



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: October 24, 2006

SUBJECT: ZCC No. 154-06 (Rancho Dominguez Pre-zoning) and GPA No. 80-06

APPLICANT: City of Carson

REQUEST: To recommend adoption of a General Plan Amendment for the Proposed Rancho Dominguez Annexation Area and Consistent Pre-zoning for the Annexation Area

PROPERTY INVOLVED: Approximately 1,710 Acres generally bounded on the west by Wilmington Avenue, on the north by the City of Compton City Limits, on the east by the City of Long Beach City Limits, and on the south by Del Amo Boulevard.

COMMISSION ACTION

___ Concurred with staff

___ Did not concur with staff

___ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell – Chairperson			Saenz
		Pulido – Vice-Chair			Tyus
		Faletogo			Verrett
		Graber			Wilson
		Hudson			

I. Introduction

On October 10, 2006, the Carson Planning Commission conducted a duly noticed public hearing. Following a presentation provided by staff and public comments pertaining to the proposed annexation site and process, the Commission discussed issues relative to:

- The status of the two mobile home parks in the proposed annexation area
- The preservation of the Rancho Dominguez Adobe
- Staff contact with businesses and property owners about the potential pre-zoning
- Satisfactory designations of zones within the annexation area

The Planning Commission continued the public hearing and directed staff to continue efforts to inform business and property owners about the general plan amendment and pre-zoning associated with the proposed annexation. The Commission also directed staff to investigate ways to protect the Dominguez Adobe.

Staff, as directed, has further analyzed the annexation site by refining the proposed coverage of the Manufacturing Light (ML) and General Commercial (CG-D) zones and prepared a draft General Plan amendment to the Parks, Recreation and Human Resources Element to include historic preservation language, which, if adopted, would protect historic landmarks such as the Rancho Dominguez Adobe and Suangna Village site (see Exhibit "G").

The Commission suggested that Carson staff continue to implement the educational and outreach efforts to both the property owners and residents. As directed, staff has continued to attend to all inquiries from property owners, residents and other interested parties in order to provide a complete and open process. The outreach has been beneficial in the identification and prevention of potential issues arising from the proposed Rancho Dominguez annexation.

The focus of this report is to address the pre-zoning and General Plan amendments. Staff has confirmed that pre-zoning is required by LAFCO prior to annexation in order to facilitate the transition of land into city boundaries. Pre-zoning does not affect the existing or allowable uses of the properties until such time that the properties are officially annexed to the city.

There are three actions being requested from the Planning Commission as follows:

1. *Forward a recommendation to City Council approving the Pre-zone and General Plan designations for the proposed annexed site*
2. *Forward a recommendation approving new goals, policies and implementation actions relative to cultural landmarks and historic places*
3. *Review and Approve the Initial Study and preparation of a Negative Declaration (see Exhibit "F")*

II. Background

On March 2006, the City Council authorized staff to move forward with the application process to initiate territorial reorganizations before the Local Agency Formation Commission (LAFCO), which involves the annexation of the Los Angeles County unincorporated Rancho Dominguez area, approximately 1,710 acres in size. The subject site is located south of the 91 Freeway, west of the 710 freeway, north of Del Amo Boulevard and east of Wilmington Avenue.

The area proposed to be annexed is generally developed with industrial uses. There are several isolated commercial buildings around the periphery of the area. There are no significant vacant parcels available for development within this area. The majority of streets and other public facilities do not appear to be in need of major repair or improvement. There are two large mobile home parks in the proposed annexation area. For a detailed description on the four (4) geographic sub area features and specifics please refer to the October 10, 2006 Planning Commission Staff Report.

County Sanitation Districts

The County Sanitation Districts of Los Angeles County have sent a letter requesting exclusion of a property from the annexation area citing a concern that the City's pre-zoning would cause uncertainty as to future land use decisions. The property is located 200 feet east of the intersection of Susana Road and Maria Street near the Long Beach Freeway. The property is 0.57 acre in size. This property is also within the City of Long Beach sphere of influence (see Exhibit "H").

Claretian Missionaries

The Los Angeles County Department of Regional Planning has sent a notice of a public hearing scheduled for October 17, 2006 relative to the Dominguez Adobe property. The Claretian Missionaries have requested approval of a 2,380 square foot accessory building that would include a four-car garage, a laundry room, an exercise room and storage rooms (see Exhibit "I").

III. Analysis

County Sanitation Districts

Staff recommends that this property remain within the annexation area. The property is not located on the boundary of the proposed annexation and is so small that its exclusion would be detrimental to an efficient annexation. The letter does not state the current use of this property.

Claretian Missionaries

If approved by the Regional Planning Commission and “used” by the applicant, the conditional use permit would be recognized by the City of Carson upon annexation. In this case “used” means some substantial act of construction related to the approval. If the approval is not “used” within the time allotted by the County, the conditional use permit could lapse. The City of Carson includes similar time deadlines for the “use” of conditional use permits. Staff has not reviewed a site plan for this project but understands the proposed building to be compatible with other structures on the property.

General Plan Amendment 80-06

The proposed general plan amendment generally consists of the following recommended land use designations within the proposed annexation territory:

- High Density Residential (HD) land use category for the two mobile home parks in the territory.
- General Commercial (GC) category for the property containing the Claretian seminary and the Dominguez Adobe.
- General Commercial (GC) category for retail properties on Del Amo Boulevard.
- Light Industrial (LI) category for the properties near residential properties which lack suitable physical buffers such as hillsides.
- Heavy Industrial (HI) category for the remainder of the properties.

Staff’s main parameter in determining the recommended general plan land use categories was to preserve the existing Los Angeles County General Pan land use designations on properties as much as possible except where residentially developed properties might suffer negative impacts from nearby intense commercial or industrial land uses. This general plan amendment is a land use map change only. At this time staff is not recommending any narrative policy changes to the General Plan. The proposed General Plan Land Use map is Exhibit “D”.

The following discussion of the project area general plan land uses is divided into the four (4) geographic sub areas depicted on the Proposed “Rancho Dominguez” Annexation Map attached hereto(see Exhibit “ B “).

Area 4

Proposed GPA 80-06 recognizes that certain properties designated in the Los Angeles County General Plan for more intense industrial uses, would not cause significant detrimental effects if they are not near residential developments. Thus, in Area 4 the Light Industrial (LI) category is recommended adjacent to the mobile home park and across Wilmington Avenue from the residential developments in the City of Carson.

Several modifications are proposed to the General Plan map presented on October 10, 2006.

Map Modification 1: Staff is proposing to re-designate the property located at 18420 S Laurel Park Road which is situated in close proximity to the Del Amo Mobile Home Estates. (APN: 7318-019-032). Staff believes that the two Light Industrial (LI) designated properties to the north of the subject property provide sufficient buffer between the residential and industrial zones and therefore the subject parcel can be excluded from the buffer zone (see Exhibits “E “ & “D “).

Map Modification 2: Staff is proposing to re-designate three (3) properties located along the easterly edge of Dominguez Hills Mobile Home Estates. The hill bluff separating the residential and subject industrial properties provides for a sufficient buffer area and therefore the designation of the three (3) properties can be changed from the proposed Light Industrial (LI) to a Heavy Industrial (HI) use (see Exhibits “E “ & “ D “).

Property Address:	Land Use Designation Change:	
	From Proposed:	To:
19335 LAUREL PARK RD	LI	HI
19223 S LAUREL PARK RD	LI	HI
19205 S LAUREL PARK RD	LI	HI

Map Modification 3: Staff is proposing to change the land use designation of five (5) properties along Wilmington Avenue found within the interior east edges of the proposed Light Industrial (LI) area. The proposal is to change their designation to Heavy Industrial (HI) considering that the subject properties are not critical to provide a buffer zone area (see Exhibits “E “ & “ D “).

Property Address:	Land Use Designation Change:	
	From Proposed:	To:
1959 E CASHDAN ST	LI	HI
1957 E GLADWICK ST	LI	HI
1965 E VISTA BELLA WAY	LI	HI
2000 E VISTA BELLA WAY	LI	HI
1973 E VIA ARADO	LI	HI

Map Modification 4: Staff is proposing to re-designate five (5) continuous properties located on the northeast side of Del Amo Boulevard and

Wilmington Avenue. The change will be made from a General Commercial (GC) to a Light Industrial (LI) and Heavy Industrial (HI) designation. The corner lot which is commercial in nature is recommended to maintain the proposed General Commercial (GC) use classification (see Exhibits “E” & “D”).

Property Address:	Land Use Designation Change:	
	From Proposed:	To:
1931 E DEL AMO BLVD	GC	LI
1957 E DEL AMO BLVD	GC	LI
2021 E DEL AMO BLVD	GC	LI
7318-011-099	GC	HI
2107 E DEL AMO BLVD	GC	HI

Areas 2, 3 and 5

The majority of Area 2 is the historically significant property known as the Rancho San Pedro Dominguez Adobe containing the Dominguez Adobe, a museum, private park space and the Claretian seminary. To provide a smooth transition for the historic landmark the General Commercial (GC) land use category is recommended. The City may consider a future study relative to additional policies to protect the historic nature of the property after the area is annexed.

Area 3 was developed under Los Angeles County policies as a heavy industrial area. Staff recognizes the need for a narrow buffer area along Susana Road near the residential subdivisions within the City of Long Beach.

Map Modification 5: Staff is proposing to re-designate two properties from General Commercial (GC) to Light Industrial (LI). The first subject property is located on the northwest corner of Del Amo Boulevard and Santa Fe Avenue, with an indoor mart establishment having close to 130 individual retail businesses within. The second parcel under discussion is located on the northwest corner of Del Amo Boulevard and Susana Road, with a Self Storage business (see Exhibits “E” & “D”).

Property Address:	Land Use Designation Change:	
	From Proposed:	To:
2787 E DEL AMO BLVD (mini-mart)	GC	LI
20321 S SUSANA RD (self-storage)	GC	LI

With the exceptions of a Light Industrial (LI) designation along Susana Road the remainder of Area 3 is designated Heavy Industrial (HI) to continue the main part of the development pattern.

Area 5 was developed as part of the Dominguez Technology Center, a master planned industrial development. The area is proposed to be in the Heavy Industrial (HI) category as there are no conflicting land uses adjacent to this area.

Cultural landmarks and historic places

Staff has drafted new Section 3.8 of the Parks, Recreation and Human Resources Element to address concerns about the preservation of historic places such as the Dominguez Adobe (see Exhibit “G”) Staff research has revealed that the Dominguez Adobe was added to the National Register of Historic Places in 1976. Additionally, landmark plaques have been placed at 18501 Wilmington Avenue in commemoration of the Dominguez Air Meet of 1910 and at 230th Street and Utility Way in commemoration of the discovery of the remains of an ancient Suangna Native American Village in the area. The recommended policies include continuing efforts to identify additional sites within Carson and to coordinate with State and Federal agencies to identify, preserve and maintain cultural landmarks and historic places. Implementation actions include the adoption of an ordinance to protect historic places and searching for funding sources to maintain the landmarks.

Zone Change Case 154-06

In determining the proposed zoning pattern, staff used the same parameter to guide zoning designations; that is, staff attempted to duplicate the existing zoning pattern wherever possible except that consideration was given to residential properties that could suffer negative effects from their proximity to intense industrial uses. In the case of this type of potential conflict, the Light Manufacturing (ML) zone is proposed as a buffer to protect residents from the impacts of the more intense uses allowed in the Heavy Manufacturing (MH) zone. In most cases this amounts to 200 to 300 feet of separation between residences and properties having the MH zone.

The General Plan discussion above describes the land use policy for the four sub-areas within the proposed annexation territory. The proposed zoning follows that pattern with the City of Carson zoning utilizing the zone district that most closely matches the proposed General Plan land use category. The proposed zoning map is Exhibit “C”.

Relationship of Proposed General Plan Land Use Categories to City of Carson Zones

The following table shows the relationship between the land use categories recommended within the proposed annexation territory and the City of Carson zones.

General Plan Land Use	Zone
High Density Residential (HD)	Residential, Multiple Dwelling, 10 to 12 units per acre, Design Overlay (RM12-D)
General Commercial (GC)	Commercial, General, Design Overlay (CG-D)
Light Industrial (LI)	Manufacturing, Light, Design Overlay (ML-D)
Heavy Industrial (HI)	Manufacturing, Heavy (MH)

The proposed annexation territory's existing and proposed zoning designations are depicted in table below.

Current Rancho Dominguez Zoning		City of Carson Proposed Zoning	
<u>M1.5</u>	Restricted Heavy Manufacturing	<u>MH</u>	Heavy Manufacturing
<u>M2</u>	Heavy Manufacturing	<u>ML-D</u>	Light Manufacturing
<u>C-M-DP</u>	Commercial Manufacturing – Dev. Program Overlay	<u>CG-D</u>	General Commercial
<u>A-2:</u>	Heavy Agriculture	<u>RM-12</u>	Multi-Family Residential (10-12 Units Per Acre)

Staff recommends the adoption of the Design Overlay District in conjunction with the ML and CG zone districts in order to insure new construction design that would be consistent with Carson's design criteria. The Design Overlay District is not recommended for the MH zone district.

Changes to the proposed Pre-Zoning Map

The proposed maps for GPA No. 80-06 and ZCC No. 154-06 have been modified from the maps utilized at the planning commission meeting held on October 10, 2006. (see Previously Proposed Maps, Exhibit "E"). The changes have been described under the General Plan Amendment section noted above. The proposed changes still retain the recommended buffer of a ML zone district along Susana Road, Wilmington Avenue and the proposed residential districts.

IV. Environmental Review

An Initial Study was prepared to analyze the impacts of the proposed annexation, the General Plan Amendment and the proposed pre-zoning. Staff has reviewed the potential

environmental impacts of the proposed project and has prepared a Negative Declaration pursuant to Section 15074 of CEQA.

V. Recommendation

That the Planning Commission:

- **RECOMMEND APPROVAL** to the City Council of the Negative Declaration;
- **RECOMMEND APPROVAL** to the City Council of General Plan Amendment No. 80-06 and Zone Change Case No. 154-06;
- WAIVE further reading and ADOPT Resolution No._____, entitled " 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".

VI. Exhibits

- A. Draft Resolution Recommending Approval of GPA No. 80-06 and ZCC No. 154-06
- B. Map of the Proposed "Rancho Dominguez" Annexation (by Area)
- C. Map of Proposed Zoning of Annexation
- D. Map of Proposed General Plan Land Use
- E. Previously Proposed Zoning & General Plan Maps
- F. Initial Study
- G. Proposed Section 3.8 of the Parks, Recreation and Human Resources Element.
- H. Letter from County Sanitation Districts and attachments
- I. Public hearing notice and initial study for Los Angeles County Conditional Use Permit No. 200600078-(2) – Request for approval of an accessory building by the Claretian Missionaries at 18127 S. Alameda Street.

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