

ORDINANCE NO. 11-1463

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING ZONE CHANGE CASE NO. 163-10, CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTY LOCATED AT 21208 SHEARER AVENUE (APNS: 7334003903, 7334003904 & 7334003905) FROM RS TO OS

THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

**Section 1.** The applicant, Carson Redevelopment Agency (CRA), has filed an application for Zone Change Case No. 163-10, proposing to change the zoning designation of certain property from RS (Residential Single Family) to OS (Open Space). The 0.39-acre site is located on the east side of Shearer Avenue east of Main Street and north of 213<sup>th</sup> Street. The project site includes the following Assessor's Parcel Numbers: 7334-003-903, 7334-003-904 and 7334-003-905.

**Section 2.** On January 11, 2011, pursuant to Government Code Section 65855, which requires the zoning map to be consistent with the General Plan land use designation, the Planning Commission held a duly noticed public hearing and recommended that the City Council approve Zone Change Case No. 163-10 in order to amend the zoning of said property from RS (Residential Single Family) to OS (Open Space), and approve General Plan Amendment No. 1424-10 to change the land use designation of said property from Single Family Residential to General Open Space.

**Section 3.** Upon completion of the street vacation and lot-line-adjustment for Gardner Street abutting the subject property to the north, the City Council is anticipated to approve the General Plan amendment to change the land use designation from Single Family Residential to General Open Space.

**Section 4.** The City Council hereby finds that the amendment to the Zoning Map will be consistent with the General Plan and the adopted goals and policies of the City, upon its concurrent amendment in compliance with California Government Code Section 65850.