



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: May 13, 2014  
SUBJECT: General Plan Land Use Workshop  
APPLICANT: City of Carson  
REQUEST: Workshop to identify inconsistencies between General Plan land use designations and zoning districts, and discussion on other land use and zoning district issues  
PROPERTY INVOLVED: Citywide

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#### COMMISSION ACTION

☐ Concurred with staff  
☐ Did not concur with staff  
☐ Other

#### COMMISSIONERS' VOTE

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

## I. Introduction

This is the second workshop in a series of workshops to familiarize the Commission with the purpose of the General Plan, the overview of goals and policies, identification of issues in the General Plan that need further discussion, and the discussion of new issues that should be considered in the General Plan. The recommendation of the Planning Commission, if any, will be forwarded to the City Council for further consideration. Workshops will be conducted for each of the nine elements of the General Plan. At this workshop, staff will identify the inconsistencies between the General Plan land use designations and the zoning districts. In addition, other land use and zoning district issues will be discussed. Eventually, public hearings by the Planning Commission and City Council will be required to adopt any changes to the General Plan and zoning code.

## II. Background

The General Plan divides the City into 13 land use designations. The City's zoning map divides the City into 16 zoning districts. Furthermore, the General Plan identifies the zoning districts that implement each land use designation, refer to Exhibit 1. The following table identifies the land use designations and zoning districts that implement them:

<b>General Plan Land Use Designation</b>	<b>Zoning District</b>
Low Density Residential (LDR)	RA, Residential Agriculture RS, Residential single-family zone RM-8, Residential multiple family zone maximum density 8 du/ac
Medium Density Residential (MDR)	RM-12, Residential multiple family zone maximum density 12 du/ac
High Density Residential (HDR)	RM-25, Residential multiple family zone maximum density 25 du/ac
General Commercial (GC)	Commercial Neighborhood (CN)
Regional Commercial (RC)	Commercial Regional (CR)
Office Park (OP)	<b>New zoning designation needed</b>
Business Park (BP)	<b>New zoning designation needed</b>
Light Industrial (LI)	Manufacturing Light (ML)
Heavy Industrial (HI)	Manufacturing Heavy (MH)
General Open Space (GOS)	Open Space (OS)
Recreational Open Space (ROS)	<b>New zoning designation needed</b>
Mixed Use-R (MU-R) Development of commercial and residential but not business park/limited industrial. Area(s): Carson Street, Sepulveda Street, South Bay Pavilion, northeast corner of Central and Victoria Street	New zoning overlay to be created for each area patterned after Mixed Use- Carson Street (MU-CS)
Mixed Use-BP (MU-BP) Development of commercial and business park/limited industrial not residential. Area (s): Boulevards	New zoning overlay to be created for each area patterned after Mixed Use- Carson Street (MU-CS)
Industrial/Commercial Uses Buffer (*)	N/A
Public Facilities (PF)	<b>New zoning designation needed</b>

### III. Analysis

Staff has compared the General Plan land use map and the zoning map to determine whether there are inconsistencies between the two maps. These inconsistencies are determined based on the table above.

Exhibit 2 is a copy of PowerPoint that will be presented at the Workshop which includes four categories of 1) properties that their zoning is inconsistent with the General Plan 2) properties that their General Plan or zoning should be changed to make them consistent with the use or the surroundings, 3) properties with potential changes to their General Plan Land Use Designation and zoning district recommended either by Planning Commission, property owners, or staff, and 4) properties with BP General Plan land use designation that staff is proposing to eliminate. Exhibit 3 contains the tables for all properties included in Exhibit 2. These tables include the existing and proposed General Plan land use designation and zoning district as well as a brief explanation of why changes are recommended. Exhibit 4 is a petition requesting re-zoning of properties along Main Street north of 213<sup>th</sup> Street. Exhibit 5 includes miscellaneous clean-up items related to General Plan land use designations that are recommended by staff.

### IV. Recommendation

That the Planning Commission:

- DISCUSS the General Plan land use designation and zoning district consistency issues;
- PROVIDE direction to staff; and
- RECEIVE AND FILE.

### V. Exhibits

1. General Plan Land Use Designations and Associated Zoning Districts;
2. Exhibits for properties with inconsistencies between the General Plan land use designations and the zoning districts;
3. Tables identifying the current and proposed General Plan land use designations and zoning districts for each property identified in Exhibit 2;
4. Miscellaneous clean-up items related to General Plan land use designations;
5. Property owners' petition for changing the General Plan land use designation and zoning district for the Main Street Corridor.

Prepared by: \_\_\_\_\_

Saied Naaseh, Associate Planner

Reviewed by: \_\_\_\_\_

John F. Signo, AICP, A/Planning Manager



## 4.3 LAND USE DESIGNATIONS

### RESIDENTIAL LAND USES

This Land Use Element classifies the residential areas of the City into Low, Medium and High Density residential land use designations. A description of each residential land use designation and its equivalent zoning follows.

#### Low Density Residential (LDR)

“Low Density Residential” includes all residential areas composed of single-family detached dwellings and other development considered harmonious with such low density residential development. The maximum density allowed is 8 dwelling units per acre (du/ac).

This land use category will be implemented by the RS - Residential, Single-Family; RA - Residential Agriculture; and RM(8) - Residential Multiple Family zones, with a maximum density of 8 du/ac.

#### Medium Density Residential (MD)

“Medium Density Residential” is intended to provide for multiple dwelling units, single-family attached and detached dwellings, and other development considered harmonious with such medium density residential development. Residential densities of up to 12 du/ac. are allowed.

This land use category will be implemented by the RM(12) - Residential Multiple Family zone, with a maximum density of 12 du/ac.

#### High Density Residential (HD)

“High Density Residential” areas are intended to provide for multiple dwelling units, combinations of multiple- and single-family residential units, and other development considered harmonious with such high density residential development. Residential densities of up to 25 du/ac. are allowed.

This land use category will be implemented by the RM(25) - Residential Multiple Family zone, with a maximum density of 25 du/ac.

### COMMERCIAL LAND USES

Commercial land uses encompass those retail and service establishments which are planned to serve neighborhood, city-wide or regional clientele. Below is a description of each commercial land use designation, a discussion of floor-to-area ratios (FARs), and the equivalent zoning for each designation.





### **General Commercial (GC)**

This "General Commercial" designation includes both general and neighborhood commercial land uses, which provide both highway-oriented and smaller neighborhood retail opportunities. The maximum allowable FAR is 0.5, the average FAR which will ultimately be built out for this land use is expected to be approximately 0.25 to 0.32.

This land use designation is implemented by the CN - Commercial, Neighborhood and CG - Commercial, General zones.

### **Regional Commercial (RC)**

The "Regional Commercial" category includes uses intended to serve a broad population base and offer a wide range of services to both the community and the region. Businesses in this designation include major department stores, specialty shops, other retail and service uses, automobile and other vehicle dealerships, and hotels and motels. Regional Commercial is intended to provide for the City's primary regional shopping center and its peripheral areas. Although the maximum allowable FAR is 0.6, the average FAR which will ultimately be built out for this land use is expected to be approximately 0.32.

This land use designation is implemented by the CR - Commercial, Regional zone.

### **Office Park (OP)**

The Office Park designation is intended to provide for the development of professional/administrative offices and personal services rather than commodities. Site development regulations and performance standards are designed to make such uses relatively compatible with residential uses. The Office Park is intended to provide a harmonious transition to residential development and neighborhoods by: 1) providing high quality and attractive buildings that are compatible with existing and anticipated development in the area, 2) providing open space, quality landscaping, and berms which achieve a park-like setting, and 3) including buffering of parking, loading docks, and other similar functions.

A new zoning designation will be developed to implement this new General Plan land use category.

### **INDUSTRIAL LAND USES**

Industrial areas are intended to accommodate the manufacturing, processing, warehousing and distribution functions of the community. Below is a description of each of the three industrial designations and the equivalent zoning for each designation.



### **Business Park (BP)**

The Business Park designation is intended to provide an attractive, high quality industrial/business park primarily for offices, light manufacturing and assembly, and research and development. Warehousing of a small scale (for example, no more than one ground level loading door per x square feet of building) in conjunction with a permitted primary use will be allowed. It may contain a very limited amount of supportive retail and service uses, when those uses are of a scale and design providing support only to the needs of businesses and their employees in the immediate industrial area. These are two scales of Business Park designated in the General Plan: one for large properties that can be planned and constructed as planned industrial/business parks, and two, for small properties that can have adequate landscaping and small scale uses. The small scale BP could allow churches and other institutional uses with a conditional use permit.

Both scales of Business Park are intended to provide harmonious transition to residential development and neighborhoods by: 1) conducting all business activities and essentially all storage inside buildings, 2) consisting of low profile, high quality, and attractive buildings that are compatible with existing and anticipated development in the area, 3) providing open space, quality landscaping, and berms that achieve a park-like setting, and 4) including buffering of parking, loading doors, and other similar functions. The maximum allowable FAR is 0.5, and the average FAR which will ultimately be built out for this land use is expected to be approximately 0.42.

Two zoning designations will be developed to implement this new General Plan land use category. The Zoning Ordinance should provide parameters for the size and intensity of buildings and uses.

### **Light Industrial (LI)**

The Light Industrial designation is intended to provide for a wide variety of industrial uses and to limit those involving hazardous or nuisance effects. Typical uses are manufacturing, research and development, wholesaling, and warehousing. It may contain a very limited amount of supportive retail and services uses, when those uses are of a scale and design providing support only to the needs of businesses and their employees in the immediate industrial area. Uses identified as not exceeding Group 3, businesses handling acutely or highly hazardous materials, in the Hazardous Materials Disclosure Program pursuant to the Los Angeles County Fire Code would be permitted with proper safeguards. Performance and development standards are intended to allow a wide range of uses as long as those uses will not adversely impact adjacent uses. Any exterior storage and limited operations must be fully screened from any public view, and residential and commercial uses. The maximum allowable FAR is 0.5, and the average FAR which will ultimately be built out for this land use is expected to be approximately 0.42.

This land use designation is implemented by the ML – Manufacturing, Light zone.





### **Heavy Industrial (HI)**

The Heavy Industrial designation is intended to provide for the full range of industrial uses that are acceptable within the community, but whose operations are more intensive and may have nuisance or hazardous characteristics, which for reasons of health, safety, environmental effects, or general welfare, are best segregated from other uses. Extractive, primary processing, construction yards, rail operations, truck yards and terminals, and food processing industries are typical of this designation. Uses identified as Group 4 or 5, businesses handling acutely or highly hazardous materials in the Hazardous Materials Disclosure Program pursuant to the Los Angeles County Fire Code would be permitted with proper safeguards. Outdoor storage operations may be permitted, but extensive outdoor uses may require a conditional use permit. Performance standards still must be met, but the development standards are the minimum necessary to assure safe, functional, and environmentally sound activities. Any expansion of existing heavy industrial uses adjacent to residential must include buffered setback areas to the extent feasible. The designation may contain a very limited amount of supportive retail and service uses, when those uses are of a scale and design providing support only to the needs of businesses and their employees in the immediate industrial area. The maximum allowable FAR is 1.0, and the average FAR upon ultimate buildout is expected to range between 0.5 and 0.7.

This land use designation is implemented by the MH – Manufacturing, Heavy zone.

### **OPEN SPACE USES**

The two open space designations under the Plan include “General Open Space” and “Recreational Open Space”.

#### **General Open Space (GOS)**

“General Open Space” consists of land or water that is essentially unimproved for the purposes of management of natural resources, production, preservation and/or enhancement of natural resources, or public health and safety. The Dominguez Channel, the Blimp Port, utility easements, and like uses are found within this land use category.

This land use designation will be implemented by the OS - Open Space zone.

#### **Recreational Open Space (ROS)**

The “Recreational Open Space” designation provides for public recreational uses designed to meet the active and passive recreational needs of the community. City-owned parks, regional parks, golf courses, and other similar uses are allowed in this category.

A more specific zoning designation, than the present OS - Open Space, will be developed to implement this new land use category.





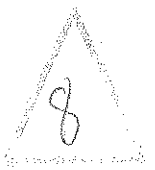
## OTHER LAND USES

### Mixed Use (MU)

The "Mixed Use" designation provides opportunities for mixtures of commercial, office, business park/limited industrial and/or residential uses in the same building, on the same parcel, or within the same area. There would be two MU categories—MU-R would allow for commercial and residential uses but not business park/limited industrial and MU-BP would allow for commercial and business park/limited industrial uses but not residential.

The densities and intensities will vary within this land use designation based on actual uses proposed. In general, it is envisioned that the maximum allowable FAR will be 0.5 for the non-residential components of any mixed use project. The residential densities will also vary, but are expected to be in the Medium to High Density ranges, but may not exceed 33 du/ac. Below is a description of expected square footage and number of dwelling units for each of the Mixed Use areas:

- The Carson Street Mixed Use Corridor, is designated to be MU-R, with a combination of residential and general commercial uses, as identified in the adopted Zoning Overlay for the area. It is anticipated that there will be an additional 528 dwelling units and 39,600 square feet of commercial and office uses developed over the next 20 years along this corridor. No business park/limited industrial uses would be allowed.
- All areas southwest of I-405 and north of Torrance Boulevard, and the Torrance Lateral Channel are designated MU-BP, with a combination of regional commercial and business park/limited industrial uses. It is anticipated that there will be 2.7 million square feet of regional commercial and office uses developed at this site as well as a 300,000 square foot hotel. No residential uses would be allowed.
- South Bay Pavilion site is designated MU-R, with a combination of regional commercial and residential uses. It is anticipated that it would be compatible with the existing commercial uses to add some high density residential to the eastern and southern portions of the site in place of some of the commercial floor area. No business park/limited industrial uses would be allowed.
- The area located south of Sepulveda Boulevard, generally between Marbella Avenue and Avalon Boulevard, is designated MU-R with a combination of residential and general commercial uses.
- The area at the northeast corner of Central Avenue and Victoria Street, part of the Dominguez Hills Village Specific Plan, is designated MU-R for a combination of residential and general commercial uses.







A new zoning overlay will be created for each of the Mixed Use areas. These zoning overlays could be patterned after the existing Carson Street Mixed Use Overlay Zone.

### **Industrial/Commercial Uses Buffer (\*)**

The Industrial/Commercial Uses Buffer symbol has been added to the Land Use Plan to indicate those areas of industrial or commercial property, generally a 100-foot strip abutting the property line, which requires structures and uses to be set back and/or walls and landscaping to be provided in order to buffer or protect the residential uses from the impacts of the industrial or commercial uses.

### **Public Facilities (PF)**

This land use designation includes a broad range of civic, governmental, institutional, and utility related uses in Carson. Within this category are schools, public buildings and associated grounds, and California State University at Dominguez Hills.

It is intended that a new zoning category be created to implement the Public Facilities land use designation.

## **4.4 LAND USE PLAN**

The land use plan adopted in this Land Use Element, shown in Exhibit LU-2, *Land Use Plan (As Adopted October 11, 2004)*, and as amended in Exhibit LU-3, *Land Use Plan (As Amended December 2006)*, is the product of a study of the alternatives prepared. This land use plan, derived from that study, as revised, is that which the City has determined best reflects the goals and Guiding Principles of the Carson Vision.

### **LAND USE SUMMARY**

Table LU-2, *Land Use Summary*, shows the amount of acreage in each land use category under the Land Use Plan. Because the City is largely built out, the Plan reflects the fact that most of the land in the City is already devoted to industrial and low density residential uses. However, two new categories of Mixed Use have been added to provide for the new mixed use projects described earlier in this Element.

The square footage associated with all commercial uses is expected to increase by almost 3.7 million square feet over the next 20 years. It should be noted that the General and Regional Commercial land use categories are projected to decrease in square footage and commercial in Mixed Use is anticipated to increase. Sites such as the Dominguez Golf Course and the Cal Compact site are located in prime areas for commercial development.

Under the Land Use Plan there will be a net increase of almost 11.25 million square feet of industrial land uses in the City over the next 20 years.

## Low Density Residential

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Perry Street Mini Park	LDR	OS	ROS	ROS	GPA and ZC Zone inconsistent with GP  GPA to make GP consistent with use Need new zone to make zoning consistent with GP
2	Industrial Use Man Diesel and Turbo and AGXP Trucking	LDR	ML-D	No Change	RS	ZC Zone inconsistent with GP Makes zone consistent with GP Makes Legal Non- Conforming Compatible with surrounding single faamilies

## Medium Density Residential

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Vacant (large parcel), Industrial (small parcel) Alondra Properties, LLC.	MDR	CG	#1 MDR (Large parcel), GC (small parcel)	#1 RM-12-D (large parcel), CG (small parcel)	GPA, ZC Zone inconsistent with GP Makes zone consistent with GP Small parcel provides a buffer between industrial and residential use Provides housing adjacent to existing residential area already impacted by adjacent uses Higher density residential appropriate for adjacent to major road and industrial use
2	Single family	MDR	RM-8-D	No Change	RM-12-D	ZC Zone inconsistent with GP Makes zone consistent with GP Makes it consistent with surrounding zoning, approximately 8.5 DU/AC
3a	Single family 7 Units	MDR	RM-8-D	No Change	RM-12-D	ZC Zone inconsistent with GP Makes zone consistent with GP Current densities at LDR levels but surrounding areas are all GP MDR and RM-12
3b	Single family, 2 Units	MDR	RM-8-D	No Change	RM-12-D	Refer to 3a
3c	Vacant	MDR	RM-8-D	No Change	RM-12-D	Refer to 3a
3d	Vacant	MDR	RM-8-D	No Change	RM-12-D	Refer to 3a
4	Single family	MDR	RM-8-D	No Change	RM-12-D	ZC Zone inconsistent with GP  Makes zone consistent with GP Makes it consistent with surrounding zoning, Approximately 10.9 DU/AC



## High Density Residential

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Detached units	HDR	RM-25-D (west portion) and RM-8 (east portion)	MDR	RM-12-D	GPA and ZC Zone inconsistent with GP Makes zone consistent with GP Provides consistent zoning for the development, makes it consistent with surrounding areas, Approximately 10.2 DU/AC Church to the north could also be change as well (GP MDR, Zoning RM-12) to be consistent with surroundings
2	Attached and detached units	HDR	RM-12-D	MDR	RM-12-D	GPA Zone inconsistent with GP Makes GP and zoning consistent Makes it consistent with development density of approximately 12 DU/AC
3	Attached units	HDR	RM-18-D (east side) and RM-25 (west side)	No Change	RM-25-D	ZC Makes zone consistent with GP ZC makes zoning consistent with GP Provides consistent zoning within the development and with the parcel to the west
4	Goodwill	HDR	CG	GC	No Change	GPA Zone inconsistent with GP Makes the use consistent with GP and surroundings
5	Single family	HDR	RS (east side) RM-25-D (West side)	No Change	RM-25-D	ZC Zone inconsistent with GP ZC makes zoning consistent with GP Provides single zoning for parcel, Makes it consistent with other properties to north and east (west is RS)
6	Detached units	HDR	RS (west side) RS and RM-25-D (East side)	No Change	RM-25-D	ZC Zone inconsistent with GP ZC makes zoning consistent with GP Provides single zoning for parcel, Makes it consistent with other properties to east (west and north are RS)
7	2657 E Monroe Commercial	HDR	CG	No Change	RM-25-D	ZC Zone inconsistent with GP ZC makes zoning consistent with GP Makes it consistent with other properties to east and west (north is RS) Creates a non-conforming use that is not compatible with the surroundings

## General Commercial

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Senior Apartments	GC	RM-12-D	HDR	RM-25-D	45du on 0.72Ac = 62.5 DU/AC
2	Carson Street and rail road right of way	GC	ML-D and RM-25	N/A	N/A	GPA and ZC Zone inconsistent with GP Roads do not have GP and Zoning

## Regional Commercial

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Railroad and open space	RC	MH-D	HI	No Change	GPA Zone inconsistent with GP To make consistent with surroundings

## Light Industrial

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	LA County Flood Control	LI	OS	GOS	No change	GPA Zone inconsistent with GP Makes this channel area consistent with other channel areas
2	Vacant (between commercial center and channel)	CR-D	LI	RC	CR-D	GPA and ZC Makes this channel area consistent with other channel areas

## Heavy Industrial

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Railroads	HI	ML-D	No Change	MH-D	ZC Zone inconsistent with GP Makes it consistent with GP and other railroad properties.



## Recreational and General Open Space

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	All Parks	ROS	OS	No Change	ROS	ZC Zone inconsistent with GP Need new zone to make consistent with GP
2	LA County Storm Drain	GOS	OS and RS	No Change	OS	ZC Zone inconsistent with GP Eliminates RS zone from the open space area Makes it consistent with GP
3	Strip north of Dominguez Park	ROS	OS	No Change	ROS	ZC Zone inconsistent with GP Need new zone to make consistent with GP Part of Dominguez Park
4	LA County Storm Drain	GOS	RS, RS-D, CR-D	No Change	OS	ZC Zone inconsistent with GP Makes it consistent with GP
5	LA County Storm Drain	GOS	RS	No Change	OS	ZC Zone inconsistent with GP Makes it consistent with GP



## Public Facilities

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	All Schools	PF	OS, SU- COL, RS	No Change	PF	ZC Zone inconsistent with GP Need new zone to make consistent with GP
2	All Fire Stations	PF	CN, MH- D, RM-25- D, CA	No Change	PF	ZC Zone inconsistent with GP Need new zone to make consistent with GP
3	Sheriff's Station	PF	CR-D	No Change	PF	ZC Zone inconsistent with GP Need new zone to make consistent with GP
4	Dr. Martin Luther King Jr. Library	PF	CG	No Change	PF	ZC Zone inconsistent with GP Need new zone to make consistent with GP
5	Carson Library	PF	RS	No Change	PF	ZC Zone inconsistent with GP Need new zone to make consistent with GP
6	LA County Animal Shelter	PF	MH-D	No Change	PF	ZC Zone inconsistent with GP Need new zone to make consistent with GP
7	Neptune Substation	PF	RS	No Change	PF	ZC Zone inconsistent with GP Need new zone to make consistent with GP
8	Watson Substation	PF	ML	No Change	PF	ZC Zone inconsistent with GP Need new zone to make consistent with GP
9	Carson Civic Center	PF	CR-D	No Change	PF	ZC Zone inconsistent with GP Need new zone to make consistent with GP

## Low Density Residential

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Alon Substation	LDR	RA	PF	PF	GPA and ZC GPA to make GP consistent with use Need new zone to make implement GP
2	Parkway Equilon	LDR	RS	LI	ML-D	GPA and ZC Make use consistent with adjacent parcel

# Heavy Industrial

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Nola Substation	HI	MH-D	PF	PF	GPA and ZC Use not consistent with zoning and GP Need new zone to make consistent with GP
2	Jersey Substation	HI	MH	PF	PF	GPA and ZC Use not consistent with zoning and GP Need new zone to make consistent with GP

## Mixed Use Business Park

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Porsche driving Experience	MU-BP	CR-D- ORL	RC	No Change	GPA Creates a better consistency between the GP, Zoning, and the approved development
2	Church Glory Christian Fellowship	MU-BP	CG-D- ORL	TBD	TBD	Need to meet with property owner



## Public Facilities

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Carson High School and Delores Street School	LDR	RS	TBD	TBD	Possible change of GP and zoning to PF consistent with other schools Need further research regarding housing stock acreage
2	Town Avenue Elementary School	LDR	RS	TBD	TBD	Possible change of GP and zoning to PF consistent with other schools Need further research regarding housing stock acreage



## Properties with Potential Changes to Their General Plan Land Use Designation and Zoning District

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Main Street Corridor	LI, GC	ML, CG	MU-R	MU-MS	Requested by property owner petition
2	21941 Avalon Blvd	LDR	RS	GC	CG	Request by property owner
3	Sanitation District	HI	MH	RG	CR	Requested by Commissioner Saenz
4	Carson Street /Avalon Blvd.	RC, MU-R	CR, MU-CS	MU-R	TBD	Future mixed use development proposal
5	Single Family 21507 Main Street	LDR	RA (west portion) and MUCS (east portion)	MU-R	MUCS	GPA and ZC GPA to make entire parcel consistent with surroundings and consistent with zoning for portion of property ZC to eliminate dual zoning and make entire parcel consistent with surroundings Make entire parcel part of MUCS zoning district
6	Sanitation District Nursery	LDR	RA	GC	CG-D	GPA and ZC GPA and ZC provide for large commercial area Commercial is a good buffer between residential and MH Eliminate RA Nurseries are permitted use in CG
7	Carson Street, LA County TOD	Various	Various	TBD	TBD	Further research is needed to develop a strategy for future land uses for this area
8	Alameda Corridor	LI	ML-D	TBD	TBD	The new zoning district would provide flexible standards to encourage the redevelopment of the small parcels in this corridor

# Business Park

	USE	Current General Plan	Current Zoning	Proposed General Plan	Proposed Zoning	Comments
1	Shell Oil and Equilon	BP	MH-D	HI, LI, GC	SP	GPA, ZC Zoning inconsistent with GP Eliminates BP Specific Plan currently under review
2	CWS Utility Services	BP	CG, RM-25, RS	GC	CG-D	GPA, ZC Zoning inconsistent with GP Eliminates BP Provides buffer between the railroads and the residential areas
3	Multiple Owners	BP	MH-D, OS	LI HI GOS	ML-D MH-D OS	GPA, ZC Zoning inconsistent with GP Eliminates BP Provides buffer between heavy industrial areas and commercial areas north of 223 <sup>rd</sup> Changes the Sanitation District property to OS retains the MI/MH for portion of property
4	Multiple owners	BP	ML-D	LI*	ML	GPA, ZC Zoning inconsistent with GP Eliminates BP Provides buffer between this industrial area and residential areas Meet with neighborhood representatives



# Miscellaneous Clean-up Items Related to General Plan Land Use Designations

1. General Plan text amendment is necessary to:
  - a. Add Commercial Automotive as zone consistent with Regional Commercial Land Use Designation.
  - b. Add Special Use as zone consistent with General Open Space Land Use Designation.
  - c. Increase the density for Mixed Use-Residential (MU-R) from 33 DU/AC to 35 DU/AC for market rate and 55 DU/AC for projects with affordable or senior housing to be consistent with Mixed Use-Carson Street.
  - d. The Boulevards needs to have its own description since it has been changed from MU-BP to MU-R.
  - e. Zoning overlays should be allowed to be implemented by new zones as well as overlay zones.



SMALL BUSINESS ASSOCIATION OF THE CITY OF CARSON  
AND  
CONCERNED RESIDENTS OF THE CITY OF CARSON

PETITIONS

March 5, 2014

Pele Faletogo  
Chairman  
Planning Commission  
Members of the Planning Commission  
701 East Carson Street  
Carson, CA 90745

RE: Request to expedite the re-zoning of Main street from East 213 Street to Torrance Blvd. as a MIXED USED COMMERCIALS AND RESIDENTIALS.

Due to very weak economic conditions and difficult financial conditions of so many small business and residents, we are requesting the City of Carson Planning Commission to re-zone Main Street from East 213<sup>th</sup> Street to Torrance Blvd. as a MIXED USED COMMERCIALS AND RESIDENTIALS for the following reasons:

1. Almost all streets in the City of Carson are MIXED USED COMMERCIALS AND RESIDENTIALS.
2. Due to financial hardship the small business owners, tenants and renters are going through, this is best thing our City of Carson can do to avoid home foreclosures and business closed.
3. To delay the strict enforcement of our Carson Municipal Codes and Ordinances to allow small businesses to continue their business and the residents to stay until financial conditions improved. Business is to slow even just to pay their mortgage or lease. Residents get lay-off and having difficulty to find a job.
4. Business owners, tenants and renters will do their best to improve the aesthetics and landscapes conditions of their businesses and residents within their financial means.
5. Majority of the small business and residents have been doing business and residing in the City of Carson over 40 or 50 years.
6. We would like to continue doing business and living in the City of Carson because it is a beautiful and business friendly City.
7. Stop completely the selective enforcement of our City of Carson CODES and ORDINANCES.
8. Closing business means, loss of employment, loss of revenues for the City and making vacant buildings blighted.
9. There are more apartments, duplexes and residential existing on Main street than Industrial businesses. Since the rezoning to Industrial, there are several apartments remained vacant which are badly needed by low income residents.

9. Allow home owners to convert their garages as rental units to generate revenues and allow using their car port as their garages. This will stop home foreclosure. Stop homelessness and reduce crimes.

BUSINESS/RESIDENTS NAMES	ADDRESS
Emiliano J. Victoria	604 E. 219th St. Carson, CA. 90745
BENISKAID Z. ESPARDOVA	2712 PANAMA ST. CARSON, CA. 90745
CRESCENCIO RAMIREZ	2202A S. FIG. CARSON. CA. 90745
REGGIE GUNTI	1446 W. 1st St. CARSON CA 90745
ADOLFO BERNABED	21220 MILLPOINT AVE., CARSON CA. 90745
Rodolfo Smith Rodolfo	1244 E. 1st St. CARSON CA 90745
LYNDON CRISTO	253 W. 223rd ST. CARSON CA. 90745
GUENU KHA	520 E. 223rd ST. CARSON, CA. 90745
HERMAN DE CASTRO	23905 PANAMA ST. CARSON, CA. 90745
DANILU BAQUIR	29905 PANAMA ST. CARSON, CA 90745
BENJIE CUEVAS	22148 223RD ST CARSON CA 90745
Simone	145 1/2 E. 223rd St. CARSON, CA. 90745
Camelto Esteban Sn.	22717 PASADILLA AVE CARSON 90745
REYNALDO CARBAJAL	22706 GULF AVE CARSON. CA. 90745
ELMO TRENCIO	21844 S. VERMONT ST. CARSON
RODRIGO MIRANDA	22630 NICOLLE AVE CARSON
EDGAR MORAN	336 E 228th St. CARSON
RICHARD YUSON	21922 MILLPOINT AVE
LUIS SILEDO	9183 S GRACE AVE
E.A. CONSTANTINO	24818 FIVE ST. CARSON CA

9. There are apartments, duplexes and residential existing on Main street.

NAMES OF RESIDENTS/ BUSINESSES	ADDRESS
ANTONIO GUTIERRES # 132	211 ST. CARSON CA 90745
Cesar R Gonzalez NO: 177	214 ST. Carson ca. 90745
MRS. VIOLETTA S. RAMOS NO. 21121	ADRIATIC AVE. 90745
GERARDO V. REYES NO. 21113	ADRIATIC AVE 90745
Teranita Villanueva no. 21115	Adriatic ave. 90745
Juan Manuel Granado 2524	DOMINGUEZ ST <sup>90745</sup> 90745
Ruben Hernandez 21207	DOMINGUEZ - CARSON 90745
Josero Salcedo 2570	Harrison St Carson CA 90745
Leticia Santa 21112	Harbor View Carson CA 90745
Dean Stenael 2154	DOMINGUEZ CA 90745
EMMA BLANKLEY 21159	HARBOR VIEW RD CARSON CA 90745
Wanda Quinonez	134 211 St Carson ca. 90745
JUAN RAFAEL RIVAS	188 214 St Carson CA 90745
Judith Cavambias	218 St Claron dr. Carson CA
Anaceli Marquez	CA 114 211 St. Carson ca. 90745
Ramon Munoz	141 214 St. Carson CA. 90745
Julia Poley	220 East Claron Drive. Carson
Pedro Espinosa	
David Torres #20938	Sharon ave carson ca. 90745
JOSE MANUEL GRACINO 2524	DOMINGUEZ ST CARSON CA
Sharon Ann Fariss 2518	Dominguez St. Carson CA 90745
Mary Villar Duvan 2511	Dominguez St carson CA 90745

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9. There are apartments, duplexes and residential existing on Main street.

BUSINESS/RESIDENTS NAMES	ADDRESS
Don F. Papp	23019 BOLSA AVE. CARSON CA 90745
Henry Luna	23317 Polaris St Carson
Bobby Phillips	502 E. 245th St. Carson CA 90745
LUZ S REYES	23019 BOLSA AVE. CARSON CA 90745
Lillian Walker	17700 Avalon Blvd CARSON CA 90745
Edythe Virgil	1770 Avalon Blvd. CARSON CA 90745
Gemma Lacbamana	130 211st CARSON CA 90745
Frene Wagner	117 211st CARSON CA 90745
Isabel Velasco	151 E. 211th St. Carson CA 90745
Alberto Velasco	151 E. 211 St. Carson CA 90745
Jay Dee Puletasi	151 E. 211th St. Carson CA 90745
EA. CONSTANTINO	248/87 MET. ST, CARSON CA 90745
TOMAS AUTO REPAIR	342 E CARSON ST CARSON CA 90722
DA Hardigan Restaurant	2116 Fagunon St Carson CA 90745
Raymond Salazar	2116 Fagunon St Carson CA 90745
Nina Tobilla	21158 Chapin Ave Carson CA 90745
FELIPE TOBILLA	21158 Chapin Ave. Carson CA 90745
Carina Morton	21158 Battie av. Carson CA 90745

Unit C

9. There are apartments, duplexes and residential existing on Main street.

BUSINESS/RESIDENTS NAMES	ADDRESS
Reynaldo Tubongwa #159	211 ST CARSON 90745
RAYMOND JAMES BAILY #185	211 ST CARSON CA 90745
Juan Pablo Gonzalez #191	213 ST CARSON CA 90745
CORASON BAÑIDO LA 163	211 ST CARSON CA 90745
Rimida Baños #185	211 ST CARSON CA 90745
Jessie Silva no. 191	212 ST. CARSON CA 90745
Romon MUNOZ #141	214 ST CARSON CA 90745
Paulina Munoz #141	212 ST CARSON CA 90745
Abel Delgado no 151	212 ST. CARSON CA 90745
Debra Seibert #145	214 ST. CARSON CA 90745
Melagros Apachilia no. 147	212 ST. CARSON CA 90745
LORNEA ALCARAT NO 163	211 ST. CARSON CA 90745
Juan Rafael Ramos #188	214 ST CARSON CA 90745
Carlos Lopez NO 21003	Shearer Ave. CARSON CA 90745
Mamula Ordanez 20928	Shearer Ave. CARSON CA 90745
Christing TAKLEY NO 20933	Shearer A. CARSON CA 90745
Nick Sacarin Howard #20930	Shearer Ave CARSON CA 90745
Marcos RAYGION #20926	Shearer Ave CARSON CA 90745
Robert Lee Woods	2115 Adreatic W. Carson CA 90745

9. There are apartments, duplexes and residential existing on Main street.

BUSINESS/RESIDENTS NAMES	ADDRESS
Jijette Orozco	#145 211 St., Carson Ca. 90745
MARIO MUNEZ	#126 213 St., Carson CA 90745
Ernesto Patricio	#115 213 St. Carson ca 90745
Primo Aguinolde	149 211 St., Carson Ca. 90745
Alberto Velasco	#161 212 St Carson Ca 90745
Yolanda Garcia	#114 St. 214 St. Carson Ca 90745
Armando Sanchez	#124 St. 214 St. Carson ca, 90745
PADIA MA GANA	#183 213 St. Carson Ca 90745
Isabel Castellanos	#138 213 St. Carson Ca 90745
LORENZA RUIZ	171 213 ST CARSON CA 90745
LYNN MEJIA	#147 212 <sup>TH</sup> ST CARSON CA 90745
Carmela Mejia	#149 212 <sup>TH</sup> St. Carson Ca 90745
Robert Rodriguez	#179 Clorion Dr. Carson Ca 90745
Leandro P. Aldizon	#175 211 <sup>TH</sup> St. Carson Ca 90745
Maria Delgado	#159 214 St Carson Ca 90745
Oliver Evangelista	#147 212 <sup>TH</sup> St. Carson Ca. 90745
LIZETTE OROZCO	145 211 ST. CARSON CA 90745
Elva Sanchez	#127 214 St. Carson, Ca 90745

9. There are apartments, duplexes and residential existing on Main street.

BUSINESS/RESIDENTS NAMES	ADDRESS
Manicele Ocampo	24728 Frias Avenue Carson CA 90745
Nichelle Ocampo	24728 Frias Avenue Carson CA 90745
Pazcilla C Ocampo	24728 Frias Ave. Carson CA 90745
Pablo Ocampo	24728 Frias Ave. Carson CA 90745
Gina Canton	22031 Main St. Unit 34 Carson CA 90745
Frenie Rivera	22031 Main St. Unit 14 Carson CA 90745
Precious Diaz	24818 Frias Ave. CARSON CA 90745
Rommel Diaz	24818 Frias Ave CARSON CA 90745
BRENDA FRANCISCO	23838 FIGUEROA ST, Carson Ca. 90745
JOJIT FRANCISCO	23838 FIGUEROA ST, Carson Ca 90745
TRINIDAD FRANCISCO	23838 FIGUEROA ST Carson Ca 90745
JOSE FRANCISCO	23838 FIGUEROA ST, Carson Ca. 90745
JASON FRANCISCO	23838 FIGUEROA ST, Carson Ca. 90745
RONALD Reyes	1415 EAST #5 Carson St, Carson Ca. 90745
Senny Reyes	1415 EAST #5 Carson St, Carson Ca. 90745
ALMADRID	24728 Frias Ave. Carson Ca 90745
Gelia Cisneros	24728 Frias Ave. Carson Ca 90745