

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 GENERAL PLAN
AMENDMENT NO. 79-06 FOR THE PROPERTY LOCATED
AT 1281 E. UNIVERSITY DRIVE.**

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

Section 1. An application to change the Land Use Element of the General Plan from Medium Density Residential to General Commercial was duly filed by the City of Carson with respect to real property described in Exhibit "A" attached hereto, and requesting approval of General Plan Amendment (GPA) No. 79-06. The subject property is located at 1281 E. UNIVERSITY DRIVE, CARSON, CALIFORNIA.

Section 2. A public hearing was duly held on October 24, 2006, at Carson 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. Evidence, both written and oral, was duly presented to and considered by the City Council at the said hearing.

Section 3. The Planning Commission finds that:

- a) The proposed General Commercial land use designation for the 5.11 acres is compatible with the surrounding area, including the industrial uses to the east, the university to the north and west, and the single-family homes to the south.
- b) The proposed project is consistent with the Transportation and Infrastructure Element goals and policies. The project site is located on the northwest corner of Central Avenue and University Drive, which are major and secondary highways, respectively. These roadways have adequate capacity to handle projected traffic levels.
- c) The subject property is part of the Dominguez Technology Center Specific Plan. Previous attempts by the applicant to develop the site for residential and industrial uses have been unsuccessful due to incompatibility with the neighborhood to the south. The current proposal would redesignate the subject property to its original land use designation prior to the unsuccessful proposal for high density apartments.

- d) The proposed project is consistent with the Land Use Element goal under Commercial Land Uses and will provide additional revenue for the City in the form of sales tax from future development. Future development plans will be reviewed and approved by the Planning Commission to ensure that the project is well designed and aesthetically pleasing.
- e) State law requires compatibility between land use zoning classifications and the General Plan. The proposal to change the General Plan land use designation to General Commercial is consistent with the zone district of SP-2 (Dominguez Technology Center Specific Plan).
- f) The General Plan Housing Element indicates that the city is in short supply of housing. Changing the land use designation of said property from High Density Residential to General Commercial will not impact the City's supply of future housing in that other properties in the City have been redesignated for residential development.

Section 4. Based on the Initial Study, the Planning Commission further finds that the proposed project to change the land use designation of said property from High Density Residential to General Commercial will not have a significant effect on the environment. The property is located in a developed, urban area and is compatible with adjacent land uses. Therefore, a Negative Declaration has been prepared pursuant to California Public Resources Code Section 15070.

Section 5. Based on the aforementioned findings, the Planning Commission recommends to the City that the General Plan Land Use Element be amended to change the designation of certain property as legally described in Exhibit "A" and shown in Exhibit "B", attached hereto, from High Density Residential to General Commercial.

Section 6. 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 24TH DAY OF OCTOBER, 2006.

CHAIRMAN

ATTEST:

SECRETARY