

ORDINANCE NO. 22-2220

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING SPECIFIC PLAN NO. 23-20 (CARSON LOFTS SPECIFIC PLAN) AND ZONE CHANGE NO. 184-21 FROM COMMERCIAL GENERAL WITH A DESIGN OVERLAY (CG-D) TO SPECIFIC PLAN NO. 23-20 (CARSON LOFTS SPECIFIC PLAN), RELATED TO THE DEVELOPMENT OF A 19-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON TWO VACANT PARCELS TOTALING 0.52 ACRES AT 21240-21250 MAIN STREET (APNS 7334-002-007 AND 7334-002-008)

WHEREAS, on July 21, 2021, the Department of Community Development received an application from Art Ashai for the following entitlements for the development a 19-unit, multiple-family residential development consisting of two, separate 3-story-high apartment buildings on two vacant parcels located at 21240-21240 Main Street (Assessor's Parcel Numbers 7334-002-007 and 7334-002-008) and legally described in Exhibit "A" attached hereto (the "Property"):

- General Plan Amendment (GPA) No. 109-20, to change the land use designation of the Property from General Commercial to Urban Residential;
- Zone Change (ZCC) No. 184-21, to change the zoning map designation for the Property from Commercial General with a Design Overlay (CG-D) to Specific Plan No. 23-20, Carson Lofts Specific Plan;
- Specific Plan (SP) No. 23-20, Carson Lofts Specific Plan, to adopt a Specific Plan establishing the development standards and permitted uses for the Property;
- Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP); and
- Site Plan Review and Design Review (DOR) No. 1832-20; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the project on September 27, 2022, during which it considered all evidence presented, both written and oral, and at the conclusion of which it adopted Planning Commission Resolution No. 22-2842, approving Design Overlay Review No. 1832-20 (subject to the required City Council Project approvals), and recommending to the City Council approval of MND/MMRP, Zone Change No. 184-21, General Plan Amendment No. 109-20, and Specific Plan No. 23-20 for the Project, subject to the conditions of approval attached to said resolution as Exhibit "B;" and

WHEREAS, on November 1, 2022, the City Council held a duly noticed public hearing on the Project pursuant to the Planning Commission's recommendation, following which the City Council: (i) adopted Resolution No. 22-211, adopting the MND/MMRP for the Project and approving General Plan Amendment No. 109-20, contingent upon effectiveness of the other required City Council project approvals; and (ii) introduced this Ordinance No. 22-2220 for the Project; and

WHEREAS, the City Council intends, by this ordinance, to approve Specific Plan No. 23-20 and Zone Change No. 184-21 for the Project as recommended by the

Planning Commission, in connection with the City Council's approval of the other required City Council entitlements for the Project as set forth in City Council Resolution No. 22-211.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES ORDAIN AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. With respect to Zone Change No. 184-21, the City Council finds that:

- a) The zone change consists of changing the existing zoning designation of the Project site from CG-D (Commercial General) to Specific Plan No. 23-20 (Carson Lofts Specific Plan), which zoning designation shall have standards substantially in compliance with the Carson Lofts Specific Plan.
- b) Changing the zoning on the Project site to Specific Plan No. 23-20 (Carson Lofts Specific Plan) as proposed will allow the proposed residential use on the 0.52-acre Project site and will thereby facilitate the development of the Project.
- c) The proposed zone change will be consistent with the Carson Lofts Specific Plan and the General Plan as amended by GPA No. 109-20. The apartment development will help provide a transitional use between the commercial uses to the north and the single-family homes to the east and south of the project site. The project has been designed to incorporate the development standards of the Carson Lofts Specific Plan and, with adoption of GPA No. 109-20 and the Carson Lofts Specific Plan, is consistent with both land use documents.
- d) The proposed zone change from CG-D to Specific Plan No. 23-20 (Carson Lofts Specific Plan) is compatible with the surrounding uses.

SECTION 3. With respect to the Specific Plan No. 23-20, the Carson Lofts Specific Plan, dated March 2022, which is available for public review at City website page: <https://ci.carson.ca.us/CommunityDevelopment/CarsonLofts.aspx> and incorporated herein by reference (the "Plan"), the City Council finds that:

- a) The Plan has been prepared, reviewed, and acted upon in compliance with applicable provisions of state and local law.
- b) The Plan complies with the requirements of California Government Code Section 65451 in that the Plan does specify in detail:
 - i. The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan.
 - ii. The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses as described in the Plan;
 - iii. Standards and criteria by which development will proceed, and standards for the conservation, development and utilization of natural resources, where applicable;

- iv. A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the foregoing; and
 - v. A statement of the relationship of the Plan to the General Plan.
- c) The Plan is consistent with the General Plan, as amended pursuant to GPA No. 109-20.
- d) The Project is consistent with and adheres to the General Plan as amended pursuant to GPA 109-20 and Specific Plan No. 23-20 (Carson Lofts Specific Plan). The proposed 19-unit, multiple-family residential development is consistent with development standards of the Carson Lofts Specific Plan. The Project architecture will enhance the neighborhood appeal with its high-quality level of design.

SECTION 4. Based on the aforementioned findings, the City Council hereby approves Zone Change No. 184-21 and Specific Plan No. 23-20 (Exhibits B and C of Ordinance No. 22-2220), subject to the conditions of approval attached as Exhibit “B” to Planning Commission Resolution No. 22-2842.

SECTION 5. This ordinance shall take effect 30 days after its adoption, contingent upon adoption of City of Carson Resolution No. 22-211.

SECTION 6. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

SECTION 7. The City Clerk shall certify to the adoption of this ordinance and shall cause the same to be posted and codified in the manner required by law.

PASSED, APPROVED and ADOPTED at a regular meeting of the City Council on this 1st day of November 2022.

CITY OF CARSON

Lula Davis-Holmes, Mayor

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

ALESHIRE & WYNDER, LLP

City Attorney Sunny K. Soltani

Exhibit "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

SITE ADDRESS 21240 MAIN STREET, APN 7334-002-007,

Legal Description):

TRACT NO 8018 1/2 VAC ALLEY ADJ ON E, SE AND S AND LOT 7

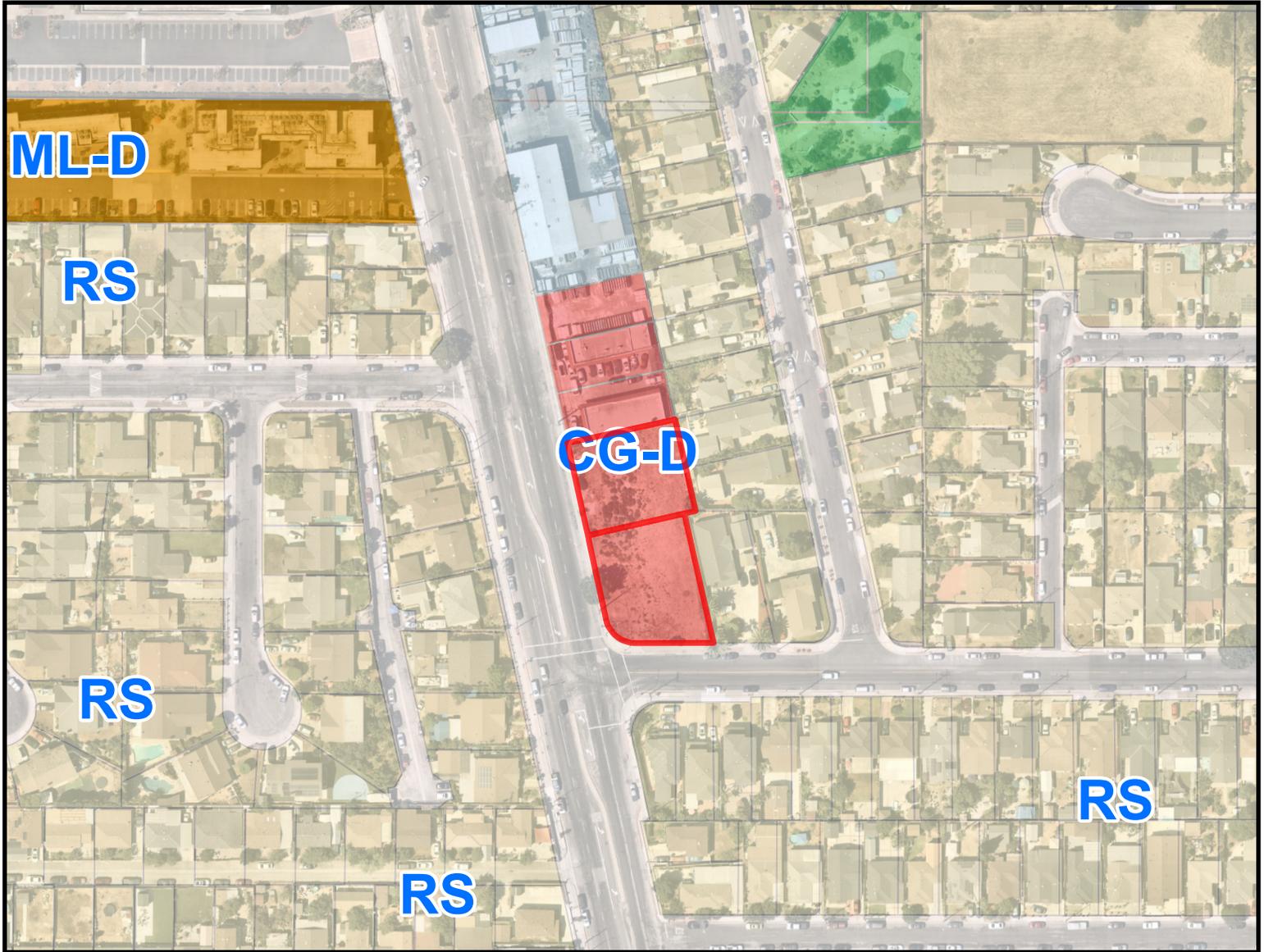
SITE ADDRESS 21250 MAIN STREET, APN 7334-002-008

Legal Description):

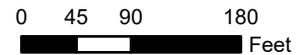
TRACT NO 8018 1/2 VAC ALLEY ADJ ON N AND LOT 8

AMENDMENT TO THE MAP DESIGNATION

Zone Change Case No. 184-21



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



ZONING MAP: Commercial General – Design Overlay

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

ZONING MAP: Carson Lofts Specific Plan - #23

PARCELS

7334-002-007 & 7334-002-008

Exhibit "C"

CARSON LOFTS SPECIFIC PLAN

Dated 03/07/22

Link:

<https://ci.carson.ca.us/content/files/pdfs/planning/sr/2022-09-27/ITEM6C/Exhibit3.pdf>