



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: April 10, 2007

SUBJECT: Zone Change Case No. 154-07

APPLICANT: City of Carson

REQUEST: To change the zone designation of certain properties from MH-D (Manufacturing, Heavy-Design Overlay Review) to ML-D (Manufacturing, Light-Design Overlay Review), ML (Manufacturing, Light) to OS (Open Space) and MH-ORL-D (Manufacturing, Heavy – Organic Refuse Landfill- Design Overlay Review) to ML-ORL-D (Manufacturing, Light-Organic Refuse Landfill-Design Overlay Review)

PROPERTY INVOLVED: Various properties located in the northwest section of Carson

### COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

### COMMISSIONERS' VOTE

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

## I. Introduction

The proposed changes will bring the zoning on certain properties into conformance with the General Plan. The changes in this request focus on rezoning properties as follows:

Existing	Proposed
MH-D (Manufacturing, Heavy – Design Overlay Review)	ML-D (Manufacturing, Light – Design Overlay Review)
MH (Manufacturing, Heavy)	OS (Open Space)
MH-ORL-D (Manufacturing, Heavy – Organic Refuse Landfill – Design Overlay Review)	ML-ORL-D (Manufacturing, Light-Organic Refuse Landfill – Design Overlay Review)

The properties associated with the zone change are located in the northwest area of the City. (Refer to Exhibit 1). An Environmental Impact Report was prepared and approved for the General Plan (SCH #2001091120) which analyzed the proposed changes.

## II. Background

After several year of public review, the Planning Commission recommended approval of the amended General Plan and the City Council approved the General Plan in October, 2004. Changes in the General Plan designations resulted in a number of properties where the zoning is not in conformance with the General Plan. State Law requires that the zoning for a property be in conformance with the General Plan. The property is located in Redevelopment Project Area No. 1B.

## III. Analysis

### Heavy Industrial Zones to Light Industrial Zones

The properties in this request are located in Study Areas 9A and 9B of the General Plan. The properties in 9A which are proposed for rezoning are located north of the 91 Artesia Freeway between Figueroa Street and Main Street and on the east side of Main Street north of Walnut Street. The properties in the 9B area are south of the 91 Artesia Freeway, between Figueroa Street and Broadway, in the area east of Main Street between Albertoni Street and Victoria Street and on the west side of Main Street between Victoria Street and Griffith Street. The zones will keep their D (Design Overlay Review Designation). Exhibit 1

### Heavy Industrial – Organic Refuse Landfill to Light Industrial – Organic Refuse Landfill

There is one parcel located on the west side of Broadway at the intersection with Main Street which is located on a former landfill. There are special regulations for

building on a former landfill, therefore the zoning designated ORL (Organic Refuse Landfill). The D (Design Overlay Review) designation will remain on this property.

The zoning requirements for truck yards and truck terminals were revised in 2004. Previously truck yards and truck terminals were allowed in the ML and MH zones. The requirements presently require a Conditional Use Permit (CUP) for truck terminals in both the ML and MH zones. Truck yards are no longer permitted in the ML zone and require a CUP in the MH zone. Changing the zoning ordinance and General Plan to Light Industrial in 2004 made the truck yards in the light industrial area nonconforming or illegal. Some of the existing truck yards were not licensed and therefore illegal. The change in zoning from MH to ML does not change the status of the truck yards. The truck yards which were licensed and legal at the time the General Plan was adopted had an amortization period of one year which has expired. The following truck yards currently operate in the area that is designated as light industrial and are part of this rezoning:

- Roadway Trucking  
19101 Broadway  
No license
  
- Paul's Trucking  
19130 S. Figueroa Street  
No license
  
- Southwest Trails  
18925 Anelo Ave  
Business license

The city is pursuing code enforcement cases against Roadway Trucking and Paul's Trucking.

#### Heavy Industrial to Open Space

The Dominquez Channel is being rezoned Open Space to more appropriately reflect the use.

The General Plan Land Use Map designates the area for Light Industrial Use. See Exhibit 2.

LU-IM-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 the General Plan Land Use Map and with this Land Use implementation measure.

LU-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.

### **III. Environmental Review**

Draft Environmental Impact Report (EIR) SCH No. 2001091120 was prepared to analyze the impacts of the General Plan. The City Council certified the General Plan EIR in October, 2005. The zone changes proposed in this request were analyzed as part of that document.

### **IV. Conclusion**

Staff recommends that the Planning Commission recommend that the City Council approve the zone changes from MH (Manufacturing, Heavy) to ML-D (Manufacturing, Light-Design Overlay Review), MH-ORL-D (Manufacturing, Heavy-Organic Refuse Landfill-Design Overlay Review) to ML-ORL-D (Manufacturing, Light-Organic Refuse Landfill-Design Overlay Review) and ML (Manufacturing, Light) to OS (Open Space) on properties on Exhibit 1. These changes will bring properties into conformance with the General Plan as required by State law,

### **Recommendation**

The Planning Commission:

1. RECOMMEND APPROVAL to the City Council, of zoning changes to ML-D (Manufacturing, Light), ML-ORL-D (Manufacturing, Light-Organic Refuse Landfill-Design Overlay Review) and OS (Open Space) on certain properties to bring the zoning into conformance with the General Plan.
2. WAIVE further reading and ADOPT Resolution No. , entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGES ON CERTAIN PROPERTIES."

### **V. Exhibits**

1. Proposed Zone Change in Study Areas 9A and 9B
2. General Plan Map for Study Areas 9A and 9B
3. Draft Resolution of the Planning Commission

**Prepared by:** \_\_\_\_\_  
Chris Ketz, Consultant

**Approved by:** \_\_\_\_\_  
Sheri Repp, Planning Manager

CK: ZCC154-07