

RESOLUTION NO.22-211

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING GENERAL PLAN AMENDMENT NO. 109-20 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM GENERAL COMMERCIAL TO URBAN RESIDENTIAL, RELATED TO APPROVAL 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 this resolution, (ii) introduced Ordinance No. 22-2220, approving Specific Plan No. 23-20 and Zone Change No. 184-21 for the Project; and

WHEREAS, California Government Code Section 65356 requires that a legislative body shall adopt or amend a general plan by resolution; and

WHEREAS, the City Council intends, by this resolution, to adopt the MND/MMRP
EXHIBIT NO. 4

and approve General Plan Amendment No. 109-20 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 Ordinance No. 22-2220.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by reference as though set forth in full.

SECTION 2. The City Council finds that the proposed project, as mitigated pursuant to the final Initial Study/Mitigated Negative Declaration ("IS/MND") and the Mitigation Monitoring and Reporting Program ("MMRP") for the Project, which are available for public review at the City's website <https://ci.carson.ca.us/CommunityDevelopment/CarsonLofts.aspx> and are incorporated into this Resolution by reference, will not have a significant effect on the environment. The Planning Division publicly circulated the Draft IS/MND for a period of 30 days from June 27, 2022, through July 27, 2022. With the inclusion of the mitigation measures in the MND and MMRP, which are made conditions of approval of the Project, all adverse environmental impacts of the proposed project are mitigated to the maximum extent feasible and below a level of significance. The City Council further finds that:

- a) The IS/MND has been prepared in compliance with CEQA, and contains all required contents pursuant to CEQA Guidelines Section 15071.
- b) A Notice of Intent was prepared and issued in compliance with CEQA Guidelines Section 15072, and publication and public circulation of the Draft IS/MND complied with the requirements of CEQA, including CEQA Guidelines Section 15073. No public comments were received, including none suggesting that an Environmental Impact Report (EIR) should be prepared. The final IS/MND was not substantially revised from the draft IS/MND, and therefore no recirculation was required pursuant to CEQA Guidelines 15073.5.
- c) Pursuant to Public Resource Code § 21082.1(c)(3) and CEQA Guidelines Section 15074, the IS/MND and MMRP reflect the independent judgment and analysis of the City as lead agency. The IS/MND and MMRP were prepared by City's consultant working with City Planning staff, and were reviewed and analyzed independently by the City, including its Planning staff, the Planning Commission, and the City Council.
- d) The IS/MND and MMRP were recommended for approval by the Planning Commission to the City Council following a duly noticed public hearing on the project on September 27, 2022.
- e) Per Section 15074(b) of the CEQA Guidelines, on the basis of the whole record before it, there is no substantial evidence that the project will have a significant effect on the environment.

SECTION 3. The City Council finds as follows with respect to General Plan Amendment No. 109-20:

- a) General Plan Amendment No. 109-20 has been prepared, reviewed, and acted upon in compliance with applicable provisions of state and local law.
- b) State law requires compatibility/consistency between land use zoning classifications and the General Plan. General Plan Amendment No. 109-20 would

amend the General Plan land use designation for the Property from General Commercial to Urban Residential, allowing residential densities up to 65 dwelling units per acre and thereby being consistent with the proposed Carson Lofts Specific Plan's maximum allowable residential density of 40 units per acre and the project's actual density of 36.5 dwelling units per acre (19 units/0.52 acres = 36.5). With approval of General Plan Amendment No. 109-20, Specific Plan No. 23-20 (Carson Lofts Specific Plan) and the Carson Lofts Specific Plan zoning designation for the Property will be consistent with the General Plan. The project will be consistent with the Carson Lofts Specific Plan and will be compatible with the existing and anticipated residential, and commercial uses in the surrounding areas of the subject site.

- c) The proposed General Plan Amendment is consistent with the existing and anticipated future General Plan goals and policies. The proposed project, which is facilitated by General Plan Amendment No. 109-20 as well as the Carson Lofts Specific Plan, advances the General Plan's goals and policies related to land use and economic development, as follows:
1. The project fulfills General Plan goal LU-6: A sustainable balance of residential and non-residential development and a balance of traffic circulation throughout the City. This residential development will contribute to the variety of housing for the area by increasing the options of residential units, as stated in Implementation Measure LU-IM-6.4 to "promote a variety of housing types and affordability to meet the development goals of the Housing Element and provide needed housing opportunities to support employment growth (Implements LU-6.1, 6.2 and 6.5)".
 2. The project fulfills General Plan goal LU-7: adjacent land uses that are compatible with one another. The Specific Plan will allow development of an underutilized property to contribute to the City's growth. Adjacent land uses include single-family residential and commercial which are compatible with multi-family development. The proposed project fulfills General Plan Goal LU-7 by locating compatible uses adjacent to one another.
 3. The project fulfills General Plan goal LU-9: Eliminate all evidence of property deterioration throughout Carson. The project would promote the development of the vacant underutilized property with a new multi-family development. This will work towards the goal of eliminating evidence of property deterioration in the City.
 4. The project fulfills General Plan goal LU-12: Create a visually attractive appearance throughout Carson. To create a visually attractive appearance, the Specific Plan includes design guidelines that will guide the appearance of the project. This includes architectural style and landscape requirements that will result in an aesthetically pleasing project that will enhance the streetscape.
 5. The project fulfills General Plan goal LU-15: promote development in Carson which reflects the "Livable Communities" concepts. The project provides for the development of 19 dwelling units on the Property. This will contribute to the diversity of housing types that enable citizens from a wide range of economic levels and age groups to live in Carson.
- d) The General Plan Amendment, by changing the land use designation of the Property to Urban Residential will ensure consistency between the Carson Lofts Specific Plan and the General Plan and will thereby facilitate the Project together with the Carson Lofts Specific Plan. Specific Plan No. 23-20 (Carson Lofts Specific Plan) is consistent with the General Plan Land Use Element as amended and the General Plan Land Use Element goals, policies, and objectives.

SECTION 4 Based on the aforementioned findings, including without limitation those set forth in Section 2, the City Council adopts the final IS/MND and MMRP (Exhibits C and D of Resolution No. 22-211). In the event of any inconsistencies between the mitigation measures as set forth in the final IS/MND and the MMRP (all of which mitigation measures are also included as project conditions of approval as set forth in Exhibit “B” to Planning Commission Resolution No. 22-2842 and as provided in City Council Ordinance No. 22-2220), the mitigation measures as set forth in the MMRP shall control. A notice of determination shall be filed shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 5. Based on the aforementioned findings, including without limitation those set forth in Section 3, the City Council hereby approves General Plan Amendment No. 109-20, changing the land use designation on the Property from General Commercial to Urban Residential (Exhibit B), subject to the conditions of approval attached as Exhibit “B” to Planning Commission Resolution No. 22-2842.

SECTION 6. This resolution shall take effect concurrent with the effectiveness of City of Carson Ordinance No. 22-2220.

SECTION 7. The City Council declares that, should any provision, section, paragraph, sentence or word of this resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this resolution as hereby adopted shall remain in full force and effect.

SECTION 8. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original Resolutions.

PASSED, APPROVED and ADOPTED this 1st day of November 2022.

Lula Davis-Holmes, Mayor

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

Sunny K. Soltani, City Attorney

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

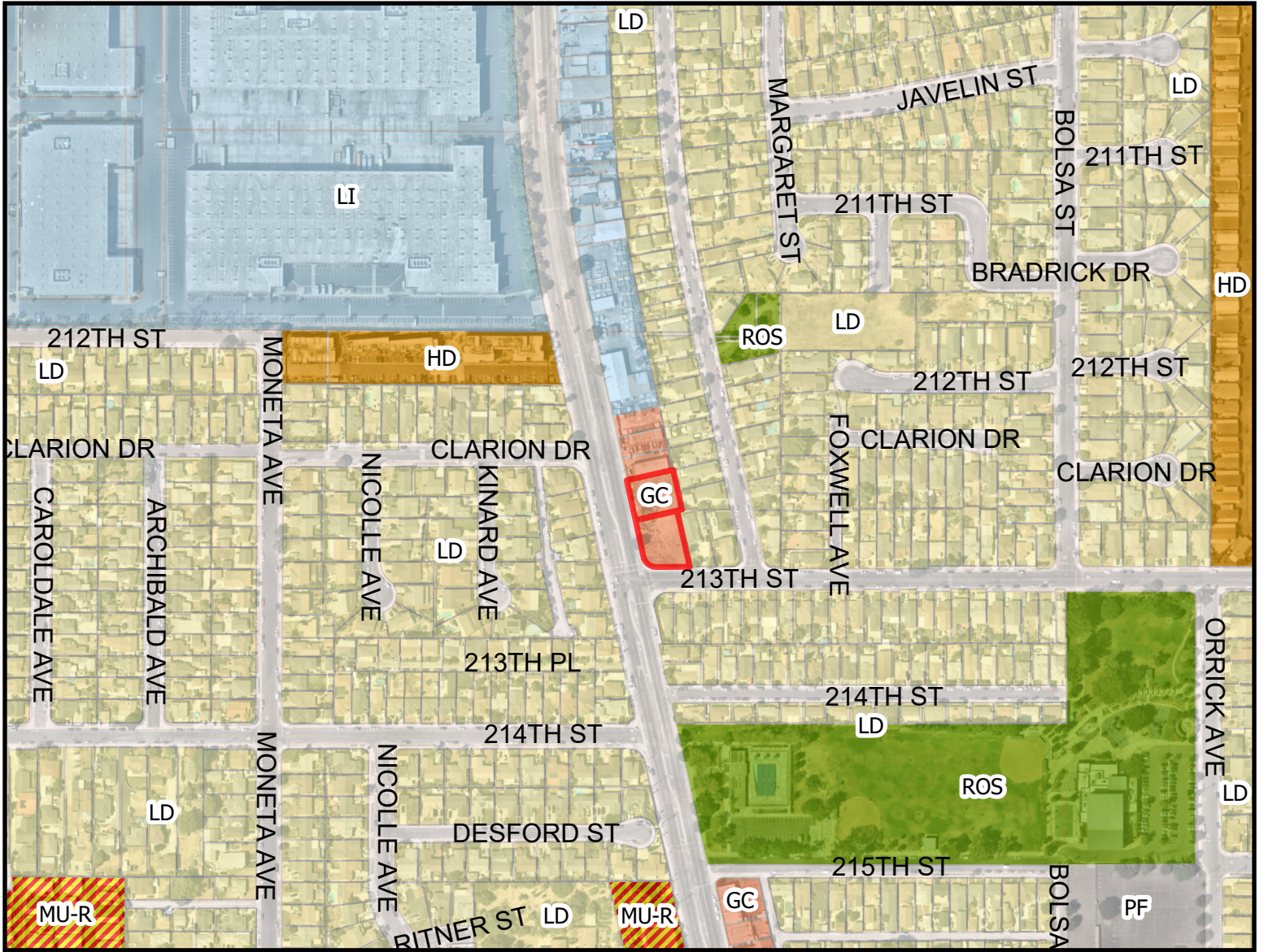
Legal Description):

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

Exhibit "B"

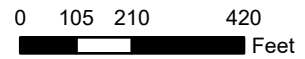
AMENDMENT TO THE MAP DESIGNATION

General Plan Amendment No. 109-20



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

General Commercial



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

GENERAL PLAN LAND USE MAP: Urban Residential

ADDRESS

21240-50 Main St.

Exhibit "C"

Carson Lofts

Mitigated Negative Declaration (MND)

Link:

<https://ci.carson.ca.us/content/files/pdfs/planning/sr/2022-09-27/ITEM6C/Exhibit5.pdf>

Exhibit “D”

Carson Lofts

Mitigation Monitoring and Reporting Program (MMRP)

Link:

<https://ci.carson.ca.us/content/files/pdfs/planning/sr/2022-09-27/ITEM6C/Exhibit4.pdf>