



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: February 12, 2008

SUBJECT: Zone Change No. 157-07

APPLICANT: City of Carson

REQUEST: **To approve Zone Change Case No. 157-07 to allow the zoning on several parcels throughout the city to be in conformance with the General Plan**

PROPERTY INVOLVED: Various locations

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo - Chairperson			Saenz
		Hudson – Vice-Chair			Verrett
		Cannon			
		Graber			

I. Introduction

On January 22, 2008, a public hearing was held on the following zoning changes which will bring the zoning on certain properties into conformance with the General Plan. The changes in this request focus on rezoning nine groups of properties. For clarity, staff labeled the different properties within an alphabetical listing of groups from “A” to “I”.

	Address	Description
157-07 A	2442 East Carson Street	ML (Manufacturing, Light) to MH (Manufacturing, Heavy).
157-07 B	505, 523 and 539 East Lomita Boulevard	RS (Residential, single-family) to RM- 25 (Residential, multi-family-25 dwelling units per acre).
157-07 C	110-250 East Sepulveda Boulevard	ML-D (Manufacturing, Light - Design Overlay Review) to CG (Commercial, General – Design Overlay Review)
157-07 D	21205 Main Street	MH-D (Manufacturing, Heavy – Design Overlay Review) to ML-D (Manufacturing, light – Design Overlay Review)
157-07 E	722-750 Alondra Boulevard 16117 Haskins Lane	CG (Commercial, General) to RM-12 (Residential, multi-family – 12 units per acre)
157-07 F	DWP right-of-way between 223 rd Street and Sepulveda Boulevard (east of Avalon Boulevard)	OS (Open Space) to MH (Manufacturing, Heavy)
157-07 G	Dominguez Channel	MH-D (Manufacturing, Heavy – Design Overlay Review) and ML-D (Manufacturing, light – Design Overlay Review) to Open Space
157-07 H	16403-16435 Ishida Avenue 16404-16434 Ishida Avenue 701-715 E. Gardena Boulevard 642-716 Alondra Boulevard 16100-16422 S. Avalon Boulevard	MH-D (Manufacturing, Heavy – Design Overlay Review) to ML-D (Manufacturing, light – Design Overlay Review)
157-07 I	3025 E. Dominguez Street	MH-D (Manufacturing, Heavy – Design Overlay Review) to ML-D (Manufacturing, light – Design Overlay Review)

II. Background

On January 22, 2008, a public hearing, there were questions raised on the rezoning of 157-07 E. Exhibit 1. The Planning Commission continued the zone change to allow staff time to meet with the prospective property owners.

III. Analysis

Staff met with Alondra Properties, LLC to discuss their recent purchase of Avalon Glass & Mirror Company located at 642 E. Alondra Boulevard and potential purchase of properties located at 642 E. Alondra Boulevard, 716 E. Alondra Boulevard and 722-742 E. Alondra Boulevard. They indicated an interest to expand the glass business by adding a building on the property located at 716 E. Alondra Boulevard, which is located immediately east of the existing business. The properties located at 642 and 716 E. Alondra Boulevard are located in the ML (Manufacturing, Light) zone district. The glass company is a legal use in the ML zone. The expansion plan could involve the properties located at 722-742 E. Alondra Boulevard, necessitating review of existing zoning and General Plan designations.

If the properties at 730 and 742 East Alondra Boulevard remain CG (Commercial, General) then these lots could be used for the parking for the expanded business. Staff is recommending that the two lots remain CG (Commercial, General) to facilitate the possible acquisition and future expansion plans. Alondra Properties, LLC has been advised that any expansion of industrial use or parking to these properties would require the requisite zone change and General Plan amendment. The proposed land purchase also involves a property located in the RS (Residential, Single-Family) zone district. Alondra Properties, LLC has been advised that this property could be developed with a home or, if added to the expansion plans, would be subject to a zone change and General Plan amendment along with the necessary development entitlements.

Staff believes that there is sufficient interest from Alondra Properties, LLC to warrant the removal of properties located at 730-742 E. Alondra Boulevard from ZCC No. 157-07. Staff recommends that the properties located at 750 E. Alondra Boulevard and 16117 Haskins Lane remain in ZCC No 157-07 to complete the change from CG (Commercial, General) to RM-12 (Residential, Medium density-12 units per acre). Should Alondra Properties, LLC fail to complete the land purchase, staff will evaluate the need to reinstate a zone change for the two properties. The recent illegal use of the subject properties for truck parking has been eliminated.

Staff recommends that the remaining eight areas identified in ZCC No. 157-07 should be changed as originally proposed.

III. Environmental Review

Draft Environmental Impact Report (EIR) SCH No. 2001091120 was prepared to analyze the impacts of the General Plan. The City Council certified the General Plan

EIR in October 2004. The zone changes proposed in this request were analyzed as part of that document.

IV. Conclusion

Staff recommends that the Planning Commission recommend that the City Council approve the proposed zoning changes with the proposed revision to ZCC No. 157-07 H. These changes will bring the properties into conformance with the General Plan as required by State law. The two lots remaining CG (Commercial, General) will either require a General Plan Amendment to bring the General Plan into conformance with the existing zoning or initiation of a subsequent zone change to apply the RM zone district to the existing General Plan designation of Medium Density Residential.

V. Recommendation

That the Planning Commission:

- RECOMMEND APPROVAL of Resolution No. ___ to the City Council to bring the zoning of certain properties into conformance with the General Plan;

VI. Exhibits

1. Proposed Zone Change Map - ZCC 157-07 E
2. Revised Zone Change Map - ZCC 157-07 E
3. Letter from Peterson Law Group dated February 6, 2008
4. Draft Resolution of the Planning Commission recommending approval of ZCC No. 157-07

Prepared by: _____
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Approved by: _____
Sheri Repp, Planning Manager