



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 28, 2012  
SUBJECT: Conditional Use Permit No. 895-12

APPLICANT: Jin Kim  
C/o: Eurocon Group Inc.  
2008 Westwood Boulevard  
Los Angeles, CA 90025

REQUEST: To permit beer and wine sales at an existing 2,491-square-foot convenience store with a drive-through exterior carwash with a 3,000-square-foot structure located in the ML-D (Light Manufacturing, Design Overlay Review) zoning district

PROPERTY INVOLVED: 16101 S. Avalon Boulevard

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#### COMMISSION ACTION

\_\_\_\_\_ Concurred with staff  
\_\_\_\_\_ Did not concur with staff  
\_\_\_\_\_ Other

#### COMMISSIONERS' VOTE

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

***Item No. 11D***

## I. Introduction

### *Date Application Received*

- January 3, 2012: Conditional Use Permit No. 895-12;

### *Property Owner*

- Jin Kim, 18732 Pimlico Terrace , Yorba Linda, CA 92886

### *Property Applicant*

- Eurocon Group Inc., 2008 Westwood Boulevard, Los Angeles, CA 90025

### *Project Address*

- 16101 S. Avalon Boulevard, Carson, CA 90746

### *Project Description*

- Proposed beer and wine sales at an existing exterior 2,491-square-foot convenience store and with an existing drive-through carwash without petroleum sales.
- The hours of operation for the beer and wine sales would be Monday through Sunday 7:00 a.m. to 10:00 p.m. The convenience market is currently open 24 hours a day Monday through Sunday.
- The proposed project provides 16 parking spaces, which exceeds the requirements in Section No. 9138.12(G) for an automotive laundry (carwash), and Section No. 9162.21(C) of the Carson Municipal Code (CMC) for a mini-market.
- The application includes the following:
  - Conditional Use Permit No. 895-12, to permit beer and wine sales in an existing 2,491-square-foot convenience store on property zoned ML-D.

## II. Background

### *Current Use of Property*

- The property is developed with an exterior drive through carwash and a 2,491-square-foot convenience market.



### *Previously Approved Discretionary Permits*

- The Planning Commission previously approved CUP No. 842-10 and Variance No. 521-10 on September 28, 2010.
- On March 10, 2011, the Planning Commission approved Zone Change Case (ZCC) No. 164-11 changing the property's zoning from ML (Manufacturing, Light) to ML-D (Manufacturing, Light-Design Overlay Review) in accordance with Carson's 2004 General Plan policies that recommend the subject area being designated with Light Industrial with "Limited Truck Activity". On September 6, 2011, the City Council adopted Ordinance No. 11-1466 approving ZCC No. 164-11, consistent with the Carson 2004 General Plans goals and policies.
- Since the convenience market was previously approved on September 28, 2010 and built before the Council's zone change action, the project was not subject to a site plan and design review (DOR) application.

### *Public Safety Issues*

- After consulting with the Public Safety Department it was determined that there is no open zoning code enforcement case associated with this property.

## **III. Analysis**

### *Location/Site Characteristics/Existing Development*

- The subject property is located at 16101 S. Avalon Boulevard (southwest corner of Alondra and Avalon boulevards).
- The project site consists of one parcel containing approximately 28,438 square feet.
- Light industrial and commercial uses surround the subject property.
- The proposed project provides 16 parking spaces and meets CMC Section No. 9138.12.G, automotive laundry (carwash) requirements of 1 parking space for each employee, and with CMC Section No. 9162.21.C, commercial requirements of 1 parking space for each 300 square feet of floor area (2,491 square foot mini-market) requiring 8 parking spaces. Therefore, the existing 16 parking spaces exceed the total requirement of 9 parking spaces. Regarding interior circulation and cuing of automobiles using the carwash, the city's traffic engineer previously reviewed the project and found the interior circulation acceptable.
- The site is developed with a 20-foot landscaped setback area along Alondra and Avalon boulevards. This area will also be used to meet on-site water run-off (Standard Urban Storm-water Mitigation Plan/SUSMP) requirements.
- The Sheriff Department previously required the installation of a 24 hour video monitoring system to deter and minimize burglaries and loitering on the premises. The applicant has installed the required security cameras which will promote and protect the public's safety when shopping at the convenience market. The Sheriff



Department has indicated no problems or concerns with the proposed beer and wine sales or hours of operations.

#### *Zoning/General Plan/Redevelopment Area Designation*

- The subject property is zoned ML-D (Light, Manufacturing, Design Overlay Review) and surrounding properties share the same zoning designation.
- The subject property has a General Plan Land Use designation of Light Industrial.

#### *Applicable Zoning Ordinance Regulations*

The proposed beer and wine sales within an existing convenience market is subject to the conditional use permit (CUP) procedures as provided in Section 9172.21.

#### *Required Findings: Conditional Use Permit*

Pursuant to Section 9172.21.D, Conditional Use Permit, the Planning Commission may approve the proposal only if the following findings can be made in the affirmative:

1. The proposed use and development will be consistent with the General Plan.
2. The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
3. There will be adequate street access and traffic capacity.
4. There will be adequate water supply for fire protection.
5. The proposed use and development will be compatible with the intended character of the area.

The required findings pursuant to Section 9172.21 (D) "Conditional Use Permit" Approval Findings and Decision, can be made in the affirmative. Details can be found in the attached Resolution.

#### *Issues of Concern:*

- Issue – Security: The Sheriff Department in reviewing the previous proposal for a 2,491-square-foot convenience market required the installation of a 24 hour video monitoring system to deter and minimize burglaries and loitering on the premises. The applicant has installed the required security cameras which will promote and protect the public's safety when shopping at the convenience market.
  - Mitigation: None required.



**IV. Environmental Review**

Pursuant to Section 15332 "In-Fill Development Projects" of the California Environmental Quality Act (CEQA), the sale of beer and wine within an existing convenience market being an in-fill development does not have the potential for causing a significant effect on the environment, and is found to be categorically exempt.

**V. Recommendation**


That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No.\_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 895-12 FOR BEER AND WINE SALES WITHIN AN EXISTING CONVENIENCE MARKET LOCATED AT 16101 S. AVALON BOULEVARD."


**VI. Exhibits**

1. Resolution
2. Development Plans
3. Council Ordinance No. 11-1146

Prepared by: \_\_\_\_\_

  
Zak Gonzalez II, Planner

Approved by: \_\_\_\_\_

  
Sheri Repp, Planning Officer

CUP 895-12 4

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 12-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF CARSON APPROVING CONDITIONAL USE PERMIT  
NO. 895-12 FOR BEER AND WINE SALES WITHIN AN  
EXISTING CONVENIENCE MARKET LOCATED AT 16101 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, Jin Kim, with respect to real property located at 16101 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of Conditional Use Permit (CUP) No. 895-12, to permit beer and wine sales within an existing 2,491-square-foot convenience market in the ML-D (Light Manufacturing, Design Overlay Review) zoning district.

A public hearing was duly held on February 28, 2012, at 6:30 P.M. at City Hall, Council Chambers, 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 General Plan designates the property for Light Industrial which is compatible with the proposed use. The proposed use of beer and wine sales within an existing convenient store will be consistent with the surrounding commercial and light industrial uses and is appropriate for the subject property.
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area.
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily industrial uses and the proposed project is compatible with those uses. The site is 24,438 square feet, relatively flat, and is located in a commercial and light industrial area.
- d) The submitted site plan reflecting existing uses identifies 16 parking spaces and meets and exceeds the requirements of Section No. 9138.12(G), automotive laundry (carwash), and Section No. 9162.21(C), commercial parking, of the Carson Municipal Code (CMC). Therefore, circulation and street parking on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access is provided.
- e) All future building signs will comply with CMC signage requirements.



- f) The Sheriff Department previously required 24-hour video monitoring cameras be installed on the existing convenience market for the public's safety and to prevent/minimize burglaries and loitering on the site. The applicant has installed the required security cameras and the Sheriff Department has indicated no problems or concerns on the proposed beer and wine sales at the existing convenience market.
- g) The proposed CUP application for the proposed beer and wine sales at the existing convenience market meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required finding pursuant to Section 9172.21(D), Conditional Use Permit, can be made in the affirmative.

**Section 4.** The Planning Commission further finds that the proposed project will not have a significant effect on the environment. The proposed use will not alter the predominantly light industrial/commercial character of the surrounding area and will meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be categorically exempt under Section 15332 "In-Fill Development Projects" of the CEQA (California Environmental Quality Act) Guidelines.

**Section 5.** Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 895-12, with respect to 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 28<sup>TH</sup> DAY OF FEBRUARY 2012**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



## LEGAL DESCRIPTION

## PARCEL 1:

THAT PORTION OF LOT 4 IN RANGE 4 OF BEAUDRY, DOWNEY AND HAYWARD TRACT, IN THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 348 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF AVALON BOULEVARD (60 FEET WIDE) AND FORMERLY KNOWN AS WILMINGTON AND LOS ANGELES ROAD, AS SHOWN ON MAP OF BASSETT TRACT, AS PER MAP RECORDED IN BOOK 2 PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, WITH THE SOUTHERLY LINE OF OLIVE STREET (40 FEET WIDE AND FORMERLY KNOWN AS CENTRAL AVENUE); THENCE FROM SAID POINT OF BEGINNING AND RUNNING ALONG THE SAID SOUTHERLY LINE OF OLIVE STREET, SOUTH  $87^{\circ} 33' 30''$  WEST 240 FEET; THENCE SOUTHERLY IN A DIRECT LINE TO A POINT IN THE NORTH LINE OF LOT 18 OF SAID BASSETT TRACT, DISTANT WESTERLY 240 FEET ALONG SAID NORTH LINE FROM SAID WESTERLY LINE OF AVALON BOULEVARD; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 18, NORTH  $88^{\circ} 02'$  EAST 240 FEET TO SAID WESTERLY LINE OF AVALON BOULEVARD; THENCE ALONG SAID WESTERLY LINE OF AVALON BOULEVARD, NORTH  $10^{\circ} 52'$  WEST 304.44 FEET TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF A LINE PARALLEL WITH THE WESTERLY LINE OF SAID AVALON BOULEVARD WHICH PARALLEL LINE PASSES THROUGH A POINT IN THE SOUTHERLY LINE OF SAID OLIVE STREET THAT IS DISTANT ALONG SAID LINE SOUTH  $87^{\circ} 33' 30''$  WEST, 125 FEET FROM SAID WESTERLY LINE OF AVALON BOULEVARD.

ALSO EXCEPT THAT PORTION DESCRIBED IN THE DEED TO THE COUNTY OF LOS ANGELES RECORDED APRIL 27, 1962 AS INSTRUMENT NO. 3549 IN BOOK D1595, PAGE 527, OF OFFICIAL RECORDS.

ALSO EXCEPT AN UNDIVIDED ONE HALF OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND AS RESERVED IN THE DEED FROM PNOEBE J. WEAVER, AS WINDOW, RECORDED MAY 8, 1946, IN BOOK 23130, PAGE 352, OF OFFICIAL RECORDS.

## PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTHERLY 35 FEET OF THE EASTERLY 20 FEET OF THE FOLLOWING:

THAT PORTION OF LOT 4, IN RANGE 4 OF BEAUDRY, DOWNEY AND HAYWARD TRACT, IN THE RANCHO SAN PEDRO, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 348 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY LINE OF OLIVE STREET (40 FEET WIDE) AND FORMERLY KNOWN AS CENTRAL AVENUE DISTANT SOUTH  $87^{\circ} 33' 30''$  WEST 125 FEET ALONG SAID SOUTHERLY LINE FROM ITS INTERSECTION WITH THE WESTERLY LINE





## LEGAL DESCRIPTION

(continued)

OF AVALON BOULEVARD (60 FEET WIDE) AND FORMERLY KNOWN AS WILMINGTON AND LOS ANGELES ROAD, AS SAID AVENUE AND ROAD ARE SHOWN ON THE MAP OF BASSETT TRACT, AS PER MAP RECORDED IN BOOK 2, PAGE 44 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE CONTINUING SOUTH  $87^{\circ} 33' 30''$  WEST ALONG SAID SOUTHERLY LINE OF OLIVE STREET, 115 FEET TO THE NORTHWESTERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE DEED TO CHARLES H. RAGSDALE AND CALVIN O. NEWELL, RECORDED MAY 8, 1946, IN BOOK 23130, PAGE 352, OF OFFICIAL RECORDS; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LAND TO THE SOUTHWESTERLY CORNER THEREOF, BEING A POINT ON THE NORTHERLY LINE OF LOT 18 OF SAID BASSETT TRACT; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 18 TO ITS INTERSECTION WITH A LINE WHICH IS PARALLEL WITH THE WESTERLY LINE OF SAID RAGSDALE AND NEWELL PARCEL OF LAND AND PASSES THROUGH THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID PARCEL LINE TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 30 FEET MEASURED AT RIGHT ANGLES OF SAID LAND.

ASSESSOR'S PARCEL NO. 6125-013-038

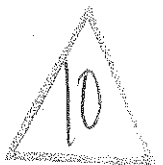
END OF LEGAL DESCRIPTION



**CITY OF CARSON**  
**DEVELOPMENT SERVICES**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**CONDITIONAL USE PERMIT NO. 895-12**

**GENERAL CONDITIONS**

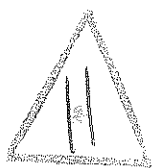
1. If a building permit or a business license for Conditional Use Permit No. 895-12 is not issued within one year of their effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
7. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.



8. Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, and approval of the City, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 895-12. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
9. The applicant shall install building wall signs stating "no loitering and no drinking alcoholic beverages" in parking lot. Wall signage shall be illuminated to be clearly visible during evening hours.
10. Business signs and sign structures shall be permitted in conformance with development plans pursuant to the Site Plan and Design Review procedures (including the number of signs and sign structures to be permitted) as provided in Section 9172.23. The signs shall be designed to match the convenience store building, including color(s), texture(s), and/or finish(es), and shall be subject to Planning Division review and approval prior to the issuance of a building permit for said sign.
11. Advertising signs promoting alcoholic beverage sales that are visible from the public right-of-way are prohibited.

#### ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

12. The Developer shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County and shall be completed prior to the issuance of Certificate of Occupancy. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation. ***(annexation procedure is approximately 12-month)***
13. Per executed agreement between the city and the applicant, it is the applicant's obligation to pay the city the sum of \$38,250.00 as and for fees in lieu of undergrounding existing utility lines along Alondra Blvd., the payment should be made monthly in the amount of \$4,781.25. The first monthly payment should be made no later than April 15, 2012, and monthly thereafter until the outstanding balance of unpaid in lieu of fees have been paid to the city no later than November 15, 2012.
14. Per section 6310 of the Carson Municipal Code, all parties involved in the project, including but not limited to contractors and subcontractors, will need to obtain a City Business License.



**ORDINANCE NO. 11-1466**

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING ZONE CHANGE CASE NO. 164-11 AFFECTING CERTAIN PROPERTIES IN THE NORTHWEST AREA OF THE CITY BY CHANGING THEIR EXISTING ZONING DESIGNATION OF ML (MANUFACTURING, LIGHT) TO ML-D (MANUFACTURING, LIGHT – DESIGN OVERLAY).

**THE CITY COUNCIL OF THE CITY OF CARSON DOES ORDAIN AS FOLLOWS:**

**Section 1.** An application for Zone Change Case (ZCC) No. 164-11 was duly filed by the City of Carson. The zone change involves several properties as shown on the attached Exhibit A. The zone change includes ML (Manufacturing, Light) industrial property being rezoned to ML-D (Manufacturing, Light – Design Overlay Review). The city is seeking approval of the zone change to bring the zoning of certain properties into conformance with the General Plan as required by state law.

**Section 2.** An EIR was prepared for the amended General Plan for the purpose of complying with CEQA. An Environmental Impact Report was prepared and for the General Plan Update (SCH #2001091120) which analyzed the proposed zone changes and was certified on October 11, 2004 by the Carson City Council.

**Section 3.** The Planning Commission held a duly noticed Public Hearing to obtain public comments on ZCC No. 164-11 on March 10, 2001 at 6:30 P.M. in the City Hall Council Chambers at 701 East Carson Street, Carson, California. After consideration of the evidence and testimony, the Planning Commission voted unanimously to recommend approval of ZCC No. 164-11 to the City Council.

**Section 4.** The City Council held a Public Hearing on September 6, 2011 concerning ZCC No. 164-11 at 6:00 P.M. in 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 5.** Evidence, both written and oral, was presented to and considered by the City Council at the aforesaid meeting, including but not limited to staff reports, along with testimony received by the applicant and other members of the public.

**Section 6.** The City Council 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 on the subject properties, pursuant to a "D" overlay zoning designation, will

[MORE]

EXHIBIT NO. 3 -

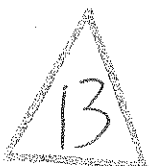


determine the appropriateness of such truck activity associated with each new development.

- b) 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.
- c) 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.
- d) 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.
- e) Pursuant to Carson Municipal Code Section 9172.13, 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.
- f) The zone change will not be detrimental to the public health, safety and welfare.
- g) The zone change is consistent with the EIR certified for the General Plan amendment.

**Section 7.** Based on the aforementioned findings, the City Council approves Zone Change Case No. 164-11.

[MORE]



**Section 8.** Ordinance No. 11-1466 is approved for introduction and first reading on September 6, 2011 and adoption at the second hearing on September 20, 2011.

**Section 9.** The City Clerk shall certify to the adoption of this Ordinance and shall transmit copies of the same to the applicant. The City Clerk shall publish the adopted Ordinance pursuant to California Government Code 36933 within fifteen days of its adoption.

**Section 10.** The Ordinance shall become effective thirty (30) days after the second reading approval date.

PASSED, APPROVED and ADOPTED this 20<sup>th</sup> day of September, 2011.

  
Mayor Jim Dear

ATTEST:

  
City Clerk Helen Kawagoe

APPROVED AS TO FORM:

  
City Attorney

STATE OF CALIFORNIA           )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF CARSON                )

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council of said City is five; that the foregoing ordinance, being Ordinance No. 11-1466 passed first reading on September 6, 2011, was duly and regularly adopted by the City Council of said City at a regular meeting of said Council, held on the 20th day of September, 2011, and that the same was passed and adopted by the following roll call vote:

AYES:           COUNCIL MEMBERS: Mayor Dear, Ruiz-Raber, Gipson and Davis-Holmes  
NOES:           COUNCIL MEMBERS: None  
ABSTAIN:       COUNCIL MEMBERS: None  
ABSENT:        COUNCIL MEMBERS: Santarina

  
City Clerk Helen S. Kawagoe

[MORE]

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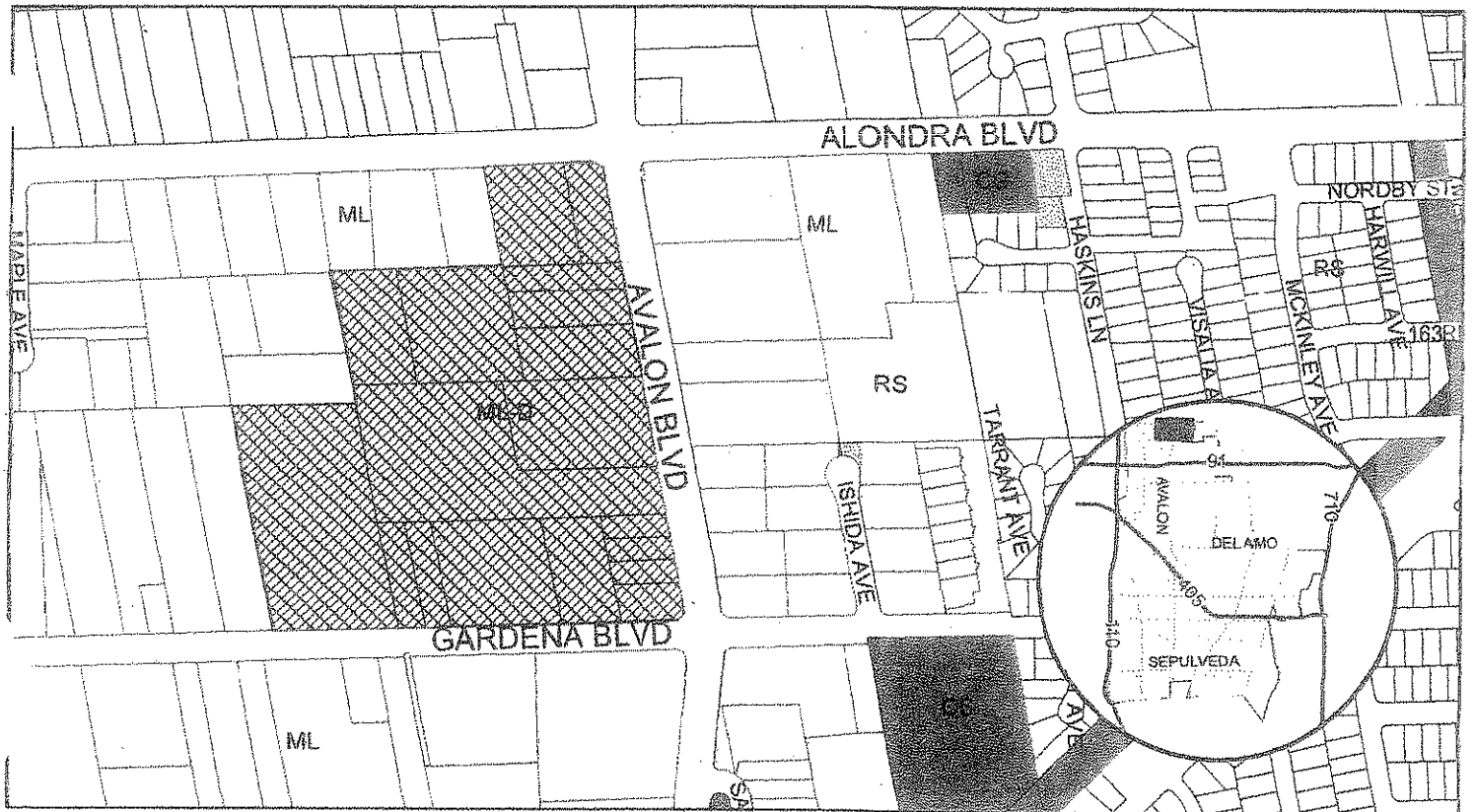
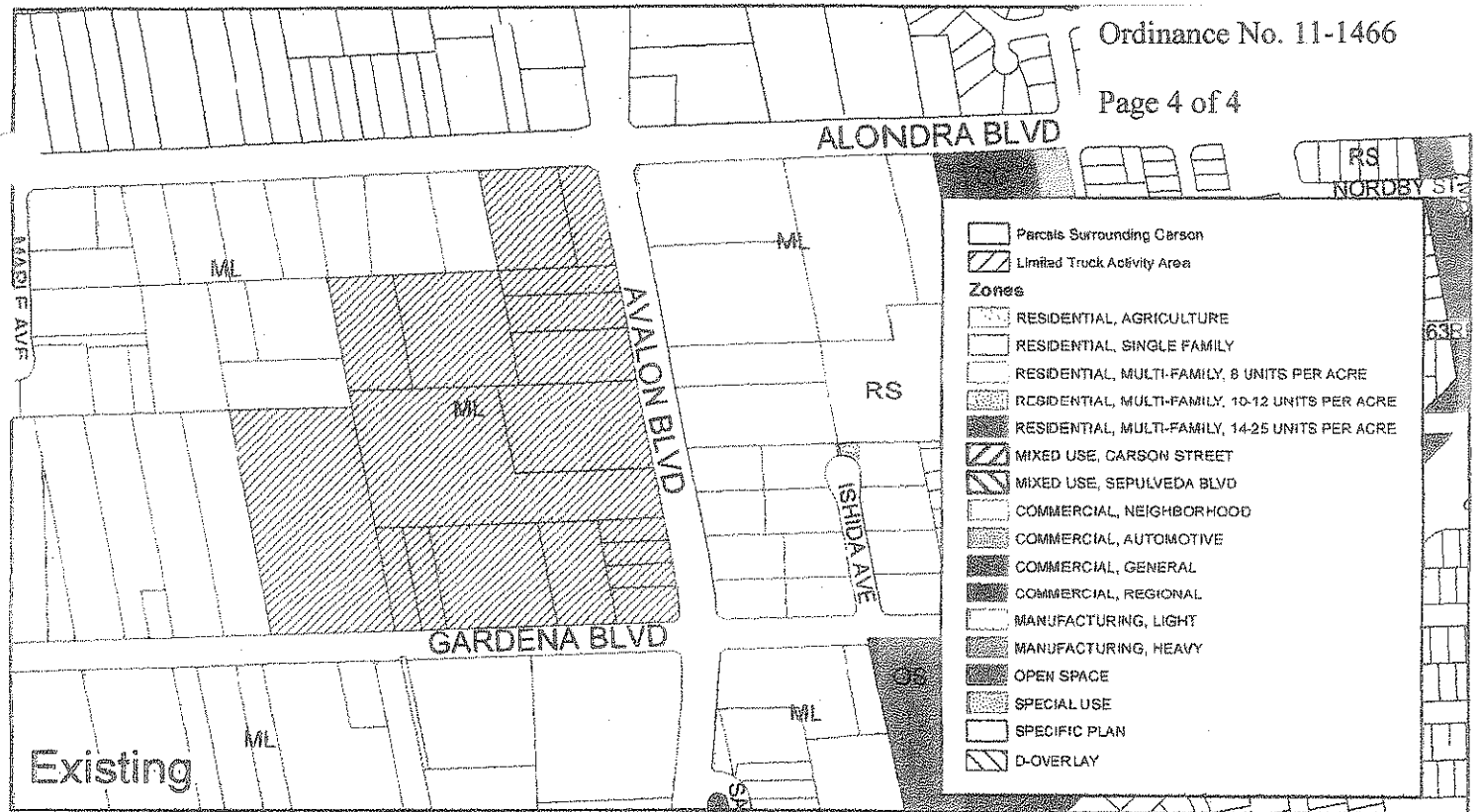


Exhibit "A" to Ordinance No. 11-1466  
Zone Change Case No. 164-11

0 200 400 Feet