



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: March 22, 2016

SUBJECT: Zone Change No. 175-16

APPLICANT: City of Carson
Community Development Dept. /Planning Division
701 E. Carson Street
Carson, California, 90745

REQUEST: Consider approval of a zone change from Commercial General (CG) to Multiple-Family Residential (RM-25) to bring the zoning into compliance with the General Plan Designation of High Density Residential

PROPERTY INVOLVED: 2657 E. Monroe Street, APN 7308014040

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chair Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

I. **Introduction**

Property Owner:

Ruth L. Lawson Trust, 21361 Foothill Dr., Perris, CA 92571

Applicant

City of Carson, Planning Division, 701 E. Carson Street, Carson, CA 90745

Project Address

2657 E. Monroe Street, APN 7308-014-040

Applicant's Request

The proposed project is for a rezoning of a parcel from CG to RM-25 to bring the zoning into compliance with the General Plan.

II. **Background**

Project Site and Surrounding Land Uses

The project site is located on the north side of Monroe Street between Harbor View and Prospect Avenues. The site is surrounded by residential uses.

Site Information	
Existing General Plan Land Use Designation	High Density Residential
Existing Zone District	CG
Proposed Zone District	RM-25
Site Size	0.19 acres
Present Use and Development	5 existing multiple-family units
Surrounding Uses/Zoning	North: Residential, RS zoning South: Residential, RM-25 zoning East: Residential, RM-25 zoning West: Residential, RM-25 zoning
Access	Ingress/Egress: E. Monroe Street

Public Safety Issues

There is an open Code Enforcement Case on the subject property that requires the property owner comply with the Building Code requirements for the existing 5 multiple-family units.

Project Description

Zone Change – Rezone

The project includes a Zone Change application to change the existing CG zone designation to RM-25. The RM-25 zoning district allows a maximum of 25 units per acre.

III. Analysis and Discussion

Uses

The site has an existing 2,207-square-foot building that was built in 1926 and was used as a mini-market from 1971 to 2001. From 2004 to 2006 the existing building was used as a woman's clothing store. Currently, the project site includes five (5) existing multiple-family units that will be remodeled to comply with the Carson Building Code public safety requirements.

The City initiated the proposed Zone Change to provide consistency with the Carson General Plan Land Use designation of high density residential. State law requires compatibility/consistency between zoning classifications and the General Plan designations. Further, the surrounding zoning is predominately RM-25 with the exception of RS (Residential, Single-Family) zoning to the north. The proposed rezone to RM-25 will be compatible with the existing multiple family units in the vicinity.

The proposed project adheres to the policies, goals and objectives of the Carson General Plan as they relate to: establishing and maintaining development standards that support housing development while protecting the quality of life; the provision of adequate supply of housing for all economic segments of the City; and the preservation of affordable rental housing.

The approval of the proposed Zone Change will further validate the requirement for the property owner to correct the deficiencies in regards to the Building Code. The deficiencies are being monitored by the Code Enforcement Division and will be subject to Building Division inspection.

Access and Parking

Access to the project site is via East Monroe Street a local street. The project site is developed with seven (7) parking spaces that previously provided parking for the former mini-market.

IV. Environmental Review

Pursuant to Section 10561 (b)(3), Review for Exemptions – General Rule, the project is exempt from CEQA, since there is no possibility that the project may have a significant effect on the environment.

Public Notice

Public notice for this hearing was published in Our Weekly on March 3, 2016 and the site was posted for with the public hearing notice on March 2, 2016. Notices were mailed to property owners within 500 feet by March 10, 2016.

V. Recommendation

That the Planning Commission:

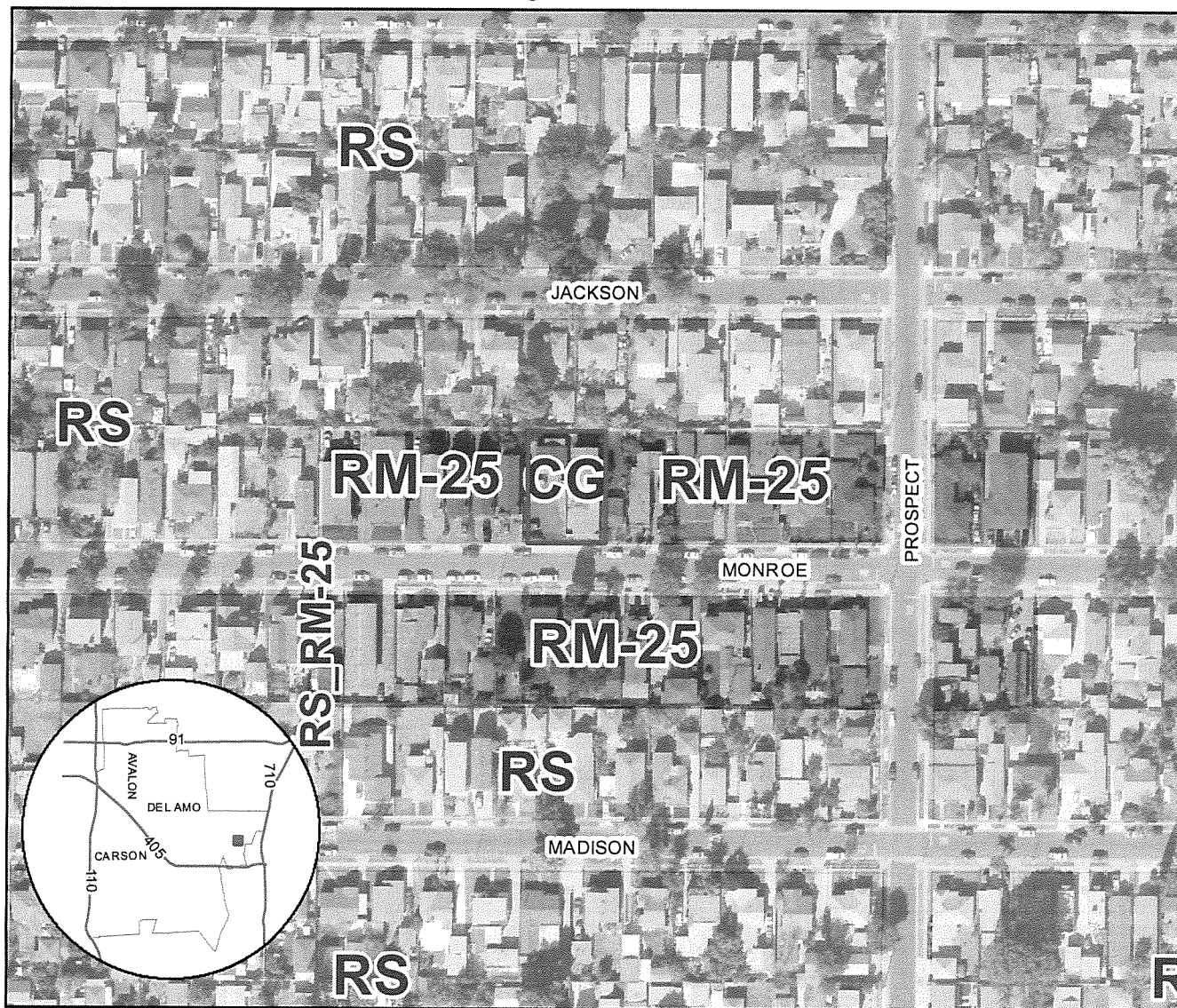
- **APPROVE** a CEQA Categorical Exemption for said project;
- **RECOMMEND APPROVAL** of Zone Change No. 175-16, to the City Council;
- **WAIVE** further reading and **ADOPT** Resolution No. 16-___, ZONE CHANGE NO. 175-16 RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONE FROM CG (COMMERCIAL, GENERAL) TO RM-25 (RESIDENTIAL, MULTIPLE-FAMILY, 25 UNITS PER ACRE) FOR PROPERTY LOCATED AT 2657 E. MONORE STREET and APN 7308-014-040.”

VI. Exhibits

1. Zone Change Map
2. Draft Resolution

Prepared by: Zak Gonzalez II, Associate Planner

Zone Change Case No. 175-16



0 110 220 Feet



ZONING MAP: Commercial, General

ZONING MAP: Residential, Multifamily - 25 units per acre

ADDRESS

2657 E Monroe St
Carson CA, 90810

EXHIBIT NO. 01



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO CHANGE THE ZONE FROM CG (COMMERCIAL, GENERAL) TO RM-25 (RESIDENTIAL, MULTIPLE-FAMILY, 25 UNITS PER ACRE) FOR PROPERTY LOCATED AT 2657 E. MONORE STREET and APN 7308-014-040.

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 city of Carson, with respect to real property located at 2657 E. Monroe Street and APN 7308-014-040, and described in Exhibit "A" attached hereto, requesting the recommendation of approval to the City Council of Zone Change Case No. 175-16 to change the zoning from CG (Commercial, General) to RM-25 (Residential Multiple-Family, Twenty-Five Units Per Acre) for a site with five (5) existing multiple-family units on 0.19 acres.

A public hearing was duly held on March 22, 2016, at 6:30 P.M. at City Hall, Helen Kawagoe 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. Pursuant to Section 9172.13., Zone Change, The Planning Commission finds that:

- a) The proposed project is consistent and adheres to the Carson General Plan High Density Residential Land Use designation and adheres to the policies, goals and objectives of the Carson General Plan.

Section 4. The Planning Commission finds:

- a) The Zone Change is consistent with the General Plan. The proposed Zone Change is consistent with the goals, objectives and policies of the Carson General Plan. The RM-25 zoning designation proposed will not significantly change the type of intensity of land use that could be proposed for the site in the future.
- b) Approval of the Zone Change will not create conditions materially detrimental to the public health, safety and general welfare. The proposed change will not have an effect on the conditions of the existing surrounding neighborhood.
- c) The new zoning is compatible with the zoning designations on adjacent properties. The Zone Change will allow use of the property as residential use.

EXHIBIT NO. 02



Residential and commercial uses exist adjacent to the site, and these uses are compatible.

- d) Approval of the Zone Change is warranted because the situation and general conditions of the property have substantially changes since the existing designation was imposed. The RM-25 zoning designation is warranted because the existing use has changed from a mini-market, to a clothing store and now multi-family residential use. RM-25 is now suitable and compatible with the existing surrounding area.

Section 5. The Planning Commission further finds that pursuant to Section 10561 (b)(3), Review for Exemptions – General Rule, the project is exempt from CEQA, since there is no possibility that the project may have a significant effect on the environment.

Section 6. Based on the aforementioned findings, the Planning Commission hereby recommends to the City Council approval of Zone Change No. 175-16, with respect to the property described in Exhibit A (legal description) attached hereto.

Section 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 8. This action shall become final and effective fifteen days after the adoption of this Resolution and subject to approval of Zone Change No. 175-16, by the City Council unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 22nd DAY OF March, 2016.

CHAIRMAN

ATTEST:

SECRETARY



"Exhibit A"

Legal Description:

Lots 1919, 1920 and 1921 of Tract No. 7644, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 84 pages 47 and 48 of maps, in the office of the County Recorder of said County.

APN: 7308-014-040

