



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: August 13, 2013

SUBJECT: Zone Change Case No. 169-13
General Plan Amendment No. 93-13

APPLICANT: Glasswerks
c/o: Donn Stout
8600 Rheem Street
South Gate, CA 90280

REQUEST: To change the zone from RS (Residential, Single Family) to ML-D (Manufacturing, Light – Design Overlay) and change the General Plan land use designation from Low Density Residential to Light Industrial

PROPERTY INVOLVED: 716 E. Alondra Boulevard

COMMISSION ACTION

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

COMMISSIONERS' VOTE

<u>AYE</u>	<u>NO</u>		<u>AYE</u>	<u>NO</u>	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

Item No. 10A

I. Introduction

Property Owner

Glasswerks, 8600 Rheem Street, South Gate, CA 90280

Property Applicant

Donn Stout, G & W Builders Inc., 557 Mercury Lane, Brea, CA 92821

Project Address

716 E. Alondra Boulevard

Project Description

The proposed project is for a zone change from RS (Residential, Single Family) to ML-D (Manufacturing, Light-Design Overlay Review) and a General Plan Amendment changing the land use designation from Low Density Residential to Light Industrial.

Background

Current Use of Property

The property is developed with four storage buildings that will be removed and is currently being used for storage of trucks and equipment.

Previously Approved Discretionary Permits

On February 12, 2013, the Planning Commission approved Design Overlay Review No. 1469-12 for a 20,000-square-foot glass warehouse building.

Public Safety Issues

Code Enforcement staff previously issued a warning citation to remove illegal trucking activity and obtain zoning entitlements for any continued industrial operation. The Public Safety Department has no open zoning code enforcement case associated with this property.

II. Analysis

Location/Site Characteristics/Existing Development

The subject property is located at 716 E. Alondra Boulevard. The property is approximately 0.2 acres. Light industrial uses, vacant land, single family residential development are located to the southeast; to the south is the Bunche Elementary School; to the west is Avalon Glass and Mirror Co.; and to the north is industrial and residential land located in unincorporated LA County.

Zoning/General Plan Designation

The subject property is zoned RS (Residential, Single Family). Properties to the east are zoned RS (Residential, Single Family); the property to the west is zoned ML-D;



and the property to the south is zoned Residential Single Family (RS). The subject property has a General Plan Land Use designation of Low Density Residential.

Required Findings: General Plan Amendment

State law requires compatibility between land use zoning classifications and the General Plan. The proposal to change the General Plan land use designation to Light Industrial is consistent with the adjoining ML-D (Manufacturing Light – Design Overlay) zone district. The proposed change would also be compatible with existing light industrial uses to the west and north-west across Alondra Boulevard. Staff can support the proposed change based on the findings in the resolution.

Required Findings: Zone Change Case

State law requires compatibility between land use zoning classifications and the General Plan. The proposal to change the zoning from RS (Residential Single Family) to ML-D (Manufacturing Light-Design Overlay) would be compatible to the surrounding uses and would be compatible and consistent with the General Plan land use designation of Light Industrial upon approval of the requested General Plan Amendment.

Issues of Concern:

- Issue – Lack of screening for single family development to the southeast: This project site abuts single family residential uses to the southeast and requires screening of the proposed light industrial use.
 - Mitigation: The owner/applicant was required as part of the conditions of approval for DOR No. 1469-12 to plant evergreen trees along the eastern property boundary to provide screening of the proposed light industrial activities from the adjoining single family residential areas to the southeast.
 - Mitigation: The owner/applicant was required as part of the conditions of approval for DOR No. 1469-12 to post signs indicating no truck parking allowed adjoining the existing residential areas to the southeast of project site.

III. Environmental Review

Pursuant to Section 15321 “Enforcement Actions By Regulatory Agencies” of the California Environmental Quality Act (CEQA), the proposed rezone and General Plan Amendment application for the construction of a new glass warehouse is considered an in-fill development that does not have the potential for causing a significant effect on the environment. Thus, the proposed project is found to be categorically exempt.

IV. **Recommendation**

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF ZONE CHANGE CASE NO. 169-13 TO CHANGE THE ZONE FROM RS (RESIDENTIAL, SINGLE-FAMILY) TO ML-D (MANUFACTURING, LIGHT - DESIGN OVERLAY) AND GENERAL PLAN AMENDMENT NO. 93-13 CHANGING THE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL FOR PROPERTY LOCATED AT 716 E. ALONDRA BOULEVARD."

V. **Exhibits**

1. Draft Resolution and "Exhibit A" (Legal Description)
2. Exhibit "B" Conditions of Approval
3. Exhibit "C" Zone Change Map
4. Exhibit "D" General Plan Amendment Map
5. Zoning/vicinity 500 foot radius map

Prepared by: _____

Zak Gonzalez II, Associate Planner

Reviewed and Approved by: _____

John F. Signo, AICP, Senior Planner

Planning Commission Staff Report
ZCC No. 169-13 and GPA No. 93-13
August 13, 2013

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL OF ZONE CHANGE CASE NO. 169-13 TO CHANGE THE ZONE FROM RS (RESIDENTIAL, SINGLE-FAMILY) TO ML-D (MANUFACTURING, LIGHT - DESIGN OVERLAY) AND GENERAL PLAN AMENDMENT NO. 93-13 CHANGING THE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL FOR PROPERTY LOCATED AT 716 E. ALONDRA BOULEVARD

THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, Don Stout, on behalf of the property owner, Randy Steinberg, with respect to real property located at 716 E. Alondra Boulevard, and described in Exhibit "A" attached hereto, requesting approval of Zone Change Case No. 169-13 changing the zoning from RS (Residential, Single-Family) to ML-D (Manufacturing, Light – Design Overlay) and General Plan Amendment No. 93-13 to change the land use designation from Low Density Residential to Light Industrial.

Section 2. A public hearing was duly held on August 13, 2013, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The proposed rezone and General Plan Amendment is consistent with General Plan goals and policies for light industrial uses.
- b) State law requires compatibility/consistency between land use zoning classifications and the General Plan. The proposal to change the zoning from RS to ML-D would be compatible with the surrounding uses and compatible/consistent with a General Plan land use designation of Light Industrial upon approval. Furthermore, the proposal to change the General Plan land use designation from Low Density Residential to Light Industrial is consistent and compatible with the existing light industrial uses to the west and northwest of the subject site.
- c) Pursuant to California Government Code Section 65863, the reduction of the subject vacant parcels one single family dwelling potential will be consistent with the General Plan Land Use designation upon the approval of the proposed General Plan Amendment No. 93-13 and the remaining sites identified in the 2006-2014 Carson Housing Element are adequate to accommodate the City's

share of the Regional Housing Needs Assessment (RHNA) of 1,812 units pursuant to California Government Code Section 65584.

Section 4. Pursuant to Section 15321 "Enforcement actions by the regulatory agencies" of the California Environmental Quality Act (CEQA), the proposed change in land use zone and the General Plan land use designation does not have the potential for causing a significant effect on the environment. Thus, the proposed project is found to be categorically exempt.

Section 5. Based on the aforementioned findings, the Commission hereby recommends approval of Zone Change Case No. 169-13 and General Plan Amendment No. 93-13 to the City Council with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto and shown in Exhibits "C" and "D."

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 13th DAY OF AUGUST, 2013.

CHAIRMAN

ATTEST:

SECRETARY



"EXHIBIT A"

LEGAL DESCRIPTION:

Portion of the San Pedro Rancho, M.R. 4-38, Tract No. 28372,
Southwest portion of Lot 4.



CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION

EXHIBIT "B"

ZONE CHANGE CASE NO. 169-13 AND GENERAL PLAN AMENDMENT NO. 93-13

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Zone Change Case No. 169-13 and General Plan Amendment No. 93-13 for related zoning entitlements (DOR No. 1469-12), said permit shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. Substantial revisions will require review by the Planning Commission.
6. The applicant shall submit two complete sets of plans and related documentation that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
7. All buildings, grounds, parking areas and landscaping shall be maintained in a neat and orderly manner at all times.
8. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
9. A modification of the conditions of this permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.

EXHIBIT NO. 02



10. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
11. The Applicant shall defend, indemnify and hold harmless the City of Carson, its agents, officers, or employees from any claims, damages, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul, or in any way related to the approval of the City, its advisory agencies, appeal boards, or legislative body concerning Zone Change Case No. 169-13 and General Plan Amendment No. 93-13. The City will promptly notify the Applicant of any such claim, action, or proceeding against the City and the Applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. The applicant shall provide a deposit in the amount of 100 percent of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If the applicant fails to provide or maintain the deposit, the City may abandon the action and the applicant shall pay all costs resulting therefrom and the City shall have no liability to the applicant.

BUILDING AND SAFETY - COUNTY OF LOS ANGELES

12. Appropriate permits shall be obtained for work that has been done on the property without required permits, or said work shall be removed. All work shall be brought into compliance with applicable codes.

BUSINESS LICENSE DEPARTMENT - CITY OF CARSON

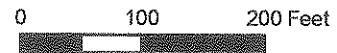
13. Per Section 6310 of the Carson Municipal Code, all parties involved in the construction project, including but not limited to contractors and subcontractors, shall obtain a City Business License



AMENDMENT TO THE ZONING MAP DESIGNATION *Zone Change Case No. 169-13*



The site, as shown above, is currently designated as follows:



ZONING MAP: Residential, Single Family

It is proposed that the site be amended to the following:

ZONING MAP: Manufacturing, Light - Design Overlay

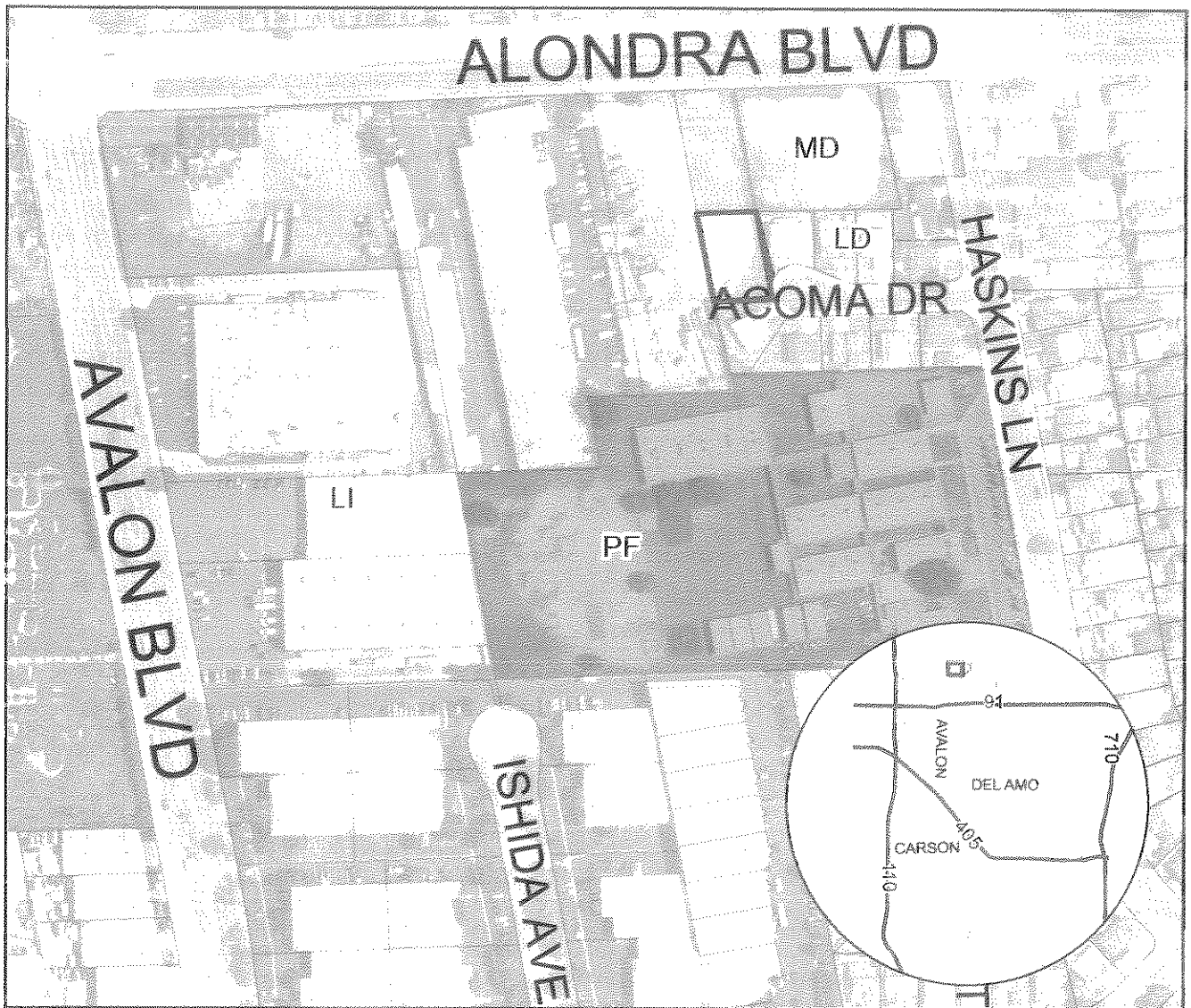
ADDRESS

716 E Alondra Blvd
Carson CA, 90745

EXHIBIT NO. 03



AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION
General Plan Amendment No. 93-13



The site, as shown above, is currently designated as follows:

GENERAL PLAN LAND USE MAP: Low Density Residential

It is proposed that the site be amended to the following:

GENERAL PLAN LAND USE MAP: Light Industrial

ADDRESS

716 E Alondra Blvd
Carson CA, 90746

EXHIBIT NO. 04



ALONDRA BLVD

CG RM

Acoma Dr

HASKINS LN

VISALIA AVE

MCKINLEY

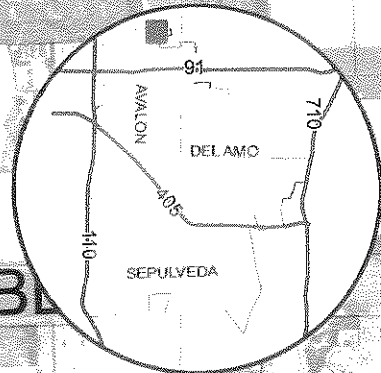
AVALON BLVD

ML

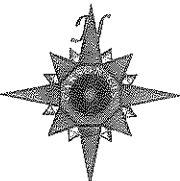
RS TARRANT AVE

ISHIDA AVE

CLAUDE ST



0 100 200 300 400 Feet



City of Carson
500 Foot Radius Map
716 Alondra Blvd.

EXHIBIT NO. 05

12