

**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. 81-06 FOR PROPERTY LOCATED AT 24721-24327 MAIN STREET**

**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 located at 24721-24327 Main Street, Carson, California. The area is shown in Exhibit "A" attached hereto. The application requests approval of General Plan Amendment No. 81-06. The City is requesting approval of a General Plan Land Use designation change from Light Industrial to Heavy Industrial.

**Section 2.** A duly noticed public hearing was held on November 28, 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 meeting.

**Section 4.** The Planning Commission finds that:

- a) On October 11, 2004, the City approved Resolution No. 04-089 certifying the Final Environmental Impact Report and approving the General Plan Update. The General Plan Update provided a comprehensive evaluation of the city resulting in numerous changes in land use designations as shown on the General Plan Land Use Map.
- b) During the General Plan Update process, the City Council considered testimony from the County Sanitation Districts of Los Angeles County suggesting that the subject property may, at some point, be needed for an expansion of the Joint Water Pollution Control Plant (JWPCP). The City Council determined that a future General Plan amendment to Heavy Industrial may be considered contingent upon review of a proposed Sanitation Districts project and associated environmental analysis. At the conclusion of the General Plan Update process, the City Council changed the designation on the former Fletcher Oil Refinery site (FORCO) to Light Industrial anticipating that the site could undergo review when a future use was proposed.
- c) The County Sanitation Districts of Los Angeles County sought a Writ of Mandate to require the City to set aside their decision certifying a Final Environmental Impact Report amending the City's General Plan which reclassified the FORCO property immediately adjacent to the JWPCP. The petition also requested a Writ of Mandate setting aside inconsistent elements of the General Plan.
- d) On July 28, 2006, the Superior Court of the State of California issued a Writ of Mandate to set aside and void ordinances, resolutions, findings, determinations, and decisions

approving the adoption of the City of Carson General Plan Update and certifying the Final Environmental Impact Report in regard to the classifications of the District's Joint Water Pollution Control Plant expansion properties consisting of the "FORCO" parcel and the "Color Spot" parcel.

- e) The City hereby amends the Land Use Map of the General Plan to change the property located at 24721-24327 Main Street from Light Industrial to Heavy Industrial. The subject property is located within the MH (Manufacturing, Heavy) zone district. Therefore, no change is required to the Zone Map to provide consistency between the General Plan and Zoning Ordinance.
- f) The "Color Spot" parcel, located at 131 West Sepulveda Boulevard, is designated a Low Density Residential in the General Plan and was not changed during the General Plan Update process. No change is required to comply with the Superior Court Writ of Mandate.
- g) If the City studies the "FORCO" property for potential reclassification in the future, the City shall prepare an environmental analysis in compliance with California Environmental Quality Act that addresses the potentially significant environmental effects of the reclassification on the Districts' regional wastewater treatment system.

**Section 5.** In accordance the California Environmental Quality Act, an Initial Study was prepared and it was determined if there would not be any significant impacts from the General Plan Amendment. 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.** Based on all evidence presented at the meetings and the aforementioned findings, the Planning Commission hereby recommends that the City Council adopt the Negative Declaration and approve General Plan Amendment No. 81-06.

**Section 7.** 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 28th DAY OF NOVEMBER, 2006.**

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**PLANNING COMMISSION CHAIR**

**ATTEST:**

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SECRETARY