



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 10, 2012
SUBJECT: Zone Change Case No. 166-12
APPLICANT: City of Carson
REQUEST: To create a Design Overlay district for certain industrial properties formerly in a Redevelopment Project Area that are no longer subject to Site Plan and Design Review
PROPERTIES INVOLVED: Industrial properties formerly in a Redevelopment Project Area

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. 11B

I. **Introduction**

On May 8, 2012, the Planning Commission held a workshop to discuss creating a Design (D) Overlay district for certain industrial properties formerly in the Carson Consolidated Redevelopment Project Area (RPA). This issue is a result of the State's decision to eliminate redevelopment agencies on February 1, 2012. The dissolution of the Carson Redevelopment Agency removed or terminated certain agreements and procedures, including the requirement for certain properties in the project area to be subject to Site Plan and Design Review.

Staff is recommending that certain properties formerly in the Carson Consolidated Redevelopment Project Area be designated on the Zoning Map as being located within a D Overlay district. The proposal tonight will replace any prior Carson Redevelopment Agency development review process with a specific Carson Municipal Code (CMC) requirement of Site Plan and Design Review pursuant to CMC Section 9172.23.

II. **Background**

On February 1, 2012, the State required the dissolution of all redevelopment agencies in California, including our own. The elimination of the Carson Redevelopment Agency means there is no longer a requirement for Site Plan and Design Review unless a property is subject to CMC Section 9172.23 due to location within a Design Overlay designated area or a commercial zone (all commercial zones are subject to CMC Section 9172.23).

History of Redevelopment

In 1945, under the California Community Redevelopment Law, the State of California allowed cities to designate certain "blighted" areas in a redevelopment district to improve the health, safety, and general welfare. The city of Carson first established its redevelopment area in 1971 with establishment of RPA No. 1. Subsequently, RPA No. 2 was created in 1974 and RPA No. 3 in 1984. In 1996, RPA No. 2 was merged with RPA No. 3 and inclusively called the Merged and Amended Redevelopment Project Area. In order to effectively control for design and development, the Carson Redevelopment Agency decided it was necessary to implement Site Plan and Design Review in redevelopment areas. On November 17, 1998, the Carson Redevelopment Agency adopted Resolution Nos. 98-44 and 98-45 establishing Site Plan and Design Review for developments in a redevelopment area. For developments having a valuation of less than \$50,000, approval may be granted the Planning Director. Developments valued at \$50,000 or more must go before the Planning Commission, which makes a recommendation to the Carson Redevelopment Agency.

On October 11, 2010, the City Council approved Ordinance No. 10-1459 adopting the 2010 Amendment to Redevelopment Plans merging Project Area No. 1, the Merged & Amended Project Area, and Project Area No. 4, and creating the Carson Consolidated Project Area. The prior resolutions establishing Site Plan and Design Review remained in effect.



It should be noted that RPA No. 4 established in 2002 was not subject to Site Plan and Design Review. However, many of the commercial properties in RPA No. 4 were and still are subject to Site Plan and Design Review because they are part of the Carson Street Master Plan and because the Carson Municipal Code (CMC) requires the higher level of review for any commercial property.

In 2011, Governor Jerry Brown proposed to do away with local redevelopment agencies so that the property tax that would otherwise go to redevelopment agencies would instead be captured by the State to help with its budget deficit. In December 2011, the State Supreme Court upheld the Governor's plan to end redevelopment and on February 1, 2012, all 400 redevelopment agencies throughout the State, including the Carson Redevelopment Agency, ceased to exist.

III. Discussion

The dissolution of the Carson Redevelopment Agency has led to a number of consequences, including the end of Site Plan and Design Review for many industrial properties located within a redevelopment area. The Carson Redevelopment Agency had adopted resolutions requiring the review of development plans pursuant to Carson Municipal Code Section 9172.23 (Site Plan and Design Review). As a result of the dissolution of the Carson Redevelopment Agency (RDA) on February 1, 2012, the redevelopment resolutions became null and void and the subject properties were no longer subject to Site Plan and Design Review. By reinstating the use of Site Plan and Design Review for these properties through the adoption of a Design Overlay district, the city can achieve a higher level of development that protects the health, safety, and welfare of the community.

In terms of applying Site Plan and Design Review, the Planning Commission should be attentive to sensitive areas and priority corridors. The city should consider the design and type of industrial uses that should be allowed on major corridors or in close proximity to residences with or without the benefit of Site Plan and Design Review. In reviewing the Zoning Map, staff recommends that the following industrial areas should be placed in a Design Overlay district:

- The area between Albertoni and Victoria Streets and Broadway and Main St.
- The area west of the Boulevards at South Bay generally located along Del Amo Blvd., Main St., Broadway, and Figueroa St.
- The area east of the South Bay Pavilion
- The area east of Wilmington Ave. between Carson St. and the 405 Freeway
- Properties on the south side of 223rd Street between Avalon Blvd. and Santa Fe Ave.
- Properties on the east side of Avalon Blvd. between 223rd St. and the Scottsdale residential community
- Properties on the north side of Sepulveda Blvd. between Avalon Blvd. and Wilmington Ave.
- Industrial properties along Broad Ave. south of Sepulveda Blvd.
- Properties on the west side of Main St. and north side of Lomita Blvd.

It should be noted that the areas described above were subject to Site Plan and Design Review prior to the dissolution of redevelopment, with exception to properties south of 223rd Street (Watson Center South) owned by Watson Land Company, which had an owner participation agreement (OPA) with the Carson Redevelopment Agency. The OPA expired with the elimination of the Carson Redevelopment Agency. Staff is not advising that all of Watson Center South be included in a Design Overlay district; only those properties that front 223rd Street, Avalon Boulevard, and Sepulveda Boulevard. Those are major roads with residences across the street or in close proximity to the industrial areas.

Site Plan and Design Review would allow the city to have discretionary review for new development by including the subject properties in a Design (D) Overlay district. The proposed ZCC will not change any permitted uses for the subject properties, but will add a D Overlay designation so that said properties are subject to Site Plan and Design Review. Thus, zoning designations of ML (Manufacturing, Light) and MH (Manufacturing, Heavy) will be changed to ML-D (Manufacturing, Light – Design Overlay) and MH-D (Manufacturing, Heavy – Design Overlay), respectively. Properties that are in an ORL (Organic Refuse Landfill) Overlay district will continue to retain the ORL designation along with the new D Overlay designation.

Land Use Policy 7.4 of the General Plan Land Use Element reads, “Through the discretionary review process, ensure that the siting of any land use which handles, generates, and/or transports hazardous substances will not negatively impact existing sensitive receptor land uses”. The establishment of a D Overlay district for the subject industrial properties will enable the city to have better control of uses that handle, generate, and/or transport hazardous substances.

Land Use Implementation Measure 7.3 recommends addressing compatibility issues such as truck maneuverability, visual screening, and noise impacts. Site Plan and Design Review will help the city address these issues.

Land Use Implementation Measure 7.7 recommends utilizing the site development permit process and the California Environmental Quality Act (CEQA) in reviewing development projects to promote compatibility and minimize environmental impacts. Site Plan and Design Review is a discretionary process that is subject to CEQA review and enables the city to closely look at design and development standards in approving projects.

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.



IV. Environmental

Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the ZCC does not have a potential to cause a significant effect on the environment since it only (re)establishes Site Plan and Design Review for certain properties that were part of the RPA and is not an actual project for development. Furthermore, the General Plan environmental impact report (EIR) analyzed and considered these properties as being subject to Site Plan and Design Review because they were part of the RPA.

V. Conclusion

The loss of the Carson Redevelopment Agency has eliminated the Site Plan and Design Review process for certain industrial properties. It is in the best interest of the city to reinstate Site Plan and Design Review pursuant to CMC Section 9172.23 by including those properties in a Design Overlay district. This will facilitate development that is compatible with the existing and intended character of the area and help improve the appearance of the city. In addition, the Site Plan and Design Review process, as required by CMC Section 9172.23, requires a public hearing process to ensure that the community is able to review and comment.

VI. Recommendation

That the Planning Commission:

- **RECOMMEND APPROVAL** to the City Council of Zone Change Case No. 166-12; and
- **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. 166-12 TO APPLY THE DESIGN OVERLAY DISTRICT TO CERTAIN INDUSTRIAL PROPERTIES THAT WERE FORMERLY PART OF THE CARSON CONSOLIDATED REDEVELOPMENT PROJECT AREA."

VII. Exhibits

1. Proposed Resolution
2. List of properties affected by Zone Change Case No. 166-12
3. CMC Section 9172.23 (Site Plan and Design Review)
4. Proposed map showing Zone Change Case No. 166-12

Prepared by:


John F. Signo, AICP, Senior Planner

Review and Approved by:


Sheri Repp Loadsman, Planning Officer

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE CASE NO. 166-12 AFFECTING CERTAIN PROPERTIES IN THE CITY CHANGING THE EXISTING ZONING DESIGNATION OF ML (MANUFACTURING, LIGHT) AND MH (MANUFACTURING, HEAVY) TO ML-D (MANUFACTURING, LIGHT – DESIGN OVERLAY) AND MH-D (MANUFACTURING, HEAVY – DESIGN OVERLAY), RESPECTIVELY

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 properties located at various locations within the city of Carson. The sites and the zone change are shown in Exhibit No. "1" attached hereto. The city is seeking approval of Zone Change Case (ZCC) No. 166-12 to include these properties in a Design (D) Overlay district.

A duly noticed public hearing was held on July 10, 2012, 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. The Planning Commission finds that:

- a) The subject properties were part of the Carson Consolidated Redevelopment Project Area (RPA). The Carson Redevelopment Agency adopted resolutions requiring the review of development plans pursuant to Carson Municipal Code Section 9172.23 (Site Plan and Design Review). As a result of the dissolution of the Carson Redevelopment Agency (RDA) on February 1, 2012, the redevelopment resolutions became null and void and the subject properties were no longer subject to Site Plan and Design Review. The result of not having Site Plan and Design Review for these properties makes the city susceptible to the development of unsatisfactory projects in terms of appearance and design, which could have a negative effect on the community by allowing for incompatible development and land uses.
- b) Site Plan and Design Review would allow the city to have discretionary review for new development by including the subject properties in a Design (D) Overlay district. The proposed ZCC will not change any permitted uses for the subject properties, but will add a D Overlay designation so that said properties are subject to Site Plan and Design Review. Thus, zoning designations of ML (Manufacturing, Light) and MH (Manufacturing, Heavy) will be changed to ML-D (Manufacturing, Light – Design Overlay) and MH-D (Manufacturing, Heavy – Design Overlay), respectively.



- c) Land Use Policy 7.4 of the General Plan Land Use Element reads, "Through the discretionary review process, ensure that the siting of any land use which handles, generates, and/or transports hazardous substances will not negatively impact existing sensitive receptor land uses". The establishment of a D Overlay district for the subject industrial properties will enable the city to have better control of uses that handle, generate, and/or transport hazardous substances.
- d) Land Use Implementation Measure 7.3 recommends addressing compatibility issues such as truck maneuverability, visual screening, and noise impacts. Site Plan and Design Review will help the city address these issues.
- e) Land Use Implementation Measure 7.7 recommends utilizing the site development permit process and the California Environmental Quality Act (CEQA) in reviewing development projects to promote compatibility and minimize environmental impacts. Site Plan and Design Review is a discretionary process that is subject to CEQA review and enables the city to closely look at design and development standards in approving projects.
- f) 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 1. Pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, the subject zoning amendment does not have a potential to cause a significant effect on the environment since it only a development plan review process and is not an actual project for development. Furthermore, 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 subject properties were identified as being subject to Site Plan and Design Review in the General Plan EIR.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Zone Change Case No. 166-12 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 JULY, 2012.

PLANNING COMMISSION CHAIR

ATTEST:

SECRETARY



ZCC 166-12

List of Properties to be Included in Design Overlay District

APN	ZONE (CURRENT)	APN (ENCLASSED)	OWNER NAME	YEAR BUILT	BASE AREA (SQ)	LOTS (AG)
0				0	-	7.0
7315020022	MH	MH-D	BP WEST COAST PRODUCTS LLC	0		
135 E 163RD ST	MH	MH-D	163RD STREET LLC	1962	9,000	0.3
123 E 163RD ST	MH	MH-D	WOOD, DON L AND JENNIFER	1956	8,100	0.3
117 E 163RD ST	MH	MH-D	ROVERO, ARMAND A AND IRENE M TRS	1957	5,702	0.1
16224 S MAIN ST	MH	MH-D	WEST COAST LABORATORIES INC	1957	6,529	0.3
201 E GARDENA BLVD	MH	MH-D	SHADROW AND SHADROW	2001	98,570	2.8
160 E 163RD ST	MH	MH-D	SHADROW AND SHADROW	2001	48,384	1.2
200 E ALONDRA BLVD	MH	MH-D	QUEENSLAND LP	1953	28,344	3.6
160 E ALONDRA BLVD	MH	MH-D	YERIKYAN, ARUTYUM	1975	3,332	0.1
152 E ALONDRA BLVD	MH	MH-D	MONTEALEGRE, HECTOR AND FLOR S	1956	2,000	0.1
146 E ALONDRA BLVD	MH	MH-D	MONTEALEGRE, HECTOR AND FLOR S	1930	3,330	0.1
140 E ALONDRA BLVD	MH	MH-D	ROJAS, RAUL A AND ELIZABETH	1955	2,000	0.1
136 E ALONDRA BLVD	MH	MH-D	ROJAS, RAUL A AND ELIZABETH	1951	2,400	0.1
132 E ALONDRA BLVD	MH	MH-D	CUEVAS, MARIANO AND ANA TRS ET AL	1950	1,107	0.1
126 E ALONDRA BLVD	MH	MH-D	CUEVAS, MARIANO AND ANA TRS ET AL	1950	3,920	0.1
122 E ALONDRA BLVD	MH	MH-D	DREYFUS, BERNICE E TR	1959	4,000	0.1
116 E ALONDRA BLVD	MH	MH-D	FIHN, PAUL AND PAULINE AND SHAD, JAMIL TR ET AL	1965	3,970	0.1
16100 S MAIN ST	MH	MH-D	CHO, CHUNG H AND CHUNG J TRS	1938	3,031	0.3
16116 S MAIN ST	MH	MH-D	MANTEL, MICHAEL SR AND DEBRA TRS	1947	6,940	0.3
159 E 162ND ST	MH	MH-D	ACOSTA, LUIS E AND MARIA	0	-	0.1
0				0	-	0.1
149 E 162ND ST	MH	MH-D	ACOSTA, LUIS E AND MARIA	1960	4,000	0.1
141 E 162ND ST	MH	MH-D	AKRABIAN, VARTAN AND MERNA TRS	1958	4,000	0.1
137 E 162ND ST	MH	MH-D	SILVERMAN, ESTHER L	1958	4,000	0.1
133 E 162ND ST	MH	MH-D	ABDULLAH, NAIM E ET AL	1958	4,000	0.1
127 E 162ND ST	MH	MH-D	WEST COAST LABORATORY	1958	4,000	0.1
121 E 162ND ST	MH	MH-D	CUEVAS, MARIANO AND ANA TRS ET AL	1955	1,600	0.1
117 E 162ND ST	MH	MH-D	KOSULANDICH, THOMAS AND LENA	1955	2,540	0.1
16816 S BROADWAY ST	MH	MH-D	RUANE, PATRICK AND INGRID M	1983	3,980	0.1
17024 S BROADWAY ST	MH	MH-D	WATTS, MELODY J TR	1960	7,155	0.2
16120 S MAIN ST	MH	MH-D	IPS CORP	1979	4,080	0.2
156 E 162ND ST	MH	MH-D	MANTEL, MICHAEL SR AND DEBRA TRS	1956	2,450	0.1
154 E 162ND ST	MH	MH-D	WEST COAST LABORATORIES INC	1967	4,000	0.1
140 E 162ND ST	MH	MH-D	KUTLER, BOB	1967	4,000	0.1
122 E 162ND ST	MH	MH-D	BORDBAR, BARRY AND MOLLY	1964	13,200	0.6
116 E 162ND ST	MH	MH-D	DELLACCA, MARSHALL L CO TR	1956	8,000	0.3
16200 S MAIN ST	MH	MH-D	WOOD, JESSIE TR	1959	4,000	0.1
16206 S MAIN ST	MH	MH-D	BISHOP, LA RENE O TR	1967	4,448	0.1
16210 S MAIN ST	MH	MH-D	WOOD, JESSIE TR	1962	3,952	0.1
157 E 163RD ST	MH	MH-D	GUERRA, MARIO AND MARIA D	1962	3,000	0.1
153 E 163RD ST	MH	MH-D	GUERRERO, GARY AND CYNTHIA	1960	4,000	0.1
0				1968	4,000	0.1
145 E 163RD ST	MH	MH-D	MUNIZ, RAFAEL	1966	5,950	0.1
140 E 163RD ST	MH	MH-D	VANIER, ERNEST C AND GINGER E	1988	4,204	0.1
			VINER, FRED AND EUGENYA TR	1965	400	0.6



List of Properties to be Included in Design Overlay District

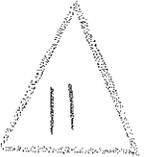
ADDRESS	APN	ZONE	CURRENT USE	OWNER NAME	YEAR BUILT	SQ FT	STORY	DATE
16838 S BROADWAY ST	6126004021	MH	MH-D	16828 BROADWAY LLC	1943	1,899	0.2	
16833 S BROADWAY ST	6126004007	MH	MH-D	KELLER, RICHARD AND SUSAN M	1955	6,000	0.3	
16908 S BROADWAY ST	6126004048	MH	MH-D	ANDALIBI, MICHELLE M	1951	-	0.4	
16903 S BROADWAY ST	6126004008	MH	MH-D	KELLER, RICHARD AND SUSAN M	1949	5,984	0.3	
16920 S FIGUEROA ST	6126006025	MH	MH-D	INTERINSURANCE EXCHANGE	1984	179,620	9.5	
0	6126004034	MH	MH-D	GOH, CHUNG Y AND KYU J TRS	0	-	0.6	
16911 S BROADWAY ST	6126004009	MH	MH-D	ROVAZZINI, FRANK P TR	1949	4,650	0.3	
16916 S BROADWAY ST	6126004018	MH	MH-D	MATAI, SEEMA	1951	-	0.2	
16915 BROADWAY	6126004010	MH	MH-D	MARTIN, JOHN W AND KRISTIN L TRS	1949	7,300	0.3	
16920 S BROADWAY ST	6126004017	MH	MH-D	WILDY, DENNIS B	1952	-	0.2	
16919 S BROADWAY ST	6126004011	MH	MH-D	SOESANTO, TONNY	1930	5,923	0.3	
16928 S BROADWAY ST	6126004016	MH	MH-D	DOARAN, VAN	1952	-	0.2	
16925 S BROADWAY ST	6126004012	MH	MH-D	JORGENSEN, THOMAS A AND LINDA A	1936	3,675	0.3	
17913 MAIN ST	7339003054	MH	MH-D	WELSH, MARY ET AL	1954	76,515	5.8	
18318 S BROADWAY ST	7339012005	MH	MH-D	SANTA CRUZ, DANIEL J AND	1957	80	0.3	
16932 S BROADWAY ST	6126004015	MH	MH-D	BALDONI, CHIP	1954	4,040	0.1	
16935 S BROADWAY ST	6126004013	MH	MH-D	JORGENSEN, THOMAS A AND LINDA A	1952	13,400	0.5	
17001 MAIN ST	6126004037	MH	MH-D	17001 17011 SOUTH MAIN CORP	1959	3,625	0.9	
16938 S BROADWAY ST	6126004014	MH	MH-D	MONTANO, CHARLES AND LUPE	1961	6,221	0.2	
17011 S MAIN ST	6126005017	MH	MH-D	17001 17011 SOUTH MAIN CORP	1969	625	0.8	
17006 FIGUEROA ST	6126007001	MH	MH-D	FIGUEROA CARSON LLC	1974	78,880	1.5	
17006 FIGUEROA ST	6126007002	MH	MH-D	FIGUEROA CARSON LLC	1972	46,750	3.3	
17000 S BROADWAY ST	6126005016	MH	MH-D	IPS CORPORATION	1957	9,251	0.3	
17007 S BROADWAY ST	6126005001	MH	MH-D	OPSAHL, ALAN AND BRENDA TRS	1956	12,800	0.5	
17017 S MAIN ST	6126005018	MH	MH-D	CASTRO, ANDREA	0	-	0.8	
17103 S MAIN ST	6126005019	MH	MH-D	THOMAS, ELIZABETH D TR	1959	150	0.8	
17016 S BROADWAY ST	6126005027	MH	MH-D	MARTIN, PETER W AND SANDRA I TRS	1990	6,062	0.4	
17015 S BROADWAY ST	6126005002	MH	MH-D	BRIGGS, ARTHUR AND MARGARET TRS	1957	4,500	0.3	
17107 S MAIN ST	6126005020	MH	MH-D	IPS CORPORATION	1978	864	1.1	
17021 S BROADWAY ST	6126005003	MH	MH-D	MAILLAND, JUAN C AND LIGIA M	1955	4,500	0.3	
17022 S FIGUEROA ST	6126007003	MH	MH-D	COST PROPERTIES LTD	1954	2,200	1.5	
17025 S BROADWAY ST	6126005004	MH	MH-D	PRECIADO, NICOLAS AND JUDITH	1955	1,520	0.3	
17109 S MAIN ST	6126005021	MH	MH-D	INDUSTRIAL ACQUISITION INC	1973	23,312	1.2	
17102 S BROADWAY ST	6126005012	MH	MH-D	INDUSTRIAL ACQUISITION INC	1954	4,736	0.2	
17111 S BROADWAY ST	6126005023	MH	MH-D	MOREAU, DENNIS AND PATRICIA A TRS	1953	27,989	0.6	
17106 S BROADWAY ST	6126005011	MH	MH-D	IPS CORP	1954	2,100	0.2	
101 W WALNUT ST	6126005025	MH	MH-D	SEACLIFF CENTRE POINTE LLC	1987	90,787	2.1	
17126 S BROADWAY ST	6126005008	MH	MH-D	ROBERTS, ADRIENNE B TR	1961	3,920	0.2	
17529 S MAIN ST	7339003024	MH	MH-D	PRIME II LP	2005	152,831	5.1	
17704 S BROADWAY ST	7339003055	MH	MH-D	H J AND P E INVESTMENT	1996	93,256	2.9	
17705 S MAIN ST	7339003011	MH	MH-D	CHEN, HENRY J AND JESSIE F AND	1986	79,512	2.8	
0	7339003009	MH	MH-D	SAHM BROADWAY PROPERTY LLC	1972	126,000	3.0	
17813 S MAIN ST NO 101	7339003056	MH	MH-D	FILKO INTERNATIONAL CORPORATION	1983	62,853	2.8	
18001 S MAIN ST	7339003004	MH	MH-D	GASKET ASSOCIATES	1961	58,965	2.5	



ZCC 166-12

List of Properties to be Included in Design Overlay District

APN	ZONE	OWNER NAME	YEAR ACQUIRED	ACRES	COMMENTS
16511 S MAIN ST	MH	16511 SOUTH MAIN STREET LLC	1980	31.672	1.4
17116 S BROADWAY ST	MH-D	INDUSTRIAL ACQUISITION INC	1955	5,074	0.2
17117 S BROADWAY ST	MH-D	MOORE, MELVIN A TR	1953	9,322	1.0
17120 S BROADWAY ST	MH-D	INDUSTRIAL ACQUISITION INC	1960	3,920	0.2
291 E VICTORIA ST	MH-D	KAXON, STEVE AND DOMNA TRS	1976	1,000	0.3
240 W VICTORIA ST	MH-D	RYAN, PAUL B AND ELIZABETH J TRS	1964	2,100	0.1
0	MH-D	T M COMMERCIAL PROPERTIES LLC	0	-	0.1
18314 BROADWAY	MH-D	TATUM, STANLEY M AND SALLY M TRS	1964	6,160	0.3
18530 S BROADWAY ST	MH-D	SYMONS, ANNETTE M TR	1948	3,123	1.6
0	MH-D	GASKET ASSOCIATES	0	-	0.1
18004 S BROADWAY ST	MH-D	PFI REALTY V LP	1960	6,046	0.9
18026 S BROADWAY ST	MH-D	WHITT, DAVID C	1947	5,076	0.8
18118 BROADWAY	MH-D	F AND B MADERA LLC AND	1957	175,585	3.7
18027 S MAIN ST	MH-D	POTTER ROAD LLC	1988	20,400	0.5
18020 S BROADWAY ST	MH-D	18020 BROADWAY PROPERTY LLC	1958	45,500	1.1
18115 S MAIN ST	MH-D	POTTER ROAD LLC	1988	36,400	0.8
18102 S BROADWAY ST	MH-D	WHITT, DAVID C	1947	40,000	0.9
18015 MAIN ST	MH-D	VALLEYCREST LANDSCAPE	1975	63,720	1.4
0	MH-D	F AND B MADERA LLC AND	0	-	0.0
18026 S BROADWAY ST	MH-D	WHITT, DAVID C	1946	18,044	1.3
0	MH-D	POTTER ROAD LLC	1988	36,400	1.4
137 E VICTORIA ST	MH-D	WALKER, RICHARD TR	1967	5,916	0.1
125 E VICTORIA ST	MH-D	WALKER, RICHARD TR	1966	18,388	1.1
101 E VICTORIA ST	MH-D	TABBAA, YASSER	1989	1,000	0.5
115 W VICTORIA ST	MH-D	TRIPLE POINT PROPERTIES LLC	1970	4,996	0.3
249 E VICTORIA ST	MH-D	ASARO, RAYMOND CO TR ET AL	1975	9,760	0.5
18220 S BROADWAY ST	MH-D	TESSIE CLEVELAND COMMUNITY	1961	15,779	1.0
216 W VICTORIA ST	MH-D	L A COUNTY	0	-	1.6
230 W VICTORIA ST	MH-D	SARGIOUS, SAMIR AND MERITE	1963	2,000	0.1
0	MH-D	SARGIOUS, SAMIR AND MERITE	0	-	0.1
18400 S BROADWAY ST	MH-D	COOLEY GARDENA LLC ET AL	1980	15,259	0.7
18420 S BROADWAY ST	MH-D	COOLEY GARDENA LLC ET AL	1976	14,400	0.8
18500 S BROADWAY	MH-D	EINBODEN, LESLIE L TR	1957	11,990	1.6
18700 S BROADWAY ST	MH-D	TUCH, RICHARD S AND LINDA J TRS	1941	18,326	2.9
0	MH-D	EQUILON ENTERPRISES LLC	0	-	9.6
0	MH-D	EQUILON ENTERPRISES LLC	1945	2,780	116.8
0	MH-D	EQUILON ENTERPRISES LLC	0	-	0.6
20945 S WILMINGTON AVE	MH-D	SHELL OIL CO	1975	53,614	210.5
1860 E DEL AMO BLVD	MH-D	DOMINGUEZ FIRE PRO DIST	0	-	0.5
0	MH-D	EQUILON ENTERPRISES LLC	0	-	19.6
0	MH-D	EQUILON ENTERPRISES LLC	0	-	19.6
0	MH-D	EQUILON ENTERPRISES LLC	0	-	5.8
0	MH-D	EQUILON ENTERPRISES LLC	0	-	1.2
0	MH-D	EQUILON ENTERPRISES LLC	0	-	15.2



ZCC 166-12

List of Properties to be Included in Design Overlay District

PARCELS ADDRESS	APN	CONCURRENT ZONE	PROPOSED ZONE	OWNER NAME	YEAR BUILT	TYPE	FLOOR AREA	HEIGHT
0	7326001003	MH	MH-D	SHELL OIL CO	0	-	19.5	
0	7326001004	MH	MH-D	SHELL OIL CO	0	-	19.6	
0	7327002012	MH	MH-D	EQUILON ENTERPRISES LLC	0	-	0.2	
0	7327002015	MH	MH-D	EQUILON ENTERPRISES LLC	0	-	4.4	
0	7327002016	MH	MH-D	EQUILON ENTERPRISES LLC	0	-	4.3	
0	7316026905	MH	MH-D	LA CITY	0	-	0.1	
0	7316026830	MH	MH-D	SOU PAC TRANS CO	0	-	0.0	
0	7316026826	MH	MH-D	SOU PAC CO	0	-	0.1	
0	7316024823	MH	MH-D	SOU PAC TRANS CO	0	1,680	2.2	
720 E WATSON CENTER RD	7315033037	MH	MH-D	WATSON LAND CO	1991	246,602	7.2	
0	7316024822	MH	MH-D	SOU PAC TRANS CO	0	38,500	7.3	
0	7315007006	MH	MH-D	BP WEST COAST PRODUCTS LLC	0	-	8.1	
0	7315012901	MH	MH-D	LA CITY	0	-	0.4	
0	7315012816	MH	MH-D	SOU PAC TRANS CO	0	-	0.6	
0	7315012817	MH	MH-D	SOU PAC TRANS CO	0	-	0.6	
600 W SEPULVEDA BLVD	7406026019	MH	MH-D	SEPULVEDA 600 LLC	1985	7,575	0.6	
0	7315011806	MH	MH-D	SOU PAC TRANS CO	0	-	0.5	
0	7315020903	MH	MH-D	LA CO FLOOD CONTROL DIST	0	-	0.2	
0	7315005048	MH	MH-D	WATSON LAND COMPANY	0	-	8.4	
22301 BONITA ST	7315005052	MH	MH-D	WATSON LAND CO	1979	72,840	3.4	
1118 E 223RD ST	7315004032	MH	MH-D	1118 LLC	1973	378,230	10.3	
1210 E 223RD ST	7315004033	MH	MH-D	KOLL PER CORAL TREE LLC	1986	231,594	8.7	
0	7315004054	MH	MH-D	SOU PAC TRANS CO	0	-	10.7	
0	7315011809	MH	MH-D	SOU PAC TRANS CO	0	-	3.0	
0	7315013817	MH	MH-D	SOU PAC TRANS CO	0	-	3.5	
0	7315012810	MH	MH-D	SOU PAC TRANS CO	0	-	0.4	
2350 E 223 ST	7315007009	MH	MH-D	BP WEST COAST PRODUCTS LLC	2006	126,254	10.7	
0	7315007005	MH	MH-D	BP WEST COAST PRODUCTS LLC	0	-	46.1	
0	7315013816	MH	MH-D	SOU PAC TRANS CO	0	-	3.1	
0	7315013801	MH	MH-D	SOU PAC CO	0	-	2.1	
1500 E 223RD ST	7315031026	MH	MH-D	MELVILLE, WILLIAM AND CHERYL TRS	1978	57,392	3.0	
22351 WILMINGTON AVE	7315031019	MH	MH-D	AMB PROPERTY L P	1970	297,000	14.9	
1300 E 223RD ST	7315031028	MH	MH-D	CARSON 223RD ST LLC	1989	106,082	3.0	
1350 E 223RD ST	7315031027	MH	MH-D	INTERNATIONAL PAPER COMPANY	1973	175,817	12.1	
22327 WILMINGTON AVE	7315031004	MH	MH-D	AMB PROPERTY L P	1971	3,716	0.8	
22310 BONITA ST	7315004052	MH	MH-D	FIRST INTERSTATE BANK OF CA AND	1973	81,400	4.2	
0	7315004271	MH	MH-D	LA CITY DEPT OF WATER AND POWER	0	-	2.5	
0	7315008029	MH	MH-D	SOLUTIA INC	1970	38,000	0.9	
0	7315013812	MH	MH-D	SOU PAC CO	0	-	5.4	
22422 S ALAMEDA ST	7315010009	MH	MH-D	HERTZ EQUIPMENT RENTAL CORP	1945	19,494	3.5	
0	7315007800	MH	MH-D	SOU PAC TRANS CO	0	-	2.1	
22606 S ALAMEDA ST	7315010008	MH	MH-D	SA RECYCLING LLC	1946	3,544	5.0	
0	7315007801	MH	MH-D	SOU PAC TRANS CO	0	21,252	8.2	
0	7315013902	MH	MH-D	LA CITY	0	-	3.5	



ZCC 166-12

List of Properties to be Included in Design Overlay District

STREET ADDRESS	APN	ZONE	CURRENTLY ZONED	OWNER NAME	YEAR	ACRES	PERMITS	PERMITS	PERMITS	PERMITS	PERMITS	PERMITS
23000 AVALON BLVD	7315033038	MH	MH-D	WATSON LAND CO	1974	428,571						16.0
0	7315007007	MH	MH-D	BP WEST COAST PRODUCTS LLC	0	-						6.5
0	7315020013	MH	MH-D	BP WEST COAST PRODUCTS LLC	0	-						0.4
0	7315011807	MH	MH-D	SOU PAC TRANS CO	0	-						3.2
0	7406026918	MH	MH-D	CO SANITATION DISTRICT NO 8	1970	1,345						16.9
0	7315020021	MH	MH-D	BP WEST COAST PRODUCTS LLC	0	-						8.4
0	7315011812	MH	MH-D	SOU PAC TRANS CO	0	-						11.8
0	7315011805	MH	MH-D	SOU PAC TRANS CO	0	-						14.8
0	7315037271	MH	MH-D	LA CITY DEPT OF WATER AND POWER	0	-						3.6
0	7315011811	MH	MH-D	SOU PAC TRANS CO	0	-						3.2
0	7315011810	MH	MH-D	SOU PAC TRANS CO	0	-						2.7
23831 BANNING BLVD	7315003051	MH	MH-D	WATSON LAND COMPANY	1979	49,466						2.3
0	7315011808	MH	MH-D	SOU PAC TRANS CO	0	-						2.5
854 E 238TH ST	7315037017	MH	MH-D	WATSON LAND CO	1981	90,640						4.0
23824 BANNING BLVD	7315037008	MH	MH-D	WATSON LAND CO	1979	30,640						1.5
23803 WILMINGTON AVE	7315037028	MH	MH-D	WATSON LAND COMPANY	1988	50,045						5.1
23848 BANNING BLVD	7315037009	MH	MH-D	WATSON LAND CO	1979	27,478						1.5
0	7315011013	MH	MH-D	WATSON LAND CO	0	-						14.8
0	7315020900	MH	MH-D	LA CO FLOOD CONTROL DIST	0	-						0.0
24327 MAIN ST	7406026916	MH	MH-D	CO SANITATION DISTRICT NO 8	0	-						9.6
24721 MAIN ST	7406026917	MH	MH-D	CO SANITATION DISTRICT NO 8	1945	9,918						9.6
0	7315010802	MH	MH-D	UNION PACIFIC RAILROAD COMPANY	0	-						1.0
0	7315010270	MH	MH-D	LA CITY DEPARTMENT OF WATER AND	0	-						0.7
16820 S MAIN ST.	6126009023	MH	MH-D	DYNAMIC BUILDERS INC	2007	6,550						0.2
16800 S MAIN ST	6126009001	MH	MH-D	AMERIGAS PROPANE LP	1983	11,767						4.7
16900 S MAIN ST.	6126009038	MH	MH-D	DYNAMIC BUILDERS INC	2007	6,550						0.2
16898 S MAIN ST.	6126009037	MH	MH-D	DYNAMIC BUILDERS INC	2007	5,970						0.1
16892 S MAIN ST.	6126009036	MH	MH-D	DYNAMIC BUILDERS INC	2007	5,300						0.1
16890 S MAIN ST.	6126009035	MH	MH-D	DYNAMIC BUILDERS INC	2007	3,960						0.1
16882 S MAIN ST.	6126009034	MH	MH-D	FRONTIER MANAGEMENT GROUP LLC	2007	6,640						0.2
16880 S MAIN ST	6126009033	MH	MH-D	DYNAMIC BUILDERS INC	2007	5,970						0.1
16870 S MAIN ST.	6126009032	MH	MH-D	DYNAMIC BUILDERS INC	2007	5,300						0.1
16860 S MAIN ST.	6126009031	MH	MH-D	DYNAMIC BUILDERS INC	2007	3,940						0.1
16828 S MAIN ST.	6126009024	MH	MH-D	DYNAMIC BUILDERS INC	2007	5,970						0.1
16830 S MAIN ST.	6126009025	MH	MH-D	DYNAMIC BUILDERS INC	2007	5,300						0.1
16838 S MAIN ST.	6126009026	MH	MH-D	CAMERON, DONALD R TR	2007	3,960						0.1
16840 S MAIN ST.	6126009027	MH	MH-D	PUKA, ROBERT	2007	6,640						0.2
16846 S MAIN ST	6126009028	MH	MH-D	PUKA, ROBERT I	2007	5,970						0.1
16850 S MAIN ST.	6126009029	MH	MH-D	CHOI, YONG K	2007	5,300						0.1
16858 S MAIN ST.	6126009030	MH	MH-D	CHOI, YONG K	2007	3,940						0.1
16925 S MAIN ST	6126004046	MH	MH-D	MACLEOD, IAN AND MARILYN TR	1992	21,579						1.0
16927 S MAIN ST	6126004047	MH	MH-D	MACLEOD, IAN AND MARILYN TR	1992	19,493						0.9
16915 S MAIN ST	6126004035	MH	MH-D	GOH, CHUNG Y AND KYU J TRS	1950	1,000						0.9
0	7315008050	MH	MH-D	BP WEST COAST PRODUCTS LLC	0	-						3.2



ZCC 166-12

List of Properties to be Included in Design Overlay District

ADDRESS	OWNER NAME	STATUS	ACRES	DATE	AREA	AREA	AREA
17022 S FIGUEROA ST	COST PROPERTIES LTD	MH-D	55,900	1953	3.3		
2149 E SEPULVEDA BLVD	ATLANTIC RICHFIELD CO	MH-D	1,170	1956	43.4		
0	L A CO FLOOD CONTROL DIST	MH-D	-	0	0.2		
22500 S ALAMEDA ST	CORRIDOR PROPERTIES	MH-D	128,694	1943	2.8		
22420 S ALAMEDA ST	MO, CATHERINE TR	MH-D	108,260	1941	2.9		
0		MH-D	-	0	2.6		
0	BP WEST COAST PRODUCTS LLC	MH-D	-	0	0.0		
0	POLYONE CORPORATION	MH-D	-	1974	0.2		
0	ATLANTIC RICHFIELD CO	MH-D	-	0	5.0		
0	GEON COMPANY	MH-D	-	1974	3.6		
0	BP WEST COAST PRODUCTS LLC	MH-D	-	0	0.5		
0	BP WEST COAST PRODUCTS LLC	MH-D	-	0	37.8		
0	BP WEST COAST PRODUCTS LLC	MH-D	-	0	0.6		
2006 E 223RD ST	ATLANTIC RICHFIELD CO	MH-D	-	0	3.3		
2104 E 223RD ST	GEON COMPANY	MH-D	67,913	1960	5.3		
2112 E 223RD ST	ATKEMIX THIRTY SEVEN INC	MH-D	30,888	1959	14.7		
0	ATLANTIC RICHFIELD CO	MH-D	-	0	5.0		
2100 E 223RD ST	SOLUTIA INC	MH-D	93,371	1961	9.8		
0	CARSON CITY	MH-D	-	0	5.5		
0	BP WEST COAST PRODUCTS LLC	MH-D	-	0	4.6		
0	ATLANTIC RICHFIELD CO	MH-D	43,355	1946	4.1		
0	UNION PACIFIC RAILROAD CO	MH-D	-	0	0.1		
0	L A CITY	MH-D	-	0	2.4		
0	BP WEST COAST PRODUCTS LLC	MH-D	-	0	0.6		
22632 S ALAMEDA ST	CHLAVIN, MYRON Z TR	MH-ORL-D	800	1966	13.7		
0	SOU PAC TRANS CO	MH-ORL-D	-	0	14.2		
0	UNION PAC RR CO	MH-ORL-D	-	0	6.4		
0	SOU PAC TRANS CO	MH-ORL-D	-	0	29.7		
23000 S ALAMEDA ST	SOU PAC TRANS CO	MH-ORL-D	11,864	1967	11.7		
16220 S FIGUEROA ST	ABEL, MIRTA C TR	ML-D	39,540	1952	2.3		
16325 S MAIN ST	LONE OAK GARDENA LLC	ML-D	122,461	1971	3.0		
100 W ALONDRA BLVD	PACIFIC BELL	ML-D	146,182	1963	12.3		
320 W ALONDRA BLVD	ALONDRA PROPERTIES LLC	ML-D	38,874	1962	1.8		
354 W ALONDRA BLVD	ALONDRA PROPERTIES LLC	ML-D	32,040	1960	1.5		
400 W ALONDRA BLVD	LA MESA DE DON VICENTE LLC	ML-D	19,292	1966	0.8		
416 W ALONDRA BLVD	KARKAFI, RAMEZ AND	ML-D	10,962	1961	0.5		
422 W ALONDRA BLVD	QUAGLETTI, MARY E TR	ML-D	40,140	1967	1.7		
16100 S FIGUEROA ST	CAPSTAN HOLDINGS I LLC	ML-D	12,118	1974	0.5		
16315 S BROADWAY ST	CASILLAS, MARGARITO CO TR	ML-D	688	1949	0.2		
16120 S FIGUEROA ST	CAPSTAN HOLDINGS I LLC	ML-D	4,428	1962	0.2		
16201 S BROADWAY ST	ALONDRA PROPERTIES LLC	ML-D	25,101	1958	0.9		
0	ALONDRA PROPERTIES LLC	ML-D	15,700	1967	0.4		
16130 S FIGUEROA ST	CAPSTAN HOLDINGS CARSON I LLC	ML-D	4,428	1962	0.2		
354 W ALONDRA BLVD	ALONDRA PROPERTIES LLC	ML-D	20,000	1960	0.5		

ZCC 166-12

List of Properties to be Included in Design Overlay District

Address	APN	Zone (Current)	Zone (Proposed)	Owner Name	Year	Area (S.F.)	Height (Ft.)
16200 S FIGUEROA ST	6125018014	ML	ML-D	JDC GROUP LLC	1984	30,100	2.3
16205 S BROADWAY ST	6125018012	ML	ML-D	EAST TWENTY FOURTH STREET CORP	1963	150,260	3.5
16301 S BROADWAY ST	6125019039	ML	ML-D	LANFRE PROPERTIES LLC	1960	3,840	0.2
325 W GARDENA BLVD	6125019043	ML	ML-D	ISKENDERIAN FAMILY GARDENA	1926	4,148	1.7
333 W GARDENA BLVD	6125019042	ML	ML-D	ISKENDERIAN FAMILY GARDENA	1950	3,200	1.9
0	6125019041	ML	ML-D	ISKENDERIAN FAMILY GARDENA	1960	-	0.9
0	6125019024	ML	ML-D	ISKENDERIAN FAMILY GARDENA	1960	-	1.1
417 W 164TH ST	6125019010	ML	ML-D	COAST PLATING PROPERTY LLC	1967	18,000	1.6
423 W 164TH ST	6125019009	ML	ML-D	RYAN, PATRICK T CO TR	1963	2,880	0.7
0	6125019007	ML	ML-D	BURGENO, ENRIQUE AND HELEN TRS	1970	8,000	0.3
0	6125019001	ML	ML-D	BURGENO, ENRIQUE AND HELEN TRS	1970	16,780	0.5
16309 S BROADWAY ST	6125019038	ML	ML-D	LE HOULLIER, DENNIS K	1951	1,266	0.2
16320 S FIGUEROA ST	6125019002	ML	ML-D	YURGA, WILLIAM S AND LYN C	1962	6,000	0.3
433 W 164TH ST	6125019008	ML	ML-D	WILSON, DIANA S TR	1939	1,860	0.5
16321 S BROADWAY ST	6125019036	ML	ML-D	PLEWES, DON AND ALMA	1966	3,192	0.2
0	6125019005	ML	ML-D	YURGA, WILLIAM S AND LYN C	0	-	0.0
445 W 164TH ST	6125019006	ML	ML-D	GARON, JAMES AND LINDA TRS	1964	3,880	0.2
16322 S FIGUEROA ST	6125019003	ML	ML-D	HANSEN, LORRAINE K TR	1961	5,410	0.2
16323 S BROADWAY ST	6125019035	ML	ML-D	NESSLER, MARK J AND JUSTINE T TRS	1956	871	0.4
16407 S MAIN ST	6125017026	ML	ML-D	LONE OAK GARDENA LLC	1973	121,056	2.9
0	6125019004	ML	ML-D	HANSEN, LORRAINE K TR	0	-	0.2
0	6125019034	ML	ML-D	QUAGLETTI, MICHAEL J AND	0	-	0.1
331 W 168TH STREET	6126002009	ML	ML-D	OLDFIELD, ALASTAIR I	1962	17,000	0.9
339 W 168TH ST	6126002008	ML	ML-D	LIU, CHUAN C AND MEI I	1987	21,836	1.0
349 W 168TH ST	6126002007	ML	ML-D	SUMMIT PARTNERS WEST LLC	1962	15,580	0.9
411 W 168TH ST	6126002006	ML	ML-D	ALTER, MARLENE G AND ROY H TRS	1951	7,478	2.1
16604 S FIGUEROA ST	6126002001	ML	ML-D	BRAGER, JEWEL TR	1962	22,400	1.0
16612 S MAIN ST	6126010023	ML	ML-D	MURPHY, RAYMOND A	1967	9,450	0.5
16630 S BROADWAY ST	6126003017	ML	ML-D	16630 S BROADWAY LP	1985	14,263	1.4
137 W 168TH ST	6126003007	ML	ML-D	SCHIFINO PROPERTIES INC	1963	13,075	0.9
16611 S BROADWAY ST	6126002014	ML	ML-D	BUI, HIEU T	1957	5,356	0.3
0	6126002002	ML	ML-D	BRAGER, PHILIP AND JEWEL TRS	1965	11,600	0.3
16616 S FIGUEROA ST	6126002003	ML	ML-D	OTA, ATSUKO	1949	9,728	0.7
16620 S MAIN ST	6126010024	ML	ML-D	MURPHY, RAYMOND A	1968	9,450	0.5
16619 S BROADWAY ST	6126002013	ML	ML-D	KIM, JOHN H AND YONGMI C	1960	5,687	0.5
16634 S FIGUEROA ST	6126002016	ML	ML-D	CANNONE, JOSEPH AND JEAN TRS	1950	23,588	1.5
16630 S MAIN ST	6126010025	ML	ML-D	SCHIFINO PROPERTIES INC	0	-	0.9
16634 S FIGUEROA ST	6126002004	ML	ML-D	CANNONE, JOSEPH AND JEAN TRS	1986	14,400	0.4
307 W 168TH ST	6126002012	ML	ML-D	SAVAR HOLDINGS LLC	1965	3,000	0.3
311 W 168TH ST	6126002011	ML	ML-D	MCRBERTS, VALERIE A TR	1965	2,250	0.2
321 W 168TH ST	6126002010	ML	ML-D	WRIGHT, GRACE CO TRS	1959	3,000	0.1
0	6126001022	ML	ML-D	TAMURA, RONALD M TR ET AL	0	-	2.0
442 W GARDENA BLVD	6126001021	ML	ML-D	TAMURA LAND COMPANY GARDENA LLC	1969	4,736	0.6
16518 S MAIN ST	6126010026	ML	ML-D	16518 SOUTH MAIN STREET LLC	1977	19,644	0.9

15

ZCC 166-12

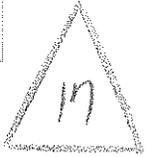
List of Properties to be Included in Design Overlay District

ADDRESS	ZONE	DATE	OWNER	YEAR	AREA	ACRES
16530 S BROADWAY ST	ML	ML-D	EVERGREEN FINANCIAL HOLDING LLC	1955	10,291	0.7
16530 S FIGUEROA ST	ML	ML-D	TAMURA LAND COMPANY GARDENA LLC	1965	16,000	0.9
20430 TILLMAN AVE	ML	ML-D	AMB PROPERTY L P	1972	13,375	0.6
20501 BELSHAW AVE	ML	ML-D	AMB PROPERTY L P	1972	35,376	1.8
1025 E BURGROVE ST	ML	ML-D	AMB PROPERTY L P	1972	87,696	3.8
20444 TILLMAN AVE	ML	ML-D	AMB PROPERTY L P	1972	15,440	0.7
20531 BELSHAW AVE	ML	ML-D	AMB PROPERTY L P	1972	29,160	1.4
1016 E BURGROVE ST	ML	ML-D	AMB PROPERTY L P	1972	62,955	2.6
1048 E BURGROVE ST	ML	ML-D	AMB PROPERTY L P	1972	75,194	4.7
0	0	ML-D	L A CO FLOOD CONTROL DIST	0	-	2.9
0	0	ML-D	SAN PASQUAL FI TRUST CO TR ET AL	0	-	0.2
307 W GARDENA BLVD	ML	ML-D	SAN PASQUAL FI TRUST CO TR ET AL	0	-	0.2
353 W GARDENA BLVD	ML	ML-D	HERRERA, JOHN AND CHRISTINE ET AL	1927	2,840	0.8
408 W 164TH ST	ML	ML-D	TSAI, SHUN T AND	1962	15,600	0.6
414 W 164TH ST	ML	ML-D	TSAI, SHUN AND	2009	7,400	0.3
422 W 164TH ST	ML	ML-D	RUCH, GEORGE E TR	1959	1,066	0.1
425 W GARDENA BLVD	ML	ML-D	GUEVARA, BERNIE S JR	1990	7,806	0.4
434 W 164TH ST	ML	ML-D	DECORE PLATING CO INC	1964	7,128	0.3
440 W 164TH ST	ML	ML-D	PLD PROPERTIES LLC	1973	7,020	0.3
16400 S FIGUEROA ST	ML	ML-D	PLD PROPERTIES LLC	1966	6,070	0.3
309 W GARDENA BLVD	ML	ML-D	SAN PASQUAL FI TRUST CO TR ET AL	0	1,128	0.3
311 W GARDENA BLVD	ML	ML-D	SAN PASQUAL FI TRUST CO TR ET AL	1956	1,966	0.3
317 W GARDENA BLVD	ML	ML-D	ISKENDERIAN FAMILY GARDENA	1925	864	0.2
413 W GARDENA BLVD	ML	ML-D	MAIER, RUDOLF J AND RUTH C TRS	1961	7,800	0.3
445 W GARDENA BLVD	ML	ML-D	YAMADA COMPANY INC	1972	8,216	0.3
433 W GARDENA BLVD	ML	ML-D	THORNE, SIMA	1937	1,460	0.2
16540 S MAIN ST	ML	ML-D	16540 SOUTH MAIN STREET LLC	1968	35,556	1.4
16533 S BROADWAY ST	ML	ML-D	KRAMER, DENNIS AND JUDITH TRS	1971	8,200	0.7
16536 S FIGUEROA ST	ML	ML-D	BRAGER, JEWEL TR	1966	29,600	1.0
16605 S BROADWAY ST	ML	ML-D	LIPPMAN, BARRY H AND RONDA A	1963	15,209	0.7
21200 FIGUEROA ST	ML	ML-D	PEACE APOSTOLIC CHURCH INC	1989	16,496	0.9
21205 MAIN ST	ML	ML-D	GREEN VILLAGE PROPERTIES LLC	1969	-	0.3
21205 MAIN ST	ML	ML-D	GREEN VILLAGE PROPERTIES LLC	1969	-	0.3
439 W GARDENA BLVD	ML	ML-D	KHO, YOUNG C	1913	8,020	1.5
423 W GARDENA BLVD	ML	ML-D	TOMLIN, RONI R	1931	1,085	0.1
16410 S FIGUEROA ST	ML	ML-D	MUNEKATA, RYO AND YOOKO TRS	1964	720	0.1
200 E GARDENA BLVD	ML	ML-D	HAPPY TRAILS LAND LLC	1960	4,251	0.2
156 E GARDENA BLVD	ML	ML-D	AHF DUCOMMUN INC	1980	1,296	3.2
140 E GARDENA BLVD	ML	ML-D	GGIJOLO PROPERTIES LLC	1997	69,000	1.6
124 E GARDENA BLVD	ML	ML-D	STREETMAKER, JOHN	1947	153,533	4.8
118 E GARDENA BLVD	ML	ML-D	DALBY, DONALD	1923	400	0.2
114 E GARDENA BLVD	ML	ML-D	DALBY, DONALD	0	1,624	0.2
16502 S MAIN ST	ML	ML-D	HERNANDEZ, ALEJANDRO	1993	-	0.2
128 W GARDENA BLVD	ML	ML-D	T W M	1974	4,810	0.3
					56,307	2.6

ZCC 166-12

List of Properties to be Included in Design Overlay District

ST ADDRESS	APN	ZONE	CATEGORY	ZONF	ADJUSTED	OWNER NAME	YEAR BUILT	SFBS	SFBL	SFBS PER 6.11	OFFICE CAP
302 W GARDENA BLVD	6126001016	ML	ML-D			ATHANASOPOULAS, G DECD EST OF	1987		2,493		0.5
310 W GARDENA BLVD	6126001013	ML	ML-D			MILLER, KENNETH L SR	1963		4,720		0.4
16502 S BROADWAY ST	6126003018	ML	ML-D			VAN DIENEN, GERALD AND DEBRA TRS	1989		5,226		0.4
316 W GARDENA BLVD	6126001020	ML	ML-D			MARTIN, JOSE G AND MARIA E	0		-		0.3
318 W GARDENA BLVD	6126001019	ML	ML-D			MARTIN, JOSE G AND MARIA E	0		-		0.3
330 W GARDENA BLVD	6126001015	ML	ML-D			LIU, CHUAN C AND MEI I	1947		37,859		1.4
344 W GARDENA BLVD	6126001018	ML	ML-D			BROWN, CONCEPCION C TR	1940		3,455		1.4
354 W GARDENA BLVD	6126001017	ML	ML-D			354 W GARDENA LLC	1964		56,792		2.5
1053 E BEDMAR ST	7381025056	ML	ML-D			SEHIDOGU CO LLC	1974		23,346		1.1
20611 BELSHAW AVE	7381025088	ML	ML-D			BRICK LAND INVESTMENTS LLC	1974		7,380		1.3
20626 BELSHAW AVE	7381025081	ML	ML-D			BELSHAW I LLC	1973		39,710		2.2
1110 E DOMINGUEZ ST	7381026008	ML	ML-D			LALEZHAR PROPERTY LLC	1970		12,008		0.7
0	7381025073	ML	ML-D			1050 1070 DOMINGUEZ LLC	1976		55,840		3.1
20920 CHICO ST	7381025072	ML	ML-D			THOTH EQUITIES LLC	1974		18,064		2.1
1000 E DEL AMO BLVD	7381023001	ML	ML-D			AMB PROPERTY LP	1972		15,309		0.8
1024 E DEL AMO BLVD	7381023002	ML	ML-D			AMB PROPERTY LP	1972		36,580		1.9
20760 LEAPWOOD AVE	7381025068	ML	ML-D			KIM, YONG W AND HYE S TRS	1977		10,016		0.5
1124 E DEL AMO BLVD	7381023012	ML	ML-D			AMB PROPERTY LP	1972		14,616		0.8
1100 E DEL AMO BLVD	7381023003	ML	ML-D			AMB PROPERTY LP	1972		33,855		1.6
20541 BELSHAW AVE	7381023007	ML	ML-D			AMB PROPERTY LP	1972		29,160		1.3
1067 E BEDMAR ST	7381025054	ML	ML-D			COLE, AUBREY AND YANG TRS	1974		16,615		0.8
20620 LEAPWOOD AVE	7381025061	ML	ML-D			AMERICAN OFFICE PARK PROPERTIES	1975		214,380		5.0
1059 E BEDMAR ST	7381025095	ML	ML-D			MSS PROPERTIES LLC	1974		31,630		1.7
1083 E BEDMAR ST	7381025053	ML	ML-D			PATEL, MAHENDRA AND DEVAL	1974		16,720		0.9
0	7381023900	ML	ML-D			CARSON CITY	0		-		0.0
0	7381025082	ML	ML-D			DALLAS, RHODA MAY A TR	1973		23,826		1.3
0	7381025902	ML	ML-D			CARSON CITY	0		-		0.0
20600 BELSHAW AVE	7381025049	ML	ML-D			BELSHAW I LLC	1973		23,826		1.2
20631 ANNALEE AVE	7381025080	ML	ML-D			DAVIDSON, W SCOTT TR	1973		39,710		2.3
315 W TORRANCE BLVD	7336003042	ML	ML-D			INTERNATIONAL PRINTING MUSEUM	1977		21,988		1.0
329 TORRANCE BLVD	7336003041	ML	ML-D			SNOW, RONALD E TR	1956		12,800		1.0
20770 LEAPWOOD AVE	7381025086	ML	ML-D			NEXUS MANAGEMENT LLC	1977		23,520		1.3
1025 E BEDMAR ST	7381025091	ML	ML-D			BERNAL HOLDINGS COMPANY LLC	1974		16,000		1.5
20700 BELSHAW AVE	7381025047	ML	ML-D			POOLE PUBLICATIONS INC	1973		10,033		0.6
1123 E DOMINGUEZ ST	7381025044	ML	ML-D			PETERS, MELVIN A TR	1973		42,560		2.6
1139 E DOMINGUEZ ST	7381025043	ML	ML-D			PETERS, MELVIN A TR	1973		42,560		2.7
20701 ANNALEE AVE	7381025087	ML	ML-D			JOHNSON LAMINATING AND COATING	1976		11,455		0.6
1009 E BEDMAR ST	7381025058	ML	ML-D			RODSTEIN, JEROME AND LAVONNE TRS	1974		20,550		1.1
20790 LEAPWOOD AVE	7381025069	ML	ML-D			FISKE LEAPWOOD FLOWER LLC	1977		9,990		0.5
20810 LEAPWOOD AVE	7381025085	ML	ML-D			ROETTINGER, TIMOTHY AND VANESSA TRS	1977		11,373		0.6
20722 BELSHAW AVE	7381025046	ML	ML-D			DEMUND, THOMAS P AND MARY S TRS	1974		28,160		1.2
20721 ANNALEE AVE	7381025041	ML	ML-D			JRHA INVESTMENTS LLC	1974		23,520		1.3
20830 LEAPWOOD AVE	7381025084	ML	ML-D			WONG, HOKNUNG	1977		12,876		0.9
1007 E DOMINGUEZ ST	7381025067	ML	ML-D			LEAPWOOD ASSOCIATES LP	1977		139,592		3.4



ZCC 166-12

List of Properties to be Included in Design Overlay District

APN	ZONE (CURRENT)	ZONE (PROPOSED)	OWNER NAME	YEAR BUILT	HEIGHT (FT)	AREA (SQ FT)
20735 BELSHAW AVE	ML	ML-D	BLAINE, RICHARD C AND SIGRID J	1974	19,305	1.0
20815 BELSHAW AVE	ML	ML-D	REAL, JOHN	1974	10,410	1.3
20800 BELSHAW AVE	ML	ML-D	DALLAS, RHODA MAY A TR	1973	24,180	1.1
20801 ANNALIEE AVE	ML	ML-D	JRHA INVESTMENTS LLC	1974	24,104	1.1
1170 E DOMINGUEZ ST	ML	ML-D	LUCAS, STAN	1971	16,447	1.0
0	ML	ML-D	CA PUBLIC EMPLOYEES	0	-	0.8
1150 E DOMINGUEZ ST	ML	ML-D	PARK, ALLAN H AND HWALAN TRS	1980	30,323	1.3
1130 E DOMINGUEZ ST	ML	ML-D	SAMTECH AUTOMOTIVE USA INC	1980	27,812	1.2
1112 E DOMINGUEZ ST	ML	ML-D	KIEFUS, JAMES A AND ELENE M TRS	1976	17,710	0.8
1162 E DOMINGUEZ ST	ML	ML-D	DRM9 PROPERTIES LLC	1971	15,735	0.9
1134 E DOMINGUEZ ST	ML	ML-D	LUCAS, STAN	1971	8,942	0.4
1154 ANNALIEE LANE	ML	ML-D	CHESSMORE, JOHN AND KATHRYN TRS	1980	10,095	0.4
21214 FIGUEROA ST	ML	ML-D	CHHEANG, MICHELLE AND	1949	6,930	0.7
21950 ARNOLD CENTER RD	ML	ML-D	WATSON LAND CO	2000	185,708	9.1
22624 AVALON BLVD	ML	ML-D	AVALON ASSOCIATES	1962	3,850	0.1
0	ML	ML-D	LA CITY	0	-	3.0
0	ML	ML-D	LA CITY	0	-	0.4
0	ML	ML-D	SOU PAC TRANS CO	0	-	8.3
0	ML	ML-D	SOU PAC TRANS CO	0	-	5.1
21750 ARNOLD CENTER RD	ML	ML-D	WATSON LAND CO	1998	188,808	10.1
0	ML	ML-D	WATSON LAND COMPANY	0	-	0.7
1904 E CARSON ST	ML	ML-D	WATSON LAND CO	1971	-	0.7
21720 S WILMINGTON AVE BL	ML	ML-D	WATSON LAND CO	1984	231,868	5.7
2000 E CARSON ST	ML	ML-D	WATSON LAND CO	1968	547,165	12.6
0	ML	ML-D	SOU PAC TRANS CO	0	-	0.3
2220 E CARSON ST	ML	ML-D	WATSON LAND CO	1973	302,816	12.9
2230 E CARSON ST	ML	ML-D	WATSON LAND COMPANY	1979	33,860	3.9
2230 E CARSON ST	ML	ML-D	WATSON LAND COMPANY	1979	91,622	1.0
2230 E CARSON ST	ML	ML-D	WATSON LAND COMPANY	1979	39,836	1.8
2230 E CARSON ST	ML	ML-D	WATSON LAND COMPANY	1979	33,860	1.4
2255 E 220TH ST	ML	ML-D	WATSON LAND COMPANY	2012	248,252	11.9
2155 E 220TH ST	ML	ML-D	WATSON LAND COMPANY	2002	177,964	9.1
21930 S WILMINGTON AVE	ML	ML-D	ALPERT AND ALPERT IRON AND	0	-	7.1
0	ML	ML-D	SOU PAC TRANS CO	0	-	0.8
21900 S WILMINGTON AVE	ML	ML-D	ALPERT AND ALPERT IRON AND	1957	19,200	3.1
21906 ARNOLD CENTER RD	ML	ML-D	WATSON LAND CO	1998	108,116	7.1
22300 AVALON BLVD	ML	ML-D	KATSIVALIS, ANTHONY L CO TR	1973	2,800	0.6
0	ML	ML-D	WATSON LAND CO	1982	44,400	0.5
2277 E 220TH ST	ML	ML-D	WATSON LAND CO	1982	67,502	2.8
2061 E 220TH ST	ML	ML-D	ALPERT AND ALPERT IRON AND	0	-	8.9
0	ML	ML-D	WATSON LAND CO	1975	59,240	3.8
2020 E 220TH ST	ML	ML-D	RONALD S STEIN FAMILY LLC AND	1972	9,200	1.6
2032 E 220TH ST	ML	ML-D	RONALD S STEIN FAMILY LLC ET AL	1965	80,707	3.0
2060 E 220TH ST	ML	ML-D	WATSON LAND COMPANY	1968	1,088	1.2



ZCC 166-12

List of Properties to be Included in Design Overlay District

STREET ADDRESS	APN	ZONE (CURRENT)	ZONE (PROPOSED)	OWNER NAME	YEAR BUILT	AREAS	ACRES
2040 E 220TH ST	7316027018	ML	ML-D	WATSON EQUITY CO	1964		39,200
0	7316024824	ML	ML-D	SOU PAC TRANS CO	0		0
22632 AVALON BLVD	7315005043	ML	ML-D	AVALON ASSOCIATES	1959		5,000
22320 AVALON BLVD	7315005005	ML	ML-D	HUANG, CHUN LUNG AND HSIU YIN	1965		8,960
22422 AVALON BLVD	7315005034	ML	ML-D	MANBY, NANCY M	1960		3,995
22426 AVALON BLVD	7315005035	ML	ML-D	MANBY, NANCY M	1962		5,000
22400 AVALON BLVD	7315005006	ML	ML-D	SHIM, DON D	1964		1,230
22404 AVALON BLVD	7315005007	ML	ML-D	AMINISH LLC	1960		2,566
22414 AVALON BLVD	7315005033	ML	ML-D	STRASSNER, MICHAEL AND JULIE TRS	1959		3,995
22432 AVALON BLVD	7315005036	ML	ML-D	PODOWON BAPTIST CHURCH	1963		9,996
22500 AVALON BLVD	7315005046	ML	ML-D	ELLESTAD, BOYD AND CAROL TRS	1970		19,586
22520 AVALON BLVD	7315005047	ML	ML-D	DOMINGERN, SOMCHAI AND KULAB	1970		10,008
22600 AVALON BLVD	7315005037	ML	ML-D	STEVENSON PAINT AND SUPPLY INC	1960		4,982
22608 AVALON BLVD	7315005038	ML	ML-D	MCINTYRE, MARK D	1960		4,128
22612 AVALON BLVD	7315005039	ML	ML-D	ZANKICH, VINCENT A TR	1962		5,000
22618 AVALON BLVD	7315005040	ML	ML-D	AVALON ASSOCIATES	1962		5,000
22624 AVALON BLVD	7315005041	ML	ML-D	BAYSHORE PARTNERS LLC	1978		1,150
24100 BROAD ST	7404012015	ML	ML-D	CALIF EDISON CO	1978		27,614
0	7404012806	ML	ML-D	WAGNER, KENNETH L JR TR	0		888
24224 BROAD ST	7404012012	ML	ML-D	WAGNER, KENNETH L JR TR	0		0
0	7404012014	ML	ML-D	WAGNER, KENNETH L JR TR	0		0
24224 BROAD ST	7404012011	ML	ML-D	WATSON LAND CO	1957		26,456
2270 E 220TH ST	7316025108	ML	ML-D	WATSON LAND CO	2000		110,758
0	7316025109	ML	ML-D	WATSON LAND CO	0		0
0	7316027029	ML	ML-D	WATSON LAND CO	0		0
2116 W 220TH ST	7316027030	ML	ML-D	WATSON LAND CO	2009		148,511
2250 220TH ST	7316025112	ML	ML-D	WATSON LAND CO	2007		101,486
679 E SEPULVEDA BLVD	7315003058	ML	ML-D	WATSON LAND COMPANY	1998		57,374
0	7315003059	ML	ML-D	WATSON LAND COMPANY	0		0
0	7316025031	ML	ML-D	WATSON LAND CO	0		0
22010 WILMINGTON AVE	7316027034	ML	ML-D	WATSON LAND CO	2009		23,928
20151 MAIN ST	7336004016	ML-ORL	ML-ORL-D	SOUTHBAY CARSON LLC	2001		1,064,170
225 W TORRANCE BLVD	7336003029	ML-ORL	ML-ORL-D	CARSON EL CAMINO LLC	1968		74,316
405 W TORRANCE BLVD	7336003028	ML-ORL	ML-ORL-D	MISION EBEN EZER FAMILY CHURCH	1966		132,026
20500 FIGUEROA ST	7336003037	ML-ORL	ML-ORL-D	CARSON STORAGE VENTURE	1979		48,412
20501 MAIN ST	7336003038	ML-ORL	ML-ORL-D	CARSON STORAGE VENTURE	1979		19,278
20501 MAIN ST	7336003039	ML-ORL	ML-ORL-D	CARSON STORAGE VENTURE	1979		1,204
20501 MAIN ST	7336003040	ML-ORL	ML-ORL-D	CARSON STORAGE VENTURE	1979		38,544
20350 FIGUEROA ST	7336004015	ML-ORL	ML-ORL-D	CYRUS FIGUEROA LLC	1970		13,110
20331 MAIN ST	7336004010	ML-ORL	ML-ORL-D	GAUDENTI AND GAUDENTI	0		0
0	7336003030	ML-ORL	ML-ORL-D	CARSON VALLEY LLC	0		0
20740 FIGUEROA ST	7336003027	ML-ORL	ML-ORL-D	MISION EBEN EZER FAMILY CHURCH	1979		20,988
							0.9

9172.23 Site Plan and Design Review.

When Site Plan and Design Review is required pursuant to the provisions of this Chapter, a development plan shall be submitted and approved according to the following procedures 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. Submittal. An application shall be filed in accordance with CMC 9173.1. Prior to accepting an application, the Director may require that a conference be held with the project designer.

B. Approval Authority.

1. An application for approval of a Development Plan shall be submitted to the Commission for determination in any case involving any of the following:

- a. Any construction of a new building or structure having an estimated valuation of \$50,000 or more.
- b. Any expansion, addition, alteration or repair to an existing structure, or other construction if the estimated cost of the work is \$50,000 or more and the work involves changes in exterior architectural design, landscaping design or parking facilities.
- c. Any conversion of a residential structure to a commercial use if the estimated cost of the work is less than \$50,000.
- d. Any major wireless telecommunications facility and minor wireless telecommunications facility located within one hundred (100) feet of a residential zone.

2. The Director shall have the authority to approve a Development Plan for work involving any of the following:

- a. Any construction of a new building or structure having an estimated valuation less than \$50,000.
- b. Any expansion, addition, alteration or repair to the exterior of an existing structure, or other construction, except for any conversion of a residential structure to a commercial use, if the estimated cost of the work is less than \$50,000 and the work involves changes in exterior architectural design, landscaping design or parking facilities.
- c. Any construction involving only interior modifications to an existing building, regardless of the estimated valuation of the work.
- d. Signs.
- e. Solar energy equipment installation.
- f. Fences, walls and hedges.

EXHIBIT NO. 3 -



- g. Minor wireless telecommunications facilities not located within one hundred (100) feet of a residential zone regardless of estimated valuation.

The valuation of construction delineated by this subsection shall be established by the Building Official, using as a guide, the Marshall Valuation Service compiled by the Marshall and Swift Publication Company.

C. Commission Hearing and Notice. For applications required by subsection (B)(1) of this Section and for appeals authorized by subsection (E)(2) of this Section, the Commission shall hold a public hearing within six (6) months of the date of acceptance of the application or date of appeal, as applicable, except that, for applications required under subsection (B)(1)(c) of this Section, the Planning Commission shall not be required to hold a public hearing.

Notice of a public hearing, if required, shall be given by posting and through the United States mail to the applicant, to the owners of property within three hundred (300) feet of the subject property, and to any person who has filed a written request therefor, all as provided in CMC 9173.22, except that notification by mail need only be given to the owners of property within three hundred (300) feet of the subject property. The City Clerk shall give such additional notices, and in such manner, as prescribed by the law of the State of California and as the Commission or City Council may deem necessary or desirable.

D. Approving Authority Findings and Decision.

1. After the public hearing, the Commission shall, by resolution, render its decision. The Commission shall approve a Development Plan if it is able to make affirmative findings based on the following criteria:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area.
- c. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness and restraint in signing graphics and color.
- e. Development scheduling (if phased development) which will satisfy the above criteria in each phase.
- f. Conformance to any applicable design standards and guidelines which have been adopted pursuant to CMC 9172.15. Such design standards and guidelines may be generally applicable or may specify different requirements for different areas.

2. If the proposed development complies with all applicable requirements and standards of this Chapter and other laws and regulations, and the approving authority finds that the criteria of subsection (D)(1) of this subsection are adequately



met, or can be met if specified conditions are observed, the Development Plan shall be approved, subject to such specified conditions. If the approving authority finds that the proposal cannot meet and cannot be modified to meet the requirements of this Chapter and the above criteria, the Development Plan shall be disapproved. In all cases, findings shall be made concerning the grounds for approval or disapproval.

3. Notice of the decision by the Commission or Director, as the case may be, shall be given as provided in CMC 9173.32.

E. Effective Date and Appeal.

1. The decision of the Director or Commission, as the case may be, shall become effective and final fifteen (15) days after the date of the decision unless an appeal is filed in accordance with CMC 9173.4.

2. An appeal from a decision of the Director shall be considered by the Commission, and an appeal from a decision of the Commission shall be considered by the Council as provided in CMC 9173.4.

F. Compliance. After approval of a Development Plan and before City authorization to connect utilities, or before final inspection approval by the Building Official pertaining to any facilities constructed under the Development Plan, the Planning Division shall inspect the site for compliance with the approved Development Plan and conditions. Any deficiencies which are not corrected to the satisfaction of the Director shall be submitted to the Commission for determination as to compliance upon written request to the Director by the property owner or his authorized representative.

G. Exemption of Existing Improvements. Approval under this procedure shall not result in requirements to alter or improve any existing improvements, unless:

1. Such existing improvements are to be altered in connection with the proposed construction, grading or remodeling; or
2. Such existing improvements are directly affected by such proposed construction, grading or remodeling; or
3. The value of the proposed new or replacement construction, alterations, remodeling or other improvements being made exceeds fifty (50) percent of the value of existing improvements. (Ord. 78-433)

H. Subsequent Modification of Conditions.

1. After a Site Plan and Design Review Permit has been granted modification of the Development Plan and/or any conditions of the permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his authorized representative in accordance with CMC 9173.1.

2. A public hearing on a proposed modification of the Development Plan and/or conditions need not be held unless required by subsection (B)(1) of this Section or unless the Director, Commission or Council concludes that the proposed modification extends beyond the intent of the original approval of the Site Plan and Design Review Permit.



3. The decision and any appeal in connection with modification of a Development Plan and/or conditions of the permit shall be the same manner as set forth in CMC 9173.4. (Added by Ord. 84-699, § 3)

I. Expiration of Permit.

1. Expiration. A Site Plan and Design Review Permit shall become automatically null and void, unless otherwise provided in this Chapter or unless extended as provided in subsection (1)(2) of this Section, if any of the following occurs:

a. Unused Permit. Within one (1) year from the Approving Authority's action, a construction permit, if necessary, shall be issued by the Building Official for the Development Plan. Work authorized by the permit shall commence within one hundred eighty (180) days from the date of issuance of said permit and such work shall not be suspended or abandoned at any time after commencement for a period of one hundred eighty (180) days or more.

b. Time Limit as a Condition of Permit. Circumstances which terminate the permit pursuant to any termination provision included as a condition of the permit.

c. Automatically Permitted Development. Upon a change of zoning classification or of ordinance provisions so as to automatically permit the development. Each nonconformity, if any, existing at the time of expiration of a Site Plan and Design Review Permit pursuant to this Subparagraph shall be brought into conformance pursuant to Division 2 of Part 8 of this Chapter.

d. Ineligible Use. Upon a change of zone or of ordinance provisions so as to no longer provide that the use is eligible for a Site Plan and Design Review Permit. Termination of this use and each nonconformity thereof shall be in accordance with Division 2 of Part 8 of this Chapter.

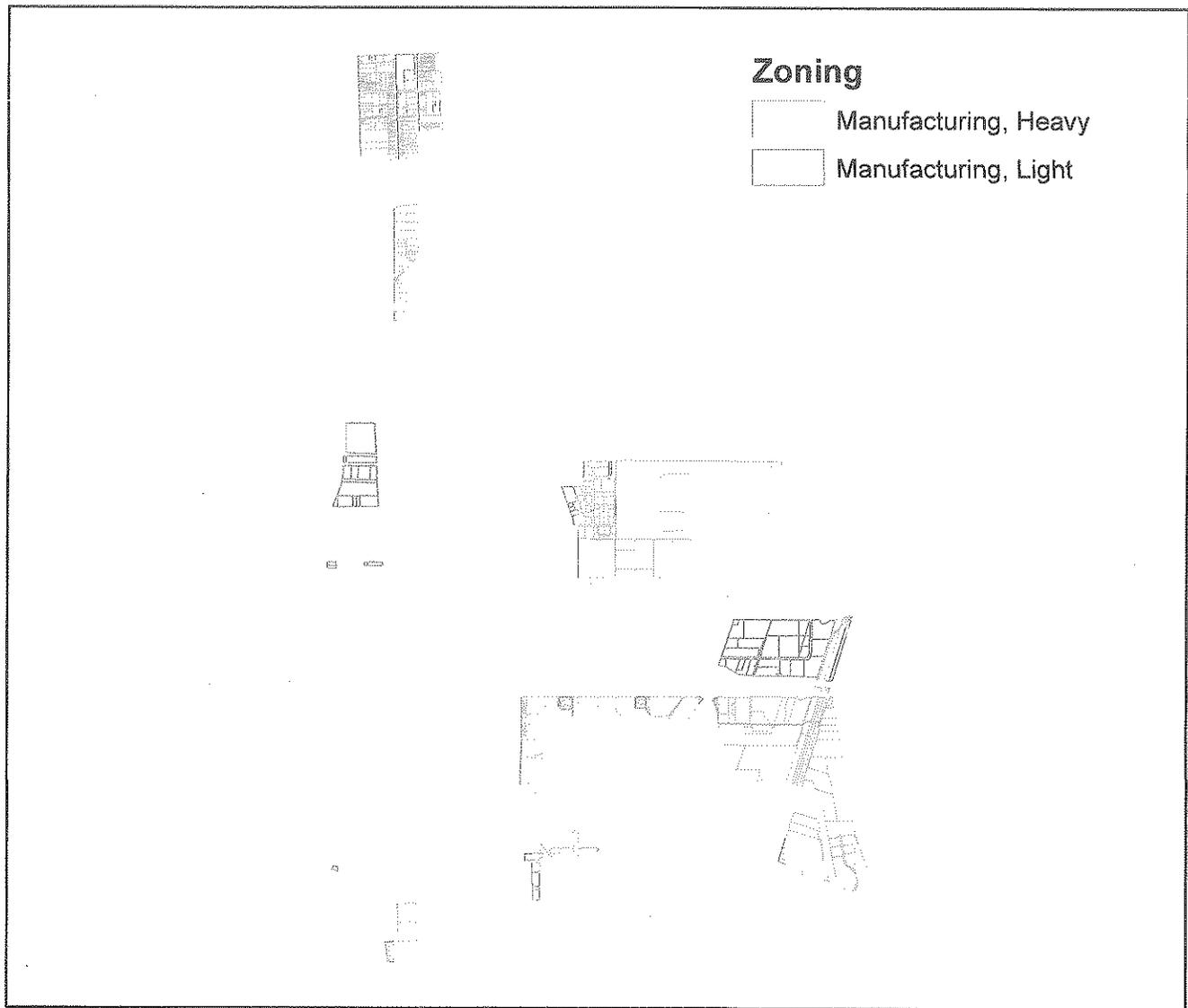
If none of the above circumstances transpires, the Site Plan and Design Review Permit shall remain in effect indefinitely.

2. Extension. Upon application by the permit holder filed with the Director on or before the date of expiration of the permit, a permit which would otherwise expire may be extended by the Commission, or by the Council upon appeal, if the Commission or Council finds that the termination of the permit would constitute an undue hardship upon the permit holder and that the continuation of the permit would not be materially detrimental to the health, safety and general welfare of the public. Extensions shall not be granted for more than a total of one (1) year unless a public hearing is held and approval granted in the same manner and based upon the same criteria as for the issuance of a new permit. (Added by Ord. 84-699, §§ 2, 3; Ord. 90-905, § 4; 93-1021, § 2; Ord. 03-1284, § 6)



AMENDMENT TO THE ZONING MAP DESIGNATION

Zone Change Case No.166-12



The site, as shown above, is currently designated as follows:

0 3,800 7,600 Feet



ZONING MAP: Manufacturing Heavy and Manufacturing Light

It is proposed that the site be amended to the following:

ZONING MAP: Manufacturing Heavy and Manufacturing Light with Design Overlay

ADDRESS

City Wide
Carson

