



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 22, 2008

SUBJECT: Zone Change No. 157-07

APPLICANT: City of Carson

REQUEST: **To approve Zone Change Case No. 157-07 to allow the zoning on several parcels throughout the city to be in conformance with the General Plan**

PROPERTY INVOLVED: Various locations

COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo - Chairperson			Saenz
		Hudson – Vice-Chair			Verrett
		Cannon			
		Graber			

Item No. 11C

I. Introduction

This is another in a series of zoning changes which will bring the zoning on certain properties into conformance with the General Plan. The changes in this request focus on rezoning nine groups of properties. For clarity, staff labeled the different properties within an alphabetical listing of groups from “A” to “I”.

	Address	Description
157-07 A	2442 East Carson Street	ML (Manufacturing, Light) to MH (Manufacturing, Heavy).
157-07 B	505, 523 and 539 East Lomita Boulevard	RS (Residential, single-family) to RM- 25 (Residential, multi-family-25 dwelling units per acre).
157-07 C	110-250 East Sepulveda Boulevard	ML-D (Manufacturing, Light - Design Overlay Review) to CG (Commercial, General – Design Overlay Review)
157-07 D	21205 Main Street	MH-D (Manufacturing, Heavy – Design Overlay Review) to ML-D (Manufacturing, light – Design Overlay Review)
157-07 E	722-750 Alondra Boulevard 16117 Haskins Lane	CG (Commercial, General) to RM-12 (Residential, multi-family – 12 units per acre)
157-07 F	DWP right-of-way between 223 rd Street and Sepulveda Boulevard (east of Avalon Boulevard)	OS (Open Space) to MH (Manufacturing, Heavy)
157-07 G	Dominguez Channel	MH-D (Manufacturing, Heavy – Design Overlay Review) and ML-D (Manufacturing, light – Design Overlay Review) to Open Space
157-07 H	16403-16435 Ishida Avenue 16404-16434 Ishida Avenue 701-715 E. Gardena Boulevard 642-716 Alondra Boulevard 16100-16422 S. Avalon Boulevard	MH-D (Manufacturing, Heavy – Design Overlay Review) to ML-D (Manufacturing, light – Design Overlay Review)
157-07 I	3025 E. Dominguez Street	MH-D (Manufacturing, Heavy – Design Overlay Review) to ML-D (Manufacturing, light – Design Overlay Review)

Comment [CK1]: This paragraph needs the rest of the zone changes added.

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 Council approved the General Plan in October 2004. Changes in the General Plan designations have 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.

III. Analysis

The zone changes that are being proposed in this case were studied by the General Plan Advisory Committee, the Planning Commission and the City Council and will provide consistency with the existing General Plan. As a result of this public hearing process, if the Planning Commission recommends to retain any of the property with the current zone designation, the General Plan would then have to be changed to conform to the zoning. Staff has not identified any new information or changed circumstances that would suggest that the existing zone designations should be retained.

The following describes the nine individual zone changes:

ZCC No. 157-07 A

The first zone change consists of two lots owned by the Southern Pacific Transportation Company. They are located south of Carson Street and west of Alameda Avenue. The General Plan update changed the two lots from Light Industrial to Heavy Industrial. The proposed zone change is from ML (Manufacturing, Light) to MH (Manufacturing, Heavy). The property is being used for railroad purposes (Exhibit No. 1).

ZCC No. 157-07 B

This proposed zone change is located on the north side of Lomita Boulevard east and west of Fries Avenue 505 – 539 Lomita Boulevard. There are three properties all developed with an apartment building. The apartment buildings are 11 units, another 10 units and 41 units in size. They are currently legal, nonconforming since the RS zone district does not allow for apartment buildings. The strict application of the code would require the apartment buildings to be abated. The General Plan Advisory Committee recommended that this area be redesignated from low density residential to high density residential, recognizing the existing use and allowing the apartments to become a conforming use. The General Plan was changed to high density residential use, and now the three lots are proposed to be changed from RS (Residential – Single-Family) to RM-25 (Residential – Multi-Family - 25 dwelling units per acre) (Exhibit No. 2).

ZCC No. 157-07 C

The proposed zone change pertains to an existing shopping center located on the southeast corner of Sepulveda Boulevard and Main Street. The property is currently zoned ML-D (Manufacturing, Light - Design Overlay Review) and the proposed zone is CG-D (Commercial, General – Design Overlay Review). A shopping center is a permitted use in both the ML and CG zone designations. The CG zone designation will assure that light industrial uses cannot be considered for future occupancy. This change reflects the existing General Plan designation of General Commercial and the existing land use (Exhibit No. 3).

ZCC No. 157-07 D

The proposed zone change from MH-D (Manufacturing, Heavy – Design Overlay Review) to ML-D (Manufacturing, Light – Design Overlay Review) pertains to property located at 21205 Main Street. This property had a recent Design Overlay Review for a new industrial building to replace the former Scotts Auto Salvage. The proposed use is in conformance with the ML (Manufacturing, Light) zoning. The proposed change in zoning would be in conformance with the General Plan and with the recently approved Design Overlay Review (Exhibit No. 4).

ZCC No. 157-07 E

The zone change encompasses four parcels located on the southwest corner of Alondra Boulevard and Haskins Lane (Exhibit No. 5). The property is currently zoned CG (Commercial-General). The General Plan designation was changed to Medium Density Residential use. The appropriate zone for the property to be in conformance with the General Plan would be RM-12 (Residential, Medium Density - 12 units per acre). There is a church located on the corner of Haskins Lane and Alondra Boulevard. The church use would continue to be permitted in the RM zone designation. The two parcels fronting on Alondra Boulevard are unimproved and appear to be used for truck parking, which is not an allowed use in the current CG zone. The Code Enforcement Division has experienced ongoing violations associated with these properties. The intent for changing the property to a residential use is to increase the development potential since residential uses are located to the north, south and east of the subject properties. A day care use is currently located at 16117 Haskins Lane. The use would require a conditional use permit if the property is located in the RM zone. Prior conversations with the property owner noted that the RM designation would provide greater flexibility should the day care use be discontinued. The property is well suited for residential development but would be unlikely to support commercial development. The proposed change in zoning would be in conformance with the General Plan.

ZCC No. 157-07 F

The proposed zone change pertains to the Department of Water and Power right-of-way which crosses through the industrial area from 223rd Street to Sepulveda Boulevard and between Avalon Boulevard and Wilmington Avenue. This area is occupied predominantly by the Watson Industrial Center South development. The right-of-way has high power transmission lines. The Watson Land Company requested that the area be designated as Heavy Industrial to facilitate use by adjoining businesses. The most likely use would be to accommodate the parking needs of its current tenants by allowing truck and automobile parking on the DWP area. There are several businesses in the area that potentially need more parking. The property is currently zoned OS (Open Space). The proposed MH (Manufacturing, Heavy) zone designation would allow a variety of industrial, storage and parking uses. The CMC standards for the ML zone designation would be more permissible than uses that would be allowed under DWP standards for activities under the power lines. The proposed change in zoning would be in conformance with the General Plan (Exhibit No. 6).

ZCC No. 157-07 G

The proposed zone change pertains to the Dominguez Channel. The General Plan designation of Open Space is intended to protect the water course. The existing MH-D (Manufacturing, Heavy – Design Overlay Review) and ML-D (Manufacturing, Light – Design Overlay Review) zone designations will be changed to OS (Open Space). The change will bring the zoning into conformance with the General Plan (Exhibit No. 7).

ZCC No. 157-07 H

This is a large area which includes parcels on the south side of Alondra Boulevard east of Avalon Boulevard, all the parcels on the east side of Avalon Boulevard, all the parcels on both sides of Ishida Avenue north of Gardena Boulevard, the parcels on the west side of Tarrant Avenue north of Gardena Boulevard, and the parcels on the southeast corner of Gardena and Avalon Boulevards. The General Plan designated the parcels for Light Industrial use, however the zoning is currently MH-D (Manufacturing, Heavy – Design Overlay Review). The uses in the area are predominately light industrial uses. The application proposes to rezone all of the property to ML-D (Manufacturing, Light – Design Overlay Review) (Exhibit 8).

ZCC No. 157-07 I

The proposed zone change pertains to property located at 3025 East Dominguez Street. The property is developed with a large metal building. A variety of manufacturing and distribution uses have occupied the site. The property is accessed by Dominguez Street. Single-family homes are located on the south side of Dominguez Street. As such, any deliveries, traffic or activities associated with the property can have a direct impact on the nearby residential use. The General Plan

designation of Light Industrial is intended to promote greater compatibility with the residential area. The MH-D (Manufacturing, Heavy – Design Overlay Review) zone designation is proposed to be changed to ML-D (Manufacturing, Light – Design Overlay Review). The change will bring the zoning into conformance with the General Plan (Exhibit No. 9).

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 2004. The zone changes proposed in this request were analyzed as part of that document.

IV. Conclusion

Staff recommends that the Planning Commission have staff return at the next Planning Commission meeting with a resolution recommending that the City Council approve the proposed zoning changes. These changes will bring the properties into conformance with the General Plan as required by State law.

Recommendation

That the Planning Commission:

- RECOMMEND APPROVAL of Zone Change Case No. 157-07 to the City Council to bring the zoning of certain properties into conformance with the General Plan;
- INSTRUCT staff to prepare the necessary resolution forwarding the recommendation of the Planning Commission to the City Council.

V. Exhibits

1. Proposed Zone Change Map ZCC 157-07 A
2. Proposed Zone Change Map - ZCC 157-07 B
3. Proposed Zone Change Map - ZCC 157-07 C
4. Proposed Zone Change Map - ZCC 157-07 D
5. Proposed Zone Change Map - ZCC 157-07 E
6. Proposed Zone Change Map - ZCC 157-07 F
7. Proposed Zone Change Map - ZCC 157-07 G
8. Proposed Zone Change Map - ZCC 157-07 H

9. Proposed Zone Change Map - ZCC 157-07 I

Prepared by: _____
Chris Ketz, Consultant

Approved by: _____
Sheri Repp, Planning Manager