



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: March 12, 2013

SUBJECT: Zone Text Amendment No. 14-13

APPLICANT: City of Carson

REQUEST: To consider a zone text amendment to Section 9182.41, Nonconformity Requiring Capital Expenditure to Conform, applicable to industrial zoned properties to allow retention of up to 50 per cent of an existing legal, nonconforming block wall subject to a determination of compatibility with the existing and anticipated development within the surrounding area pursuant to Section 9172.23 (Site Plan and Design Review).

PROPERTY INVOLVED: Citywide

COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Goolsby
		Vice-Chair Verrett			Gordon
		Brimmer			Saenz
		Diaz			Schaefer

Item No. 10A

I. Introduction/Background

This item was continued from the February 26, 2013 Planning Commission hearing at which time discussed the proposed text amendment, took public testimony, provided input on the item, and continued the public hearing. As proposed, this zone text amendment would allow some flexibility for existing legal non-conforming walls in industrial zones to be eligible to retain some legal non-conforming privilege. In the February 26, 2013 staff report, staff recommended that any determination to retain such walls be subject to a development plan approval pursuant to CMC Section 9172.23 (Site Plan and Design Review). This ordinance amendment would apply to industrial properties with legal non-conforming block walls that have filed for a Design Overlay Review (DOR) application to make improvements to the site and/or the buildings and meet certain requirements as specified in the proposed ordinance.

After the discussion of the item, the commission directed staff to add language to the ordinance amendment that addresses the following:

- All requests for extension of non-conforming privileges for the walls should be subject to approval of a Design Overlay Review (DOR) application approved by the Planning Commission with a public hearing; and
- A maintenance plan should be required for these projects.

II. Discussion/Analysis

After reviewing the Zoning Code, staff would like to have additional time to prepare the revised ordinance. Therefore, staff would like to request a continuance to the March 26, 2013 hearing.

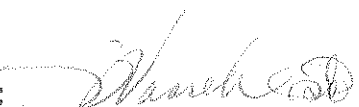
III. Recommendation

That the Planning Commission:

- CONTINUE the Public Hearing to March 26, 2013

IV. Exhibits

1. None

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Approved by: 
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