

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 07-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON RECOMMENDING THAT THE
CITY COUNCIL ADOPT THE ZONE CHANGES IN ZONE
CHANGE CASE NO. 154-07 ON VARIOUS PROPERTIES
IN THE CITY OF CARSON**

**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 various locations within the city of Carson. The sites and the zone changes are shown in Exhibit "1" attached hereto. The city is seeking approval of zone changes to bring the zoning of certain properties into conformance with the General Plan, ZCC No. 154-07.

Section 2. A duly noticed public hearing was held on April 10, 2007, and on June 12, 2007 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. An Environmental Impact Report (EIR) was prepared and certified by the City Council for the General Plan Amendment SCH #2001091120 on October 11, 2004. The proposed zone changes were analyzed in the General Plan EIR document.

Section 5. The Planning Commission finds that:

- a) The General Plan, adopted October 11, 2004, designated certain properties located in study areas 9A and 9B in the northwest section of Carson, to be more appropriately zoned for Light Industrial and Open Space use. State law requires the zoning for the property be in conformance with the General Plan. These zone changes will bring these properties into conformance with the General Plan Land Use Map.
- b) Land Use-Implementation Measure-6.7 of the General Plan states:
"Review any zone change and/or General Plan Amendment to permit development or modify intensity. Factors to be considered include, but are not limited to: the maximum intensity allowed pursuant to the General Plan; circulation patterns; environmental constraints; and compatibility with surrounding land uses."

The changing of the zoning to light industrial and open space brings the zoning into conformance with this Land Use implementation measure.

c) Land Use Policy -7.3 states:

“Promote the use of buffers between more intensive industrial uses and residential uses.”

Rezoning the areas on the west side of Main Street between Griffith Street and Victoria Street, the east side of Main Street Victoria Street and Albertoni Street and the east side of Main Street north of Walnut Street will buffer the residential use to the east from the heavy industrial use to the west. The proposed zoning change is in conformance with Land Use policy.

d) The Planning Commission considered the requested deletion of certain properties from the proposed zone change and determined that the environmental impacts on the area would have to be considered since the General Plan designed the properties as appropriate for light industrial uses.

e) The Planning Commission determined that the impact of additional truck traffic that would be generated by additional truck yards and more intensive heavy industrial uses would have to be analyzed since the General Plan did not consider heavy industrial uses in these areas.

f) Pursuant to Carson Municipal Code Section 9172.13 regarding the recommendation of zone changes to the City Council, the proposed zone change are consistent with the Land Use Map of the General Plan and Policy No. LU-7.3 and Implementation Measure LU-IM-6.7.

g) Based on all evidence presented at the meetings and the aforementioned findings, the Planning Commission hereby recommends that the City Council approve Zone Change Case No. 154-07.

h) 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 12th DAY OF JUNE, 2007.

PLANNING COMMISSION CHAIR

ATTEST:

SECRETARY

