



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: June 12, 2007

SUBJECT: Amend the Municipal Code to Establish a Mixed Use-Sepulveda Boulevard Zone District (MU-SB), Change the Zone from CG (Commercial, General) to MU – SB (Mixed-Use – Sepulveda Boulevard) (ZCC No. 156-07)

APPLICANT: City of Carson

REQUEST: To recommend approval for the establishment of the Mixed-Use Sepulveda zone district and the adoption of a Zone Change to Mixed Use-Sepulveda Boulevard for a portion of Sepulveda Boulevard

PROPERTY INVOLVED: South side of Sepulveda Boulevard 200 east of Marbella Avenue to 240' west of Avalon Boulevard (402 to 532 E. Sepulveda Boulevard)

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cannon			Hudson
		Faletogo			Saenz
		Graber			Verrett

I. Introduction

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

1. *Adopt New Mixed Use Zone District for a portion of Sepulveda Boulevard*
The MU-SB (Mixed-Use - Sepulveda Boulevard) zone district is a new zone district. It will implement the General Plan land use designation of Mixed Use/Residential that has been applied to this area by adopting development standards and design guidelines for land use.
2. *Adopt an Ordinance to change the Zone Map for a portion of Sepulveda Boulevard to the new MU-SB zone district*
The MU-SB District will replace the existing CG (Commercial, General) on the south side of Sepulveda Boulevard from 200' east of Marbella Street to 240' west of Avalon Boulevard

II. Background

Staff was prepared to present this case on May 22, 2007, however due to a lack of a quorum, the public hearing was not able to be held. Staff talked to the people in the audience who came to speak on this item. One of the attendees was not able to attend the hearing on June 12, 2007, so everyone agreed to have the public hearing on June 26, 2007.

III. Conclusion

Staff recommends that Zoning Change Case No. 156 – 07 be continued until June 26, 2007.

IV. Recommendation

It is recommended:

1. That the Planning Commission open the public hearing, and take public testimony if there is anyone who can not attend on June 26, 2007.
2. That the Planning Commission continue the public hearing to June 26, 2007.

Prepared by: _____
Chris Ketz, Planning Consultant

Approved by: _____
Sheri Repp, Planning Manager