prepared that addresses the potentially significant environmental effects of the reclassification on the Districts' regional wastewater treatment system. The City is currently evaluating the potential for additional environmental analysis to support a Light Industrial land use for the FORCO property. If the City plans to study this property in the future for potential reclassification, appropriate environmental analysis, as required by the California Environmental Quality Act, will be prepared which addresses this issue.

**VI. Recommendation**

It is recommended:

- **APPROVE** the Negative Declaration
- **WAIVE** further reading and **ADOPT** Resolution No.\_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 81-06 TO THE CITY COUNCIL."

**VI. Exhibits**

1. Draft Resolution for General Plan Amendment No. 81-06
2. Superior Court Writ of Mandate dated July 28, 2006

**Prepared by:** \_\_\_\_\_  
Chris Ketz, Planning Consultant

**Approved by:** \_\_\_\_\_  
Sheri Repp, Planning Manager