CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING:	March 10, 2011
SUBJECT:	Zone Change Case No. 164-11
APPLICANT:	City of Carson
REQUEST:	To change the zone designation of certain properties from ML (Manufacturing, Light) to ML-D (Manufacturing, Light – Design Overlay)
PROPERTY INVOLVED:	Certain properties in the northwest section of Carson comprising the subject area which is approximately 24.4 acres and generally bounded by Alondra Boulevard on the north, Avalon Boulevard on the east, Gardena Boulevard on the south, and Maple Avenue on the west.

COMMISSION ACTION

____ Concurred with staff

____ Did not concur with staff

____ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			**Gordon**
		Vice-Chair Park			**Saenz**
		Brimmer			**Schaefer**
		Diaz			**Verrett**
		Goolsby			

Item No. 11A

I. Introduction

The proposal is to add certain properties to the Design Overlay district through the zone change process. The proposal is in conformance with the General Plan requirement that the subject area have limited truck activities. The inclusion of certain properties within the Design Overlay district would allow Site Plan and Design Review to occur in which development of said properties would be reviewed for compliance with the General Plan requirement of having limited truck activities among other things. The changes in this request focus on rezoning properties as follows:

Existing	Proposed
ML (Manufacturing, Light)	ML-D (Manufacturing, Light – Design Overlay Review)

The properties associated with the zone change are located in the northwest area of the City (Exhibit 1), comprising approximately 24.4 acres in area, and are generally bounded by Alondra Boulevard to the north, Avalon Boulevard to the east, Gardena Boulevard to the south, and Maple Avenue to the west. The subject area is located in the Carson Consolidated Redevelopment Project Area, but is not currently subject to Site Plan and Design Review. An Environmental Impact Report was prepared and approved for the General Plan (SCH #2001091120) which analyzed the proposed changes.

II. Background

In October 2004, the City Council approved changes to the General Plan Land Use Element based upon public input gathered from numerous commission and committee meetings, workshops, and public hearings conducted between 1997 and 2004. Changes to the General Plan designations resulted in a number of properties in which the zoning is not consistent with the General Plan. State Law requires that the zoning for a property be consistent with the General Plan. A series of zone changes have been approved to provide consistency between the Carson Municipal Code and General Plan. The subject area represents one of the few remaining areas to be addressed.

The properties identified in this report were described during the General Plan update study process as Special Study Area No. 12b and the portion of Study Area No. 23 west of Avalon Boulevard (Exhibit No. 2). On October 5, 2004, in response to concerns with applying a Business Park designation, the City Council reviewed an alternative to retain the Light Industrial designation and include a policy within the Land Use Element that encourages non-truck intensive uses (Exhibit No. 3). As shown in the adopted Land Use Element, associated policies and implementation strategies were identified and the Land Use Map identified this area for "Limited Truck Activity."

III. Analysis

Design Overlay ("D") District

The properties which make up the subject area are proposed to be given a Design Overlay ("D") designation in conjunction with the ML (Manufacturing, Light) zoning designation. The Design Overlay designation requires that new development be subject to Carson Municipal Code (CMC) Section 9172.23, Site Plan and Design Review. This type of permit is commonly referred to as a Design Overlay Review (DOR). A DOR requires that a development plan be submitted and approved according to procedures contained in CMC Section 9172.23 before any grading permit, electrical permit, plumbing permit or building permit is issued, or sign installed, which involves significant exterior changes in the opinion of the Director. A development valuation exceeding $50,000 requires the development plan to be reviewed by the Planning Commission by way of a public hearing.

The record shows that the Planning Commission and City Council were concerned about the impacts of truck uses in this area. There are several large properties that could be developed for large warehouse distribution uses. By limiting truck intensive uses, the intent is to attract manufacturing, service and small and mid-size businesses. The existing zone designation for the properties does not provide for any discretionary review unless the subject use requires approval of a conditional use permit. Most truck intensive uses do not require a conditional use permit. Staff believes that the DOR process would provide an appropriate review for future development. Staff recommends that the Planning Commission approve Zone Change Case No. 164-11 to have the zoning of the subject properties be designated within a design review district to provide consistency with the Land Use Element of the General Plan.

General Plan

The General Plan Land Use Map designates the subject area for Light Industrial Use and the Land Use Element map displays a "Limited Truck Activity" overlay for the area. The City Council and the Planning Commission considered the best future use for the area and the impact that truck-intensive uses would have on existing and future development in the area. The General Plan Land Use Element contains goals and objectives, and implementation measures intended to accomplish them, as adopted pursuant to City Council policy direction. The following are specific goals and objectives as they directly relate to limiting truck activity in the subject area (LU = Land Use Policy, IM = Implementation Measure):

LU-6.8: "Manage Truck-intensive Uses"

LU-IM 6.8: "Analyze the Zoning Ordinance for truck-intensive uses, determine how such uses may impact other land uses, traffic, and truck routes, and make changes as necessary to the permitted uses and the review processes required. Such changes shall include a jobs and fiscal

impact report to determine affects of the proposed changes to uses permitted and review processes required."

The change in zoning for the subject properties from ML to ML-D brings the zoning into conformance with the General Plan Land Use Map and with the associated implementation measure for managing truck-intensive uses. The overlay of a "D" designation to an already existing ML zone will require discretionary review for new development within the zone. Discretionary review will also provide a more comprehensive review of off-site improvements such as street trees, new curb, gutter and ADA-compliant sidewalk (adequate width, wheelchair accessible corners and driveways), undergrounding of utilities connecting to the site, streetlights, and/or landscaping. The addition of a "D" overlay zoning designation is expected to achieve better design standards and facilitate public discussion of the highest and best use for the properties. The zone change also addresses the following provisions in the General Plan:

LU-7.1: "Periodically review, and amend if necessary, the City's Zoning Ordinance to ensure the compatibility of uses allowed within each zoning district."

LU-IM-7.2: "Amend the Zoning Ordinance to accommodate the Office Park, Business Park, Mixed Use, General Open Space, and Recreational Open Space land use designations. And amend the Zoning Map to be consistent with the adopted General Plan Map. In addition, review and amend the Zoning Ordinance to: clarify permitted and conditionally permitted uses in all districts (i.e., churches and other uses); and to address non-conforming uses."

Rezoning the subject area from ML to ML-D accomplishes the goal set forth in LU-7.1 by ensuring compatibility of existing uses allowed within the ML zone through the discretionary review process. The proposed zoning change is in conformance with Land Use Element of the General Plan.

III. Environmental Review

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 2005. The zone change proposed in this request was analyzed as part of that document. Each future development project proposed within the subject area and considered through the application of a discretionary review will require additional review to assess its individual impact(s) on the environment. An initial study and an appropriate environmental determination will be made for each new development project within the subject area as applications are accepted.

V. Recommendation

The Planning Commission:

1. RECOMMEND APPROVAL to the City Council of Zone Change Case No. 164-11 to change the zoning on certain properties to ML-D (Manufacturing, Light), thereby bringing the zoning for those properties into conformance with the General Plan.

2. WAIVE further reading and ADOPT Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE CASE NO. 164-11 AFFECTING CERTAIN PROPERTIES IN THE NORTHWEST AREA OF THE CITY CHANGING THE EXISTING ZONING DESIGNATION OF ML (MANUFACTURING, LIGHT) TO ML-D (MANUFACTURING, LIGHT – DESIGN OVERLAY)."

IV. Exhibits

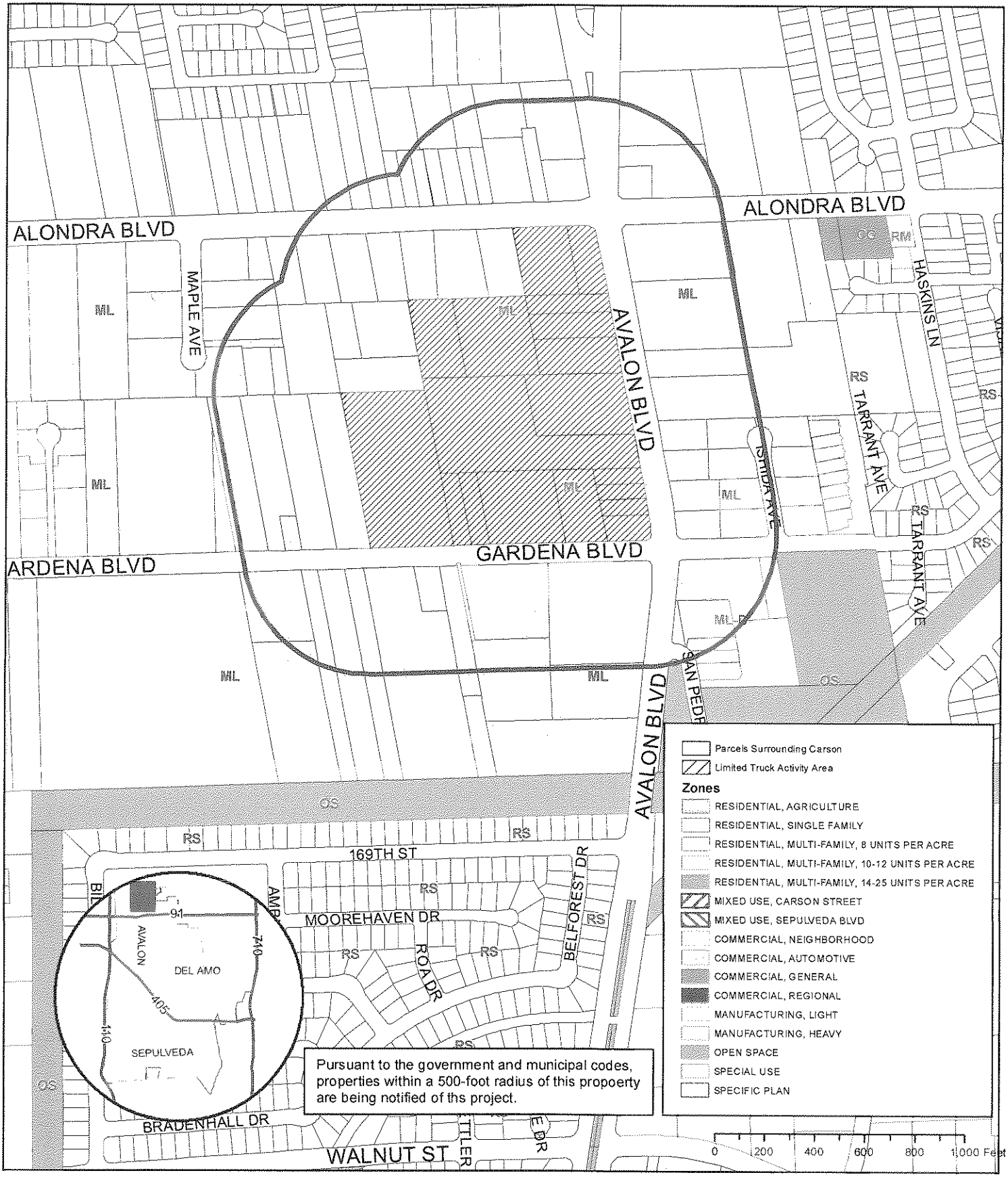
1. Zoning Map of Subject Properties
2. General Plan Map for Special Study Areas No. 12b and 23
3. October 5, 2004 City Council Staff Report
4. Draft Resolution of the Planning Commission

Prepared by: _____
Steven Newberg, AICP, Associate Planner

Reviewed by: _____
John F. Signo, AICP, Senior Planner

Approved by: _____
Sheri Repp-Loadsman, Planning Officer

sn: zcc16411p_031011



City of Carson
500 Foot Radius Map
ZCC 164-11:
Concerning Limited Truck Activity

EXHIBIT NO. 1 -

Date Printed: Tuesday, February 22, 2011
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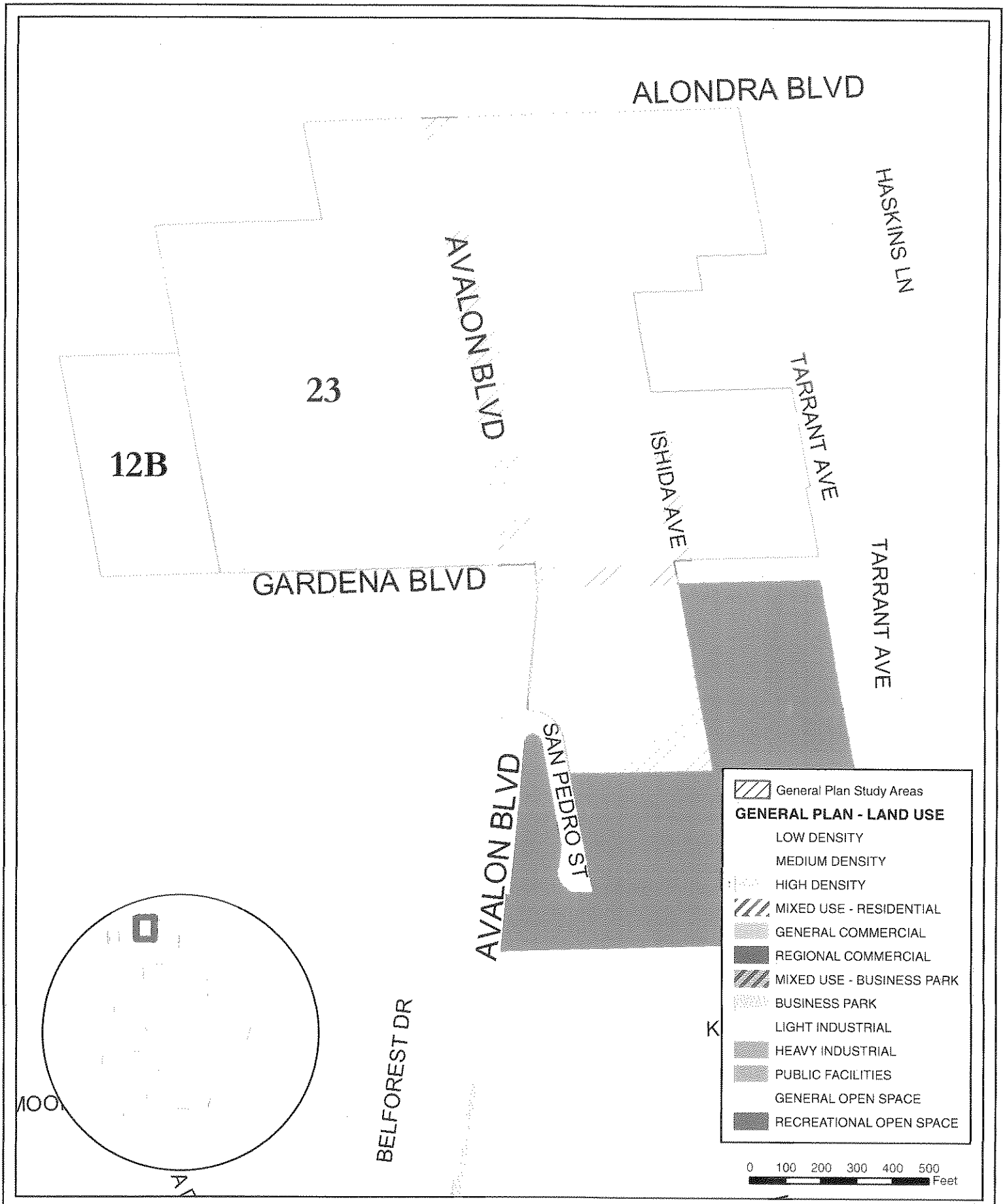

City of Carson

EXHIBIT NO. 2

General Plan Study Areas 12B and 23

Date Printed: 03/03/2011
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City of Carson
Report to Mayor and City Council

October 5, 2004
Unfinished Business

SUBJECT: RESOLUTION NO. 04-089; GENERAL PLAN AMENDMENT NO. 02-12-071, UPDATING THE GENERAL PLAN

Submitted by M. Victor Rollinger
Acting Development Services General Manager

Approved by Jerome G. Groomes
City Manager

I. SUMMARY

The City Council held a public hearing on May 18, 2004 and June 15, 2004 to receive public testimony. On June 15, 2004, the public hearing was closed and consideration continued to July 6, 2004, July 20, 2004 and September 7, 2004 (canceled). Workshops were held on September 14, 2004 and September 20, 2004 to more fully discuss the alternatives. The City Council is requested to take action on the staff and Planning Commission recommendations and adopt the resolution.

II. RECOMMENDATION

TAKE the following actions:

1. **TAKE** action on staff and Planning Commission recommendations (Exhibit No. 3).
2. **WAIVE** further reading and **ADOPT** Resolution No. 04-089, "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. 02-12-071 (GENERAL PLAN UPDATE), CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPTING THE MITIGATION MONITORING PROGRAM AND STATEMENT OF OVERRIDING CONSIDERATIONS CONCERNING THE GENERAL PLAN UPDATE FOR THE CITY OF CARSON.**"

III. ALTERNATIVES

1. Provide further direction to the staff concerning needed research or information. A public hearing may be required if new information is required.
2. Take other action as deemed necessary.

IV. BACKGROUND

The first public hearing by the City Council was held May 18, 2004. The City Council continued the public hearing to June 15, 2004. An informal session was

EXHIBIT NO. 3 -

held on June 10, 2004 to provide public information on the General Plan Update. On June 15th, the City Council took testimony and then closed the public hearing and requested that consideration be continued to July 6, 2004, July 20, 2004 and September 7, 2004 (canceled). Workshops were held on September 14, 2004 and September 20, 2004 resulting in consensus on most remaining issue areas. The following chart summarizes the direction provided by the City Council during the September 20, 2004 workshop:

Study Area	Existing General Plan	Planning Commission Recommendation	Staff Recommendation	City Council Revisions
1 & 2	MD	MD	Approved by prior GPA	Concur
3	GC	GC/MD	GC/MU-R	*Under consideration for MU-R or MU-BP*
4	LD	HD	Same as Planning Commission	Concur
5	LD/MD/ HD/GC/ RC	MU-R/RC	Same as Planning Commission	Area 5A: Concur for APN Nos. 7335010068, 7335010903, 7337011015, 7337011016, 7337011032, 7337011038 Area 5: Concur for remaining area
6	LI	GC/BP/LI	GC/LI	Concur with staff recommendation
7	HI	LI	Same as Planning Commission	Concur
8ABC	HI/LI	MU-BP	Same as Planning Commission	Concur
9A	LI/HI	LI/HI	Same as Planning Commission	Concur

9B	HI/PF	LI/PF/GC	Same as Planning Commission	Concur with PF and CG Retain HI except LI for APN Nos. 7339012011, -012, -017, -019, -020, -021, -022 and 7339013009, -016, -017, -018, -020, -021, -024
10A	LD/HD/ GC/LI	LD/HD/LI	Same as Planning Commission	Concur
10B	GC	GC/MD	Same as Planning Commission	Entire area GC
10C	LI	No change	Same as Planning Commission	Concur
11	RC/LI	MU-BP	Same as Planning Commission	Concur
12A	LI	No change	Same as Planning Commission	Concur
12B	LI	BP	Same as Planning Commission	*Under consideration for possible BP or LI*
13	HI	GC/LI	Same as Planning Commission	*Under consideration for Western area MU-R Eastern area ML*
13A	HI		GC	Concur
14	LI/HI	No change	All LD-facing perimeter to LI	Concur with Planning Commission except DWP right of way to HI
15	LI	No change	Same as Planning Commission	Concur

16	LI/HI/PF	RC/BP/PF	RC/BP/PF/HI	Concur with staff recommendation
17	HD	No change	Same as Planning Commission	Concur
18	HI	HI/LI/LD/BP	Same with small adjustment of HI	*Under consideration for BP to be designated LI*
19	GC/LI	MU-BP	Same as Planning Commission	Concur
20	GC	No change	Same as Planning Commission	*Under consideration for GC or MU-R*
21	GC	MU-R	Same as Planning Commission	Concur
22	LD/LI	LD/BP	LD/LI/GC	Concur with Planning Commission except GC for APN Nos. 7406025020 and -021
22A	LI		LI or BP; same as S.A. 22	Retain as LI
23	LI/HI	BP/LI	Same as Planning Commission	*Under consideration for possible BP or LI*
24	LD/GC/ LI	LD/BP	LD/BP/MD	Retain existing designation and provide for further study
25	RC	MU-R	Same as Planning Commission	Concur
26	GC/HD/ LD	BP/LD	Same as Planning Commission	Concur
27	LI	HI	Same as Planning Commission	Concur

28	LI	GC	Same as Planning Commission	Concur
29	LD	GC	Same as Planning Commission	Retain LD
30	LI	GC	Same as Planning Commission	Concur
31	Industrial (LA Co.)	HI/LI/HD	Same as Planning Commission	Concur
32	GC	MD	Same as Planning Commission	Concur
33	GC	RC	Same as Planning Commission	Concur
34	GC	No change	Same as Planning Commission	Concur
35	MD	MD	Approved by prior GPA	Concur
36	GC	LD	Same as Planning Commission	Concur
37	HI	LI	Same as Planning Commission	Concur

Legend:

LD	Low Density Residential (1-8 dwelling units/acre)
MD	Medium Density Residential (9-12 dwelling units/acre)
HD	High Density Residential (13-25 dwelling units/acre)
GC	General Commercial
RC	Regional Commercial
OP	Office Park
BP	Business Park
MU-R	Mixed Use – Residential (Commercial/Residential)
MU-BP	Mixed Use – Business Park (Commercial/Business Park)
LI	Light Industrial
HI	Heavy Industrial
GOS	General Open Space
ROS	Regional Open Space
PF	Public Facilities

The City Council also requested the following text revision in addition to those recommended by the Planning Commission and staff (Exhibit C to Resolution):

LU-IM-6.8 Analyze the Zoning Ordinance for truck-intensive uses, determine how such uses may impact other land uses, traffic, and truck routes, consider fiscal impact and employment analysis for possible changes to the uses permitted and the review process required, and make changes as necessary to the uses permitted and the review process required.

V. MAJOR ISSUES

The following study areas were deferred by the City Council to allow for further consideration of potential development opportunities and impacts to existing businesses. Staff has conducted further research and discussed land use and development options with some of the affected property owners. The staff recommendation has changed in some cases as a result of these discussions. The City Council is requested to provide specific action relative to each of these study areas. The Council action will be added to Exhibit C of the draft Resolution.

Study Area 3 – Sepulveda Boulevard

Existing General Plan: GC
Planning Commission Recommendation: GC/MD
Staff Recommendation: GC/MU-R

Alternatives/Discussion: Concerns were raised that the area proposed for Medium Density Residential may negatively impact existing businesses. By allowing a MU-R designation, commercial uses would still be allowed. New residential uses would be permitted subject to adoption of zoning standards for the district. Staff would prepare the necessary ordinance amendment to establish site development and general development standards including, but not limited to, height, open space, setbacks and parking. The possibility of residential development has generated interest in removing older, deteriorated commercial uses and development of vacant properties.

The City Council discussed consideration of MU-BP in lieu of the MU-R designation. The Business Park designation would allow for limited industrial uses. Based upon current market conditions and the adjacent single-family homes, staff believes that the MU-R designation would likely provide for more immediate and positive development. Future traffic volumes with General Plan growth indicate that Sepulveda Boulevard will operate with acceptable levels of service (LOS) for the morning hours. During the evening hours, the street

sections between Figueroa Street and Avalon Boulevard will operate at LOS E and F. Sepulveda Boulevard traffic volumes are projected to be less than Carson Street, which is also designated as a mixed-use residential district.

Study Area 13 – Dominguez Hills Village (East of Central Avenue)

Existing General Plan: HI
Planning Commission Recommendation: GC/LI
Staff Recommendation: MU-R for western area and LI for eastern area

Alternatives/Discussion: The property currently occupied by a large warehouse is proposed to remain LI. The City Council expressed an interest to consider MU-R for the western area. The Dominguez Hills Village Specific Plan currently designates a minimum 5 acres of this area to be utilized as a commercial center. The remaining 2 acres were designated for the location of oil storage tanks associated with the oil well operations. The oil production has been discontinued. Therefore, the need for the Heavy Industrial designation no longer appears necessary for this 2-acre area. The subject area is located along the north-western portion of Study Area 13 immediately south of the boundary with the City of Compton. The Planning Commission recommendation was for the entire western area to be GC. The MU-R designation would provide increased flexibility by allowing residential uses. Several developers have expressed interest in developing residential in conjunction with the commercial development.

Study Area 18 – Shell Oil Property

Existing General Plan: HI
Planning Commission Recommendation: HI/LI/LD/BP
Staff Recommendation: HI/LI/LD/BP (same as P/C with small adjustment to HI)

Alternatives/Discussion: The former Shell Oil refinery property is a prime opportunity for future development. Both staff and the Planning Commission recommend that the area facing Del Amo Boulevard be designated as Business Park. The anticipated uses would include office, R&D and certain commercial uses. Low Density residential is proposed for the 40-acre farmland area located adjacent to 213th Street. Staff recommends a minor modification to the Planning Commission recommendation related to the area designated as Heavy Industrial and Light Industrial to allow the recent development of Shell's ethanol distribution facility to remain in the Heavy Industrial designation. Shell requests that the entire area be designated as Heavy Industrial and Light Industrial.

The City Council discussed consideration of LI in lieu of the BP for the property facing Del Amo Boulevard. Staff met with representatives of Shell Oil on

September 22, 2004 to discuss development alternatives. At this time, Shell Oil is exploring a lease for a large wholesale automobile auction facility. Approximately 300 jobs would be associated with the use. The use would generate limited traffic and would involve the sale of vehicles between licensed dealers. Shell Oil indicates that the use would be beneficial since the site would be capped with asphalt thereby facilitating remediation efforts. In addition, weeds and dust would be controlled. The term of the lease is anticipated to be between 20 to 25 years. The BP designation could allow for the use. Staff would recommend that the primary buildings should be located along Del Amo Boulevard. However, Shell Oil is not sure if the buildings can be located in this area due to existing rail service and contamination issues.

The LI designation would be preferred by Shell Oil to preserve opportunities to consider the wholesale automobile auction use or other industrial uses. While staff believes the BP designation would provide a better land use for the area, the LI designation could allow for a more immediate use of the property due to the demand for industrial buildings and the potential for certain outdoor storage uses. The Shell property is one of the last remaining large properties in the city. The LI designation could allow for uses similar to the Dominguez Technology Center and other industrial buildings located to the east. The opportunity for warehouse and distribution uses to locate to the property could significantly increase the number of trucks utilizing Del Amo Boulevard and Wilmington Avenue.

Study Area 20 – Albertoni Street

Existing General Plan: GC
Planning Commission Recommendation: GC
Staff Recommendation: GC

Alternatives/Discussion: Several recent commercial developments have been completed including the Extended Stay America and Jack in the Box. Future development will include an AM/PM fueling station and potentially a full service restaurant. The Redevelopment Agency owns the vacant property at the corner of Avalon Boulevard and Albertoni Street. Proposals have been received from four developers. The Redevelopment Agency will be requested to consider these proposals in the near future. The City Council discussed consideration of a MU-R designation in lieu of the GC designation. The MU-R designation would provide increased flexibility by allowing residential uses. However, the area is isolated and may not be well suited for residential uses. The City Council may want to consider a future change to the land use designation if there is a favorable residential or mixed-use development.

Study Area 23 and 12B – Industrial area located south of Alondra Boulevard and the Rancho Dominguez Mobilehome Park

Existing General Plan: LI/HI
Planning Commission Recommendation: BP/LI
Staff Recommendation: BP/LI (same as PC)

Alternatives/Discussion: The property owner of the larger vacant site (Evergreen) located west of Avalon Boulevard requests that the property be retained as Light Industrial. Staff acknowledges that a Business Park designation limits the types of development and businesses that can occupy the property. There is concern that a Light Industrial designation could allow for large warehouse uses with significant truck-related activities. An alternative would be to retain the Light Industrial designation and include a policy within the Land Use Element that encourages uses that are not truck intensive.

Staff contacted a representative of Evergreen on September 27, 2004 to discuss current development alternatives under review. The scenarios vary from a business park to light industrial park. The expected land value increases with the light industrial designation due to the ability to support warehouse and distribution uses. Staff advised that a large distribution facility would be unlikely even if the LI designation were retained. The property owner appears favorable to considering a light industrial development with limitations on the number of loading doors.

The City Council also mentioned an interest in utilizing a BP designation for the properties located east of Avalon Boulevard. Staff contacted a number of the property owners and businesses. There are several properties that would likely become legal, nonconforming under the BP designation (i.e., Avalon Glass). Staff would not recommend that the area be changed from HI to BP.

Study Area 24 – East side of Main Street (north of 213th Street)

Existing General Plan: LD/GC/LI
Planning Commission Recommendation: LD/BP
Staff Recommendation: LD/BP/MD

Alternatives/Discussion: No change is recommended to the Low Density Residential designation for the properties immediately west of Shearer Avenue. Interest was expressed by the City Council to consider residential uses for those properties facing Main Street. The Planning Commission recommended Business Park for the Main Street properties. The staff recommendation provides a minor change by specifying the southern 5 lots (staff initially stated 6) along Main Street to Medium Density Residential. The properties are currently in the

Commercial General designation and are occupied by a 6-unit apartment complex, two light industrial buildings and vacant land. The industrial buildings would become legal, nonconforming with this modification. The apartment building is currently legal, nonconforming in the Commercial General designation and would likely remain legal, nonconforming in the Business Park designation. The modification to Medium Density would allow the apartment building to remain as a permitted use.

The City Council indicated that this area might be appropriate for further study due to the complexity of issues. Staff suggested that the City Council could defer action on this Study Area by retaining the existing designations and directing staff to return with a separate report and recommendation.

VI. FISCAL IMPACT

The direct costs for preparation of the General Plan Update to the City have been approximately $350,000, not including the Carson Vision process. This included consultant costs for RBF Consulting, Robert Charles Lesser & Company, Meyer Mohaddes Associates and Hightower/Associates. There were additional costs for printing and copying supplies.

There are millions of dollars of costs in all of the programs recommended in the General Plan over a twenty-year period. The potential sources of funding are listed in the Implementation Measures included in the General Plan. Specific decisions on cost and funding would be made at the time each program is evaluated.

VII. EXHIBITS

1. Draft Resolution (pgs. 11-13)
2. Exhibits to Resolution 04-089 (pgs. 14-109) (submitted under separate cover)
3. Map of Study Area 5 and 5A (pg. 110)
4. Map of Study Area 9B (pg. 111)

Prepared by: Sheri Repp Loadsman, Planning Manager

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development Services	Public Services

Action taken by City Council

Date_____ Action_____

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE CASE NO. 164-11 AFFECTING CERTAIN PROPERTIES IN THE NORTHWEST AREA OF THE CITY CHANGING THE EXISTING ZONING DESIGNATION OF ML (MANUFACTURING, LIGHT) TO ML-D (MANUFACTURING, LIGHT – DESIGN OVERLAY)

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

Section 1. An application was duly filed by the City of Carson, with respect to the real property located at various locations within the northwest area of the city of Carson. The sites and the zone change are shown in Exhibit "1" attached hereto. The city is seeking approval of Zone Change Case No. 164-11 to bring the zoning of these properties into conformance with the General Plan.

A duly noticed public hearing was held on March 10, 2011 at 6:30 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 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. An Environmental Impact Report (EIR) was prepared and certified by the City Council for the General Plan Amendment SCH #2001091120 on October 11, 2004. The proposed zone changes were analyzed in the General Plan EIR document.

Section 4. The Planning Commission finds that:

a) The General Plan, adopted October 11, 2004, designated certain properties located in study area No. 12b and the portion of study area No. 23 west of Avalon Boulevard, in the northwest section of Carson, to be more appropriately designated as Light Industrial with "Limited Truck Activity". Carson Municipal Code (CMC) Section 9113.2 provides for special zoning designations to be created and combined by notation on the Zoning Map with any of the zoning districts listed in CMC Section 9113.1. A discretionary review requirement for new development in this area, pursuant to a "D" overlay zoning designation, will determine the appropriateness of such truck activity associated with each new development. State law requires the zoning for the property be in conformance with the General Plan. The implementation of a "D" - design overlay zone designation to the existing ML (Manufacturing, Light) zone will provide a discretionary review requirement for new development in this area pursuant to CMC Section 9172.23. The review of the development plan will determine the appropriateness of such truck activity associated with each new development subject to a finding that the use is in conformance with the General Plan.

b) Land Use Policy 6.8 of the General Plan seeks to "Manage truck-intensive uses". Land Use Implementation Measure 6.8 recommends to "Analyze the Zoning Ordinance for truck-intensive uses, determine how such uses may impact other land uses, traffic, and truck routes, and make changes as necessary to the permitted uses and the review processes required. Such changes shall include a jobs and fiscal impact report to determine affects of the proposed changes to uses permitted and review processes required changing of the zoning to light industrial and open space brings the zoning into conformance with this Land Use implementation measure" to accomplish this goal.

c) Land Use Policy 7.1 of the General Plan seeks to "Periodically review, and amend if necessary, the City's Zoning Ordinance to ensure the compatibility of uses allowed within each zoning district". Land Use Implementation Measure 7.2 recommends to "Amend the Zoning Ordinance to accommodate the Office Park, Business Park, Mixed Use, General Open Space, and Recreational Open Space land use designations. And amend the Zoning Map to be consistent with the adopted General Plan Map. In addition, review and amend the Zoning Ordinance to: clarify permitted and conditionally permitted uses in all districts (i.e., churches and other uses); and to address non-conforming uses" to accomplish this goal.

d) Pursuant to Carson Municipal Code Section 9172.13 regarding the recommendation of zone changes to the City Council, the proposed zone change is consistent with the General Plan's goals and objectives, and the implementation measures intended to accomplish them, as adopted pursuant to City Council policy direction.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Zone Change Case No. 164-11 to the City of Carson City Council, with respect to the property described in Section 1 hereof.

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 10th DAY OF MARCH, 2011.

_____

PLANNING COMMISSION CHAIR

ATTEST:

_____

SECRETARY