

**CITY OF CARSON**

**PLANNING COMMISSION**

**RESOLUTION NO. 06-\_\_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF THE CARSON STREET MIXED USE DISTRICT MASTER PLAN AND AN AMENDMENT TO THE CARSON MUNICIPAL CODE, ARTICLE IX (PLANNING AND ZONING), PART 3 (COMMERCIAL ZONES) ESTABLISHING SECTION 9139.1 A NEW MU-CS (MIXED USE-CARSON STREET) ZONE, AND AMENDING SECTION 9131.1 USES PERMITTED, SECTION 9133 CONDITIONAL USE CRITERIA, SECTION 9135.2 MINIMUM LOT AREA, SECTION 9135.3 STREET FRONTAGE AND ACCESS, SECTION 9135.4 MINIMUM LOT WIDTH, SECTION 9136.23 FRONT YARD, SECTION 9136.24 SIDE YARDS, SECTION 9136.25 REAR YARD, SECTION 9136.12 HEIGHT OF BUILDINGS AND STRUCTURES, SECTION 9136.7 SIGNS, AND AMENDING PART 1 (INTRODUCTION) OF CHAPTER 1 (ZONING) DIVISION 3 (ZONING CLASSIFICATIONS) SECTION 9113.1 (NAMES AND PURPOSES OF ZONES), PART 6 DIVISION 2 SECTION 9162.21 PARKING SPACES REQUIRED, AND PART 8 DIVISION 2 SECTION 9182.21 NONCONFORMING USE ELIGIBLE FOR CONDITIONAL USE PERMIT OR OTHER APPROVAL, SECTION 9182.22 TERMINATION OF EXISTING NONCONFORMING USE, SECTION 9182.24 CONTINUATION OF RESIDENTIAL USE WITHIN A MIXED-USE RESIDENTIAL (MUR) OVERLAY DISTRICT, AND APPROVAL OF GENERAL PLAN AMENDMENT NO. 78-06, AND ZONE CHANGE NO. 153-06 FOR THE CARSON STREET MIXED-USE MASTER PLAN CORRIDOR**

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

**Section 1.** An application was duly filed by the applicant, the City of Carson, with respect to the real property consisting of 1.75 miles located on the north and south sides of Carson Street from the I-110 Harbor Freeway to the I-405 San Diego Freeway. The area is shown in Exhibit "A" attached hereto and described more fully in the Carson Street Mixed-Use District Master Plan. The application requests approval of the Carson Street Mixed Use District Master Plan, amendment of the Carson Municipal Code, Article IX (Planning and Zoning), Part 3 (Commercial Zones) regarding the establishment of a new MU-CS (Mixed Use-Carson Street) Zone District and amendment of Section 9131.1 Uses Permitted, Section 9133 Conditional Use Criteria, Section 9135.2 Minimum Lot Area, Section 9135.3 Street Frontage and Access, Section 9134.4 Minimum Lot Width, Section 9136.23 Front Yard, Section 9136.24 Side Yards, Section 9136.25 Rear Yard, Section 9136.12 Height of Buildings and Structures, Section 9136.7 Signs, and amendment of Part 1 (Introduction) of Chapter 1 (Zoning) Division 3 (Zoning Classifications) Section 9113.1 (Names and Purposes of Zones), Part 6 Division 2 Section 9162.21 Parking Spaces Required, and Part 8 Division 2 Section 9182.21 Nonconforming Use Eligible for Conditional Use Permit or Other Approval, Section 9182.22 Termination of Existing Nonconforming Use, Section 9182.24 Continuation of Residential Use within a Mixed-use Residential (MUR) Overlay District, a General Plan Amendment, and a Zone Change.

The property north and south of Carson Street from the I-110 Freeway to Avalon Boulevard currently has a General Plan land use designations of Mixed Use and High Density. Exhibit "B". The property on the southeast corner of Avalon Boulevard and Carson Street has a General Plan land use designation of Regional Commercial. The area is zoned CR (Commercial Regional), CG (Commercial, General), RM – 25 (Residential-Multi-family – 25 du/acre) with an MUR (Mixed-Use-Residential) Overlay. The properties on the southeast and southwest corners of Carson Street and Avalon Boulevard also have a Design Overlay Review designation. Exhibit "C".

**Section 2.** A duly noticed workshop was held on July 25, 2006, and duly noticed public hearings were held on August 22, 2006, and September 26, 2006 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 3.** Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meetings.

**Section 4.** The Carson Street Mixed Use Corridor is located in Redevelopment Project Areas No. 1, No. 4 and the Merged and Amended Project Area.

**Section 5.** The Planning Commission finds that:

- a) The Carson Street Mixed-Use District Master Plan incorporated by reference was prepared with the input and participation of the community and it reflects the vision for Carson Street desired by the residents.
- b) The Carson Street Master Plan area is suitable for the proposed uses, and the proposed General Plan amendment and Zone Change will further the public health, safety and welfare through the development of the city's major corridor with mixed uses, including retail, and residential uses. The redevelopment of the Carson Street corridor with livable, pedestrian orient mixed-use will assist the City and Agency in meeting the housing, and shopping needs of City residents.
- c) The MU-CS (Mixed-Use - Carson Street) zone district is a new zoning district which will replace the existing CG (Commercial, General) and CR (Commercial, Regional) zoning and MUR (Mixed-Use Overlay) district on Carson Street. It will implement the Master Plan through standards and design guidelines for land use.
- d) The proposed General Plan Amendment changes one lot which was inadvertently left High Density to Mixed-Use and adds the southeast corner of Carson Street and Avalon Boulevard to the Mixed-Use designation.
- e) The General Plan Land Use Element Policy LU-8.2 states: "Continue to monitor the success of mixed-use projects within the Carson Street mixed use corridor and promote mixed use projects at appropriate sites within this area." The changing of the designation on southeast corner of Carson Street and Avalon Boulevard to Mixed-Use is in conformance with this policy and with the vision of the Carson Street Mixed-Use District Master Plan.
- f) The proposed Zone Change (ZCC No. 153-06) is consistent with the proposed Carson Street Mixed-Use District Master Plan and General Plan.

- g) The proposed General Plan Amendment (GPA No. 78-06) is in conformance with Carson Mixed-Use District Master Plan and General Plan Land Use Element Policy LU-8.2.
- e) The current MUR overlay district applies to properties located from the Harbor Freeway to Avalon Boulevard. The General Plan Update creates a Mixed Use-Residential land use designation that applies to all of these properties with the exception of the properties located at 655 E. Carson Street and 21601 Avalon Boulevard (shopping center/Mobil gas station) and 21801 Avalon Blvd (Ralph's/Carl's Jr. shopping center). Zone Change Case No. 153-06 removes the MUR overlay district from all properties along Carson Street and replace with the MU-CS zone except that the above mentioned properties would retain the current underlying CR zone district.
- h) The Planning Commission further finds that the proposed project is subject to the provisions of CEQA. An environmental impact report (EIR) was prepared pursuant to Section 15161 of the CEQA Guidelines to analyze and disclose potential environmental effects associated with the General Plan SCH #2001091120. The changes included in the Carson Street Mixed-Use District Master Plan were analyzed as part of the EIR. The Final EIR was certified by the City Council on October 11, 2004. An Initial Study was prepared for the Carson Street Mixed Use District Master Plan, Municipal Code Amendments, Zone Change No. 153-06 and General Plan Amendment 78-06 and it was determined that there would not be any additional impacts which were not anticipated in the General Plan EIR. A Negative Declaration was prepared, noticed and sent to the County Recorder's office for posting. The property owners and tenants within the affected and those within 500 feet of the corridor were noticed 20 days prior to the hearing.

**Section 6.** The Planning Commission, as the recommending body to the City Council has reviewed the Negative Declaration and recommends that the City Council adopt the Negative Declaration.

**Section 7.** Based on all evidence presented at the meetings and the aforementioned findings, the Planning Commission hereby recommends that the City Council take the following actions:

- a) Approve the Carson Street Mixed-Use District Master Plan with the modifications approved by the Planning Commission; and
- b) Amend the Carson Municipal Code, Article IX (Planning and Zoning) Chapter 1 (Zoning) Part 3 (Commercial Zones) regarding the establishment of a new MU-CS (Mixed-Use-Carson Street) zone and sections of the Commercial Zone, including incorporation of Section 9139.1 Mixed-Use –Carson Street attached in full as Exhibit "D", Section 9131.1 (Uses Permitted), Section 9133 Conditional Use Criteria, Section 9136.23 Front Yard, Section 9136.24 Side Yard, Section 9136.25 Rear Yard, Section 9136.12 Height of Buildings and Structures, Section 9136.7 Signs, and amend Part 1 (Introduction) of Chapter 1 (Zoning) Division 3 (Zoning Classifications) Section 9113.1 (Names and Purposes of Zones), Part 6 Division 2 Section 9162.21, and Part 8 Division 2 Section 9182.21 Nonconforming Use Eligible for Conditional Use Permit or other Approval, 9182.22 Termination of Existing Nonconforming Use, 9182.24 Continuation of Residential Use within a Mixed-Use (MUR) Overlay District; and
- c) Approve General Plan amendment No.78-06 for the parcels shown on Exhibit "B", and

d) Approve Zone Change No.153-06 for the parcels shown on Exhibit "C."

**Section 8.**The Planning Commission further recommends the following priorities concerning the implementation of the Carson Street Mixed-Use District Master Plan:

- Install gateway landscaping in parkways and medians between the I-405 Freeway and Avalon Boulevard and between the I-110 Freeway and Figueroa Street
- Provide pedestrian-friendly environments in the downtown, mixed-use and residential districts along Carson Street by moving the curb 4 feet into the street and narrowing lanes slightly and by installing curb extensions at most intersections: First, from Avalon Boulevard to Main Street; Second, from Main Street to Figueroa Street.
- Concentrate improvements at the Carson Street/Avalon Boulevard intersection
- Install Duratherm (or approved equivalent decorative material) crosswalks with a unique pattern developed for Carson Street at all intersections.
- Refurbish and replant landscaped medians.
- Develop a plaza at the Carson Street/Avalon Boulevard intersection.
- Incorporate public art into the above improvements
- Make the sidewalk between I-110 Harbor Freeway and Figueroa Street a straight sidewalk and eliminate the meandering one proposed in the Master Plan

**Section 8.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**PASSED, APPROVED AND ADOPTED THIS 26th DAY OF SEPTEMBER, 2006.**

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**PLANNING COMMISSION CHAIR**

**ATTEST:**

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**SECRETARY**