



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: May 22, 2007

SUBJECT: Amend the Municipal Code to Establish a Mixed Use-Sepulveda Boulevard Zone District (MU-SB), Change the Zone from CG (Commercial, General) to MU – SB (Mixed-Use – Sepulveda Boulevard) (ZCC No. 156-07)

APPLICANT: City of Carson

REQUEST: To recommend approval for the establishment of the Mixed-Use Sepulveda zone district and the adoption of a Zone Change to Mixed Use-Sepulveda Boulevard for a portion of Sepulveda Boulevard

PROPERTY INVOLVED: South side of Sepulveda Boulevard 200 east of Marbella Avenue to 240' west of Avalon Boulevard (402 to 532 E. Sepulveda Boulevard)

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

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

Item No. 11B

I. Introduction

There are two actions being requested from the Planning Commission as follows:

1. *Adopt New Mixed Use Zone District for a portion of Sepulveda Boulevard*
The MU-SB (Mixed-Use - Sepulveda Boulevard) zone district is a new zone district. It will implement the General Plan land use designation of Mixed Use/Residential that has been applied to this area by adopting development standards and design guidelines for land use.
2. *Adopt an Ordinance to change the Zone Map for a portion of Sepulveda Boulevard to the new MU-SB zone district*
The MU-SB District will replace the existing CG (Commercial, General) on the south side of Sepulveda Boulevard from 200' east of Marbella Street to 240' west of Avalon Boulevard

II. Background

The preparation of the General Plan involved an interactive strategic planning approach consisting of a series of community meetings, city staff reviews, consultant coordination and consensus building.

The Planning Commission and City Council held workshops and public hearings over a period of four years on the future land use for Carson. Sepulveda Boulevard in this area was one of the study areas designated for additional study and discussion. The property is currently zoned CG (Commercial, General). There were discussions by the General Plan Action Committee (GPAC) as to keeping the area commercial, changing it to residential use or having a special designation to mixed use for this area. The consensus was to have the area designated mixed use which would allow multi-family residential use and limited commercial uses. It also allows the existing commercial uses to remain.

Anaylsis

Current Conditions

There is a mix of uses along this portion of Sepulveda Boulevard. There are two large vacant lots which have immediate potential for development. There is also a mixture of commercial and some residential uses. The commercial uses include an upholstery shop, a used appliance store, a bar, a combination liquor store and deli, an auto parts store and auto repair. There are some residential uses which may be illegal since they are not allowed in the CG (Commercial, General) zone. Many of the buildings are in disrepair and/or vacant. There are some garages both commercial and residential which front on the alley which parallels Sepulveda Boulevard. The alley is 10 feet wide at Avalon Boulevard adjacent to the vacant lot and widens to 15 feet west to Fries Avenue. Between Fries Avenue and Panama Avenue the alley is 10 feet wide but widens to 20' from this point west to Marbella Avenue. Anyone who develops property adjacent to the alley is required to dedicate 10 feet of right-of-way.

General Plan

The General Plan currently designates the portion of the property under consideration as Mixed Use. (See map Exhibit No. 1.)

The General Plan Land Use Element Policy LU-8.1 states:

“Amend the Zoning Ordinance to provide for those Mixed Use areas identified on the General Plan Land Use Plan.”

Zoning District

Currently the property is zoned CG (Commercial, General). (Exhibit No. 2) This allows a wide range of commercial uses and the commercial development standards apply to this zone. Under the new ordinance, the MU-SB (Mixed-Use -Sepulveda Boulevard) zone district will become the new zone designation. Only the uses and standards described in this zone will apply to the MU-SB zone district. This zoning district will allow residential uses, limited commercial uses or a combination of residential and commercial uses. Sepulveda Boulevard will have a unique code which permits development in a way that is envisioned by the General Plan and addresses the specific issues on Sepulveda Boulevard (i.e. the narrow depth of the lots). The proposed zone district area is shown on Exhibit No. 3.

Zoning Code

The zoning code sets the standards that must be followed when building on property within the various zone districts. It specifically lists uses which are permitted, uses which need a conditional use permit and prohibited uses. The MU-SB (Mixed Use-Sepulveda Boulevard) zone district will have all the components of the other zoning codes (i.e. yard setbacks, height limits, etc.) but it will be specific to the Sepulveda Boulevard. It is different than the Mixed Use – Carson Street zone because the property and goals for redeveloping this area are different. It is a much smaller area, it has an alley for rear access, and the lots are very shallow averaging 100 feet in depth. Large development projects would not be expected in this area, although there are vacant lots do offer potential for new development on the street and could act as a catalyst for redevelopment of other lots.

Development Standards and Guidelines

The proposed development standards have been included in an ordinance amendment to become part of the regulatory requirements for the MU-SB (Mixed Use-Sepulveda Boulevard) zone district. Development standards are mandatory and include density, uses, yards and height. The guidelines will also be part of this ordinance but guidelines are not mandatory like zoning codes. The Planning Commission, City Council and Redevelopment Agency will be encouraged to follow

the guidelines when reviewing development proposals. The proposed changes in the ordinance for Mixed-Use-Sepulveda Boulevard are listed in the following table. The entire ordinance is attached as Exhibit “B” to the Resolution. The draft Resolution is Exhibit 5 to the staff report.

An extensive list of Guidelines are proposed to be added to the Mixed-Use – Sepulveda Boulevard District. They are located under Section 9138.18 J. of the attached zoning code (Exhibit 4). The guidelines incorporate the principles of sustainable design. The guidelines will serve as best practices recommendations for all new development within this area. These guidelines are intended to promote a more sustainable built environment through specific design and construction techniques. Guidelines unlike standards are not mandatory.

The Guidelines include site design and development, building composition and architecture, conservation, public improvements, landscaping, and signs. They cover areas such as use of recycled materials, energy conservation techniques, and other recommendations that will upgrade the area and be environmentally friendly.

The proposed ordinance establishing permitted uses, site and development standards and design guidelines for Mixed-Use development on Sepulveda Boulevard conforms to the General Plan Map and Land Use Element. The adoption of the new zoning code for MU-SB (Mixed-Use – Sepulveda Boulevard) creates appropriate standards and guidelines to facilitate the orderly development of the Sepulveda Boulevard area. Zone Change Case No. 156-07 applies the new MU-SB zone district to specific properties by replacing the existing zone districts. The following is a table which lists the changes to the zoning standards. Standards that are new are in bold.

Proposed Changes to Zoning Standards		
Mixed Use – Sepulveda Boulevard District		
Topic	Existing Code	Proposed Code
Permitted Uses	Per Section 9131.1 of CMC	<p>Conditional Use Permit for</p> <p>Multi-family Residential; Residential Condominiums; Mixed-use (Residential/commercial);</p> <p>Live/Work (In live/work units, the ground floor space fronting the main entrance shall not be used for sleeping purposes.)</p> <p>Retail sales: Department stores,</p>

	variety stores, and specialized stores for apparel, items for personal use, household items, plants and flowers, supplies and small equipment for businesses, telephones, computers, antiques but no second hand items.	variety stores, and specialized stores for apparel, items for personal use, household items, plants and flowers, supplies and small equipment for businesses, telephones, computers, antiques but no second hand items.
	Retail Services: Barber Shop, beauty shop, reducing salon, manicure parlor. Clothing services-laundry or dry cleaning, self-service laundry, tailor, shoe repair.	Retail Services: Barber Shop, beauty shop, reducing salon, manicure parlor. Clothing services-laundry or dry cleaning, self-service laundry, tailor, shoe repair
	Animal services – dog clip and wash, veterinary office or clinic. Animal Hospital or kennel	Animal services – dog clip and wash, veterinary office or clinic Cup required for animal services. No animal hospital or kennel.
	Mechanical and repair services – Locksmith, watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair.	Mechanical and repair services – Locksmith, watch repair, small appliance repair, radio and television repair, computer repair, bicycle repair.
	Graphic arts services: Copying, printing blueprinting, photography, picture framing	Graphic arts services: Copying, printing blueprinting, photography, picture framing
	Recreation: Pool hall, billiards, card room, bowling alley, gymnasium	Recreation: Pool hall, billiards, card room Bowling alley and gymnasium not allowed.
	Offices	Offices
	Bank with Drive-thru facility	Bank with drive-thru facility not allowed
	Food Sales and Services	Food Sales and Services
Prohibited Uses for properties containing mixed-use developments or structures		public assembly for recreational facilities, drive-thru pharmacy.
Permitted uses in Live/Work Units		Professional office i.e. attorney, realtor, accountant, insurance agent, architect, engineer, artist or crafts person, consultant, travel agency
Prohibited Uses		Any use not fully enclosed in a

		<p>building, outside storage, arcade, massage parlor, drive-thru restaurants, bowling alley, driving skills course, in-door mini-mart or auction house, <i>night clubs or restaurants with entertainment, public assembly uses, including but not limited to churches, temples, or other places of religious worship, not associated with recreational areas designated for exclusive use or permitted residential uses. adult business establishments, vehicle sales and service</i></p> <p><i>(Note: uses shown in italics may cause existing businesses to be legal, nonconforming and subject to abatement)</i></p>
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Site Requirements		
Lot Area	Commercial Development – CG 5,000 sq. ft. minimum	Commercial Development – 10,000 sq. ft. minimum Mixed Use – 15,000 sq. ft. min. Residential only-10,000 sq.ft. min.
Lot Width	NA	100 ft. for mixed-use or residential
Lot depth	None.	100 ft.
Street Frontage and Access	None	30 ft.
Building Frontage	None	Minimum building frontage to be 70% of lot width; Building frontage not to exceed 150 feet per segment. A reduction in these requirements may be made subject to approval by the Planning Commission pursuant to Section 9172.23
Density	NA	25 du/acre for market rate residential; Affordable transit oriented

		development or senior housing may have higher density subject to review
Building Height		Max. – 3 stories 45 ft. for mixed-use and residential development; 4 stories 55 ft. for affordable or senior housing; 30 ft. for commercial development
Front Yard	20 feet or 20 percent of the lot depth	1st Floor Commercial/Live/Work -5 ft. 2nd Floor Commercial - 5 ft. 1st Floor Residential - 5 ft. 2nd Floor Residential - 5 ft. 3rd Floor Residential - 10 ft. 4th Floor Residential - 10 ft. On grade or partial subterranean garage 5 ft. Subterranean Garage 1 inch
Rear Yard	1 inch minimum, if more provided, it shall be at least 3 feet minimum	1st Floor Commercial/Live/Work -5 ft. 2nd Floor Commercial - 5 ft. 1st Floor Residential - 5 ft. 2nd Floor Residential - 5 ft. 3rd Floor Residential - 10 ft. 4th Floor Residential - 10 ft. On grade or partial subterranean garage 1 inch Subterranean garage 1 inch
Side Yard	10 feet if abutting a street No side yard is abutting other commercial property	1st Floor Residential 5 ft. 1st or 2nd Floor Commercial Interior 1 inch, 3 ft. or 5 ft., street side 5 ft. 3rd or 4th floor residential – 5 ft. On grade or partial subterranean parking garage Interior 1 inch or 3 ft. Subterranean Garage 1 inch If the interior side lot line for a commercial use is adjacent to a residential use, then a 10 ft. interior side yard is required.

Floor Area Ratio		Residential and Mixed use – 1.5 Ground floor commercial within a mixed use development Min – 0.15 Max – 0.7 Subterranean garages are not counted in FAR Partially subterranean garages are calculated at 50% of the gross floor area
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Off Street Parking		Live/work uses shall require 2 parking spaces per unit for units under 2500 sq. ft. Larger units require 2 space for residential plus the number of spaces required for commercial activities.
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Public Improvements

The alley running along the rear property lines could provide access to the properties in the proposed MU-SB District so the curb cuts on Sepulveda Boulevard could be minimized. The alley needs additional dedication and improvement. There are street lights running along the southern side of the alley. As the property develops applicants will be asked to dedicate 10 feet of right-of-way to the alley and improve the portion of the alley which is adjacent to their property. Staff will contact the Redevelopment Department to see if assistance could be provided in widening and improving the alley to provide safe access to the adjacent properties. The alley also provides access to garages on the south side of the alley. The improvement of the alley and increased usage by residents and commercial customers and employees will reduce the incidence of crime by providing more people watching the alley.

III. Environmental Review

An Environmental Impact Report (EIR) SCH No. 2001091120 was prepared to analyze the impacts of General Plan Amendment. The changes included in the Sepulveda Boulevard Mixed-Use District Master Plan were analyzed as part of the EIR. The Final EIR was certified by the City Council on October 11, 2004. An Initial Study was prepared and it was determined if there would not be any additional impacts which were not anticipated in the General Plan EIR. 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.

IV. Conclusion

The General Plan was prepared with community input and participation. A new land use designative, Mixed-Use - Residential was adopted for the area. Adopting a special zone, Mixed-Use-Sepulveda Boulevard, developed specifically for this area and changing the zoning on this portion of Sepulveda Boulevard will bring the zoning into conformance with the adopted General Plan as required by State law.

V. Recommendation

It is recommended:

1. That the Planning Commission open the public hearing, and take public testimony.
2. That the Planning Commission make a recommendation that the Redevelopment Agency consider improvements to the alley that serves the Mixed-Use-Sepulveda Boulevard District.
3. That the Planning Commission continue the public hearing to June 12, 2007 and provide direction to staff for preparation of the necessary resolution forwarding a recommendation to the City Council.

VI. Exhibits

1. General Plan Map
2. Existing Zoning Map
3. Propose Zone Change Map
4. Initial Study and Negative Declaration

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Approved by: _____
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