

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 07-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AMENDMENTS TO THE CARSON MUNICIPAL CODE, ARTICLE IX (PLANNING AND ZONING), ESTABLISHING A NEW MU-SB (MIXED USE-SEPULVEDA BOULEVARD) ZONE, SECTION 9138.18, TO PART 3 (COMMERCIAL ZONES), TO PART 6 (GENERAL DEVELOPMENT STANDARDS), AND TO PART 8 (IMPLEMENTATION PROVISIONS), AND APPROVAL OF ZONE CHANGE NO. 156-07

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 on the south sides of Sepulveda Boulevard from 200 feet east of Marbella Avenue to 240 feet west of Avalon Boulevard. The area is shown in Exhibit "A" attached hereto. The application requests amendment of the Carson Municipal Code, Article IX (Planning and Zoning), Part 1 (Introduction) of Chapter 1 (Zoning) Division 3 (Zoning Classifications) Section 9113.1 (Names and Purposes of Zones), Part 3 (Commercial Zones) regarding the establishment of a new MU-SB (Mixed Use-Sepulveda Boulevard) Zone District Section 9138.18 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 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 a Zone Change from CG (Commercial, General) to Mixed-Use – Sepulveda Boulevard (described in full and attached as Exhibit "B").

Section 2. A duly noticed public hearing was held on May 22, 2007, and 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 property under consideration is located in Merged and Amended Redevelopment Project Area.

Section 5. The Planning Commission finds that:

- a) The proposed Zone Change will further the public health, safety and welfare through the development of one of the city's major corridors with mixed uses, including retail, and residential uses. The redevelopment of the Sepulveda Boulevard corridor with livable, pedestrian orient mixed-use will assist the City and Agency in meeting the housing and shopping needs of City residents.
- b) The MU-SB (Mixed-Use – Sepulveda Boulevard) zone district is a new zoning district which will replace the existing CG (Commercial, General) district on this section of

Sepulveda Boulevard. It will implement the General Plan through standards and design guidelines for land use.

- c) The Updated General Plan designates this section of Sepulveda Boulevard as appropriate for Mixed-Use Residential.
- d) The General Plan Land Use Element Policy LU-8.1 states:

“Amend the Zoning Ordinance to provide for those Mixed Use areas identified on the General Plan Land Use Plan.”

The property under considerations is designated Mixed Use-Residential on the General Plan.

- e) The proposed Zone Change (ZCC No. 156-07) is consistent with the General Plan.
- f) 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 Mixed-Use – Sepulveda Boulevard zone district 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 Municipal Code Amendments and Zone Change No. 156-07 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) Amend the Carson Municipal Code, Article IX (Planning and Zoning) Chapter 1 (Zoning) Part 3 (Commercial Zones) regarding the establishment of a new MU-SB (Mixed-Use-Sepulveda Boulevard) zone and sections of the Commercial Zone, including incorporation of Section 9138.18 Mixed-Use – Sepulveda Boulevard attached in full as Exhibit “B”, 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 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); and
- b) Approve Zone Change No.156-07 for the parcels shown on Exhibit “A.”

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 22nd DAY OF MAY, 2007.

PLANNING COMMISSION CHAIR

ATTEST:

SECRETARY