



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: July 10, 2007

SUBJECT: Amend the Municipal Code to Establish a Mixed Use-Sepulveda Boulevard Zone District (MU-SB), and to change the zoning designation of certain properties 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	
		Faletogo – Chairperson			Graber
		Hudson – Vice-Chair			Saenz
		Cannon			Verrett

## I. Introduction

There are three 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

3. *Recommend to the City Council/Redevelopment Agency that the alley south of Sepulveda Boulevard be studied for possible improvements to facilitate access to the lots fronting on Sepulveda Boulevard.*

## II. Background

A public hearing was held on this request on June 26, 2007. The Planning Commission requested staff to prepare a resolution for a recommendation for approval of the MU-SB zone, approval of Zone Change Case No. 154-07 and to prepare a map showing the right of way of the alley serving the properties in this area. The Planning Commission also had a discussion concerning allowing restaurants which serve alcohol to have karaoke music but not entertainment such as a live band. The Commission's preference was to have restaurants that served alcohol but not bars.

## III. Analysis

### Alley

The alley running along the rear property lines could provide access to the properties in the proposed MU-SB (Mixed-Use – Sepulveda Boulevard) District so the curb cuts on Sepulveda Boulevard could be minimized. Having the access on the alley provides a more pedestrian friendly Sepulveda Boulevard where people could walk without the interruption of numerous drive-ways. Backing out of a drive-way on Sepulveda would be dangerous since it is a busy street. Having the access on the alley would also make the alley safer. There would be more people and cars on the alley which deters crime.

The alley needs additional dedication to increase the width and improvement to better serve the adjoining properties. There are street lights running along the southern side of the alley approximately 5 feet into the right-of-way. The lighting poles would have to be moved to provide adequate access and any utilities undergrounded. As the property develops applicants will be asked to dedicate 10 feet of right-of-way to the alley and improve the portion of the alley which is adjacent to their property. The attached maps, Exhibits 1, 2 and 3, show an aerial photograph with the existing right-of-way. The alley is currently 10 feet wide starting at Avalon Boulevard. (Exhibit No. 1) and extending west for approximately 50 feet. The area is adjacent to a vacant lot and has the potential for additional right-of-way. For the remainder of the block between Avalon Boulevard and Fries Avenue, the alley is 15 feet wide. The alley is 10 feet wide between Fries Avenue and the former Panama right-of-way, the right-of-way from this point west to Marbella Avenue is 20 feet wide with an area for a turn-around. There is a jog in the alley between the 10 feet wide portion and the 20 feet wide portion which is the former right-of-way of Panama Avenue. (Exhibits 2 and 3)

Staff will contact the Redevelopment Department to see if a study could be completed on the feasibility of widening the alley and if assistance could be provided in widening and improving the alley to provide safe access to the adjacent properties. The alley currently provides access to residential garages on the south side of the alley and commercial garages on the north side of the alley. The improvement of the alley and increased usage by residents and commercial customers and employees will reduce the incidence of crime by providing more people watching the alley.

### General Plan

The General Plan currently designates the portion of the property under consideration as Mixed Use. (See map Exhibit No. 4.)

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.”

### Zoning District

Currently the property is zoned CG (Commercial, General). (Exhibit No. 5) This allows a wide range of commercial uses and the commercial development standards apply to this zone. Under the new ordinance, the MU-SB (Mixed-Use - Sepulveda Boulevard) zone district will become the new zone designation. Only the uses and standards described in this zone will apply to the MU-SB zone district. This zoning district will allow residential uses, limited commercial uses or a combination of residential and commercial uses. Sepulveda Boulevard will have a unique code which permits development in a

way that is envisioned by the General Plan and addresses the specific issues on Sepulveda Boulevard (i.e. the narrow depth of the lots). The proposed zone district area is shown on Exhibit No. 6.

#### Zoning Code

The zoning code sets the standards that must be followed when building on property within the various zone districts. It specifically lists uses which are permitted, uses which need a conditional use permit, commercial uses allowed in mixed use buildings, commercial uses allowed in live-work units and prohibited uses. At the Planning Commission's direction, staff changed the ordinance to prohibit live bands and to require a Conditional Use Permit for any other amplified music i.e. Karaoke. This would give the Planning Commission greater control over restaurants that provide some form of entertainment. (See Exhibit 7.)

#### **IV. Environmental Review**

An Environmental Impact Report (EIR) SCH No. 2001091120 was prepared to analyze the impacts of General Plan Amendment. The changes included in the Sepulveda Boulevard Mixed-Use District Master Plan 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 and it was determined if 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.

#### **V. Conclusion**

The General Plan was prepared with community input and participation. A new land use designative, Mixed-Use - Residential was adopted for the area. Adopting a special zone, Mixed-Use-Sepulveda Boulevard, developed specifically for this area and changing the zoning on this portion of Sepulveda Boulevard will bring the zoning into conformance with the adopted General Plan as required by State law.

#### **VI. Recommendation**

It is recommended:

1. That the Planning Commission take public testimony.
2. That the Planning Commission make a recommendation that the Redevelopment Agency prepare a study to determine the feasibility of

improving the alley that serves the Mixed-Use-Sepulveda Boulevard District.

3. That the Planning Commission approve Resolution No.\_\_\_\_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 CASE NO. 156-07.

**VII. Exhibits**

1. Map of alley – Avalon Boulevard to Fries Avenue
2. Map of alley- Fries Avenue to Panama Avenue
3. Map of alley – Panama Avenue to Marbella Avenue
4. General Plan Map
5. Existing Zoning Map
6. Propose Zone Change Map
7. Draft Resolution

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