

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 06-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON RECOMMENDING CITY COUNCIL
APPROVAL OF GENERAL PLAN AND ZONING
AMENDMENTS AND OTHER ACTIONS PRECEDENT TO
THE PROPOSED RANCHO DOMINGUEZ ANNEXATION
AREA TO THE CITY**

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

Section 1. On March 7, 2006, the City of Carson initiated actions to annex territory identified as the proposed Rancho Dominguez Annexation Area to the City of Carson.

Section 2. The California Government Code allows a city to pre-zone a territory for the purpose of determining the zoning that will apply to such territory after annexation to the city. Pursuant to Section 65300 of the California Government Code, the Planning Commission has prepared a General Plan amendment for the physical development of the proposed Rancho Dominguez Annexation Area. The California Government Code requires consistency between the zoning ordinance and the General Plan; therefore, a comparable change in the General Plan Land Use Element designation must accompany any zone change. Land use and other General Plan designations are addressed for a portion of the annexation area. Therefore, an amendment to the General Plan must be considered in conjunction with the pre-zoning associated with the entire annexation area.

Section 3. On October 2, 2006, the City of Carson held a community information meeting regarding the annexation of proposed amendments and related items. On October 10, 2006, the Planning Commission conducted a public hearing at 6:30 P.M. at the Carson City Hall Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given. The public was duly notified of the community meeting and public hearing through publication in a newspaper of general circulation, direct mailing to all property owners and residents within the proposed annexation area, direct mailing to property owners within 500 feet of the proposed annexation area, posting in public places and other mailing to interested parties on file with the City Clerk's Office.

Section 4. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting. The Planning Commission in considering the testimony presented by the public determined that additional information was necessary to make a decision. The Planning Commission directed staff to further modify the proposed zoning for industrial parcels if it could be determined that such changes provided for appropriate compatibility with residential

uses and provided minimum disruption to existing businesses. Also, the Planning Commission directed staff to investigate methods by which the City of Carson could provide means to acknowledge and preserve the Rancho San Pedro Dominguez Adobe. The Planning Commission continued the public hearing for additional testimony and consideration to October 24, 2006.

On October 24, 2006, the Planning Commission conducted a duly noticed public hearing. After considering additional testimony, the Planning Commission closed the public hearing and considered the staff recommendations.

Section 5. Pursuant to Carson Municipal Code Section 9172.14, the Planning Commission is to consider the pre-zoning of unincorporated territory adjoining the City for the purpose of determining the zoning that will apply to such property in the event of subsequent annexation to the City. Pursuant to Carson Municipal Code Section 9172.13, the Planning Commission is required to formulate a written recommendation to the City Council which includes the reasons for the recommendation and specification of the relationship of the proposed ordinance to the General Plan. The California Government Code requires consistency between the zoning ordinance and the General Plan; therefore, a comparable change in the General Plan Land Use Element designation must accompany any zone change. The Planning Commission finds that:

1. General Plan Amendment 79-06, pertaining to Rancho Dominguez annexation area provides land use designations that are substantially consistent with existing land uses and designations in the area, which is almost completely developed. The amendment will thus provide for preservation of the area's character and environment for residents, business owners and property owners. In addition, Section 3.8 of the Parks, Recreation and Human Resources Element is proposed to include policies and implementation actions which are intended to help preserve and maintain cultural landmarks and historical structures.
2. The proposed Rancho Dominguez Annexation Area is generally the area bounded by Wilmington Avenue on the west; Del Amo Boulevard on the south; the City of Long Beach corporate limits on the east; and the City of Compton corporate limits on the north. The subject area is approximately 1,710 acres in size. The area proposed for annexation lies within the City of Carson sphere of influence.
3. The amendment is internally consistent with those portions of the General Plan that are not being amended.
4. The amendment will not adversely affect the public health, safety and welfare. In light of the preceding findings, the Planning Commission recommends that the City Council approve GPA 79-06, consisting of the following:
 - a. Addition of the proposed Rancho Dominguez annexation area to the Land Use Element's "General Plan Land Use" map as shown on Exhibit "A" attached hereto.
 - b. Addition of the proposed Rancho Dominguez annexation area to the Open Space and Conservation Element, with no change to any parks or other public facilities.

- c. Addition of the proposed Rancho Dominguez annexation area to the Circulation Element's Master Plan of Street and Highways, with no change to any of the roadways shown on the Master Plan.
 - d. Addition of Section 3.8 to Chapter 9: Parks, Recreation and Human Resources Element to address the preservation and maintenance of cultural landmarks and historical structures.
5. Zone Change Case No. 154-06, pertaining to the proposed Rancho Dominguez annexation area is consistent the General Plan, as proposed.

Section 6. Based on the aforementioned findings, the Planning Commission hereby recommends approval of General Plan Amendment No. 79-06, as shown as Exhibit "A" and Zone Change Case No. 154-06, as shown as Exhibit "B" attached hereto.

Section 7. The Planning Commission further finds that the use permitted by the proposed project will not have a significant effect on the environment as indicated in the Initial Study and Negative Declaration prepared for this project.

Section 8. The Planning Commission does hereby recommend that the City Council stipulate that the approval of the amendments set forth in this Resolution shall become effective only if the annexation described herein is approved by the Los Angeles Local Agency Formation Commission

Section 9. 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.

BY _____
PLANNING COMISSION CHAIR

ATTEST:

BY _____
SECRETARY