

RESOLUTION NO. 22-205

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION WITH ERRATA AND MITIGATION MONITORING AND REPORTING PROGRAM, AND APPROVING GENERAL PLAN AMENDMENT NO. 111-21 TO CHANGE THE GENERAL PLAN LAND USE DESIGNATION FROM LIGHT INDUSTRIAL TO HEAVY INDUSTRIAL, RELATED TO THE DEVELOPMENT OF A 121,775 SQUARE-FOOT SELF-STORAGE FACILITY ON A 2.80- ACRE PROPERTY LOCATED AT 21611 STEET (APNS 7327-010-014 & 7327-010-015)

WHEREAS, on May 15, 2021, the Department of Community Development received an application from 21611 Perry Street LLC (“Developer”) for the following entitlements for the development of a self-storage facility consisting of approximately 121,775 square feet in a mix of three buildings, with a maximum height of 36 feet, with storage units for rent, upon real property located at 21611 Perry Street having Assessor’s Parcel Numbers 7327-010-014 & 015 and legally described in Exhibit “A” attached hereto and incorporated herein by this reference (the “Project”):

- General Plan Amendment (GPA) No. 111-21, to change the land use designation of the Property from Light Industrial to Heavy Industrial;
- Zone Change (ZCC) No. 185-21, to change the zoning map designation for the Property from Manufacturing Light with a Design Overlay (ML-D) to Perry Street Specific Plan (PSSP);
- Specific Plan (SP) No. 29-22 - Perry Street Specific Plan (PSSP), to establish the development standards and permitted uses for the Property;
- Development Agreement (DA) No. 27-21, to grant specified development rights in exchange for provision of specified community benefits; and
- Mitigated Negative Declaration (MND) with Errata and Mitigation Monitoring and Reporting Program (MMRP);
- Site Plan Review and Design Review (DOR) No. 1858-21; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the Project on September 13, 2022, during which it considered all evidence presented, both written and oral, and at the conclusion of which it adopted Planning Commission Resolution No. 22-2841, approving Design Overlay Review No. 1858-21 (subject to the required City Council Project approvals), and recommending to the City Council approval of MND/MMRP, Zone Change No. 185-21, General Plan Amendment No. 111-21, Specific Plan No. 29-22, and Development Agreement No. 27-21 for the Project, subject to the conditions of approval attached to said resolution as Exhibit “B;” and

WHEREAS, on October 4, 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. 22-2218, approving Specific Plan No. 29-22 and Zone Change No. 185-21, and (iii) introduced Ordinance No. 22-2219, approving Development Agreement No. 27-21 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 and approve General Plan Amendment No. 111-21 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 Ordinance No's. 22-2218 and 22-2219.

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 Initial Study/Mitigated Negative Declaration ("IS/MND") (as revised by the Errata memorandum dated September 8, 2022) and the Mitigation Monitoring and Reporting Program ("MMRP") for the Project, which are available for public review at [21611 Perry Street Self-Storage Project \(carson.ca.us\)](https://carson.ca.us/21611-Perry-Street-Self-Storage-Project) 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 May 26, 2022, through June 27, 2022. With the inclusion of the mitigation measures in the MND and MMRP, which are made conditions of approval of the Project, any and 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.
- b) Publication and public circulation of the Draft IS/MND complied with the requirements of CEQA.
- c) Pursuant to Public Resource Code § 21082.1(c)(3), 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 a consultant hired by the project applicant 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 at a duly noticed public hearing on the Project on September 13, 2022.
- e) Per Section 15074(b) of the CEQA Guidelines, on the basis of the whole record before it, including the comments received during the public review period (all of which have been addressed in the revised/final MND), 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. 111-21:

- a) General Plan Amendment No. 111-21 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. 111-21 would amend the General Plan land use designation from Light Industrial to Heavy Industrial to allow a maximum FAR of 1.0, which, in connection with approval of the other Project entitlements, will facilitate consistency of the Perry Street Specific Plan, the PSSP zoning designation, and the Project with the General Plan and will be compatible with the existing and anticipated commercial, industrial and residential uses in the surrounding areas of the subject site.
- c) The proposed General Plan Amendment is consistent with the existing and future General Plan goals and policies. The proposed project 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-7: adjacent land uses that are compatible with one another. The proposed development of a mixed-use project consisting of a state-of-the-art self-storage facility with lobby/self-storage management office, retail and café uses on a currently vacant and undeveloped lot, is generally consistent with the mixed-use, commercial corridor along Carson Street and is compatible with adjacent residential land uses. The proposed project fulfills General Plan Goal LU-7 by locating compatible uses adjacent to one another.
2. The project fulfills General Plan goal ED-3: maximize the City's market potential, in order to enhance and retain retail opportunities to serve the population, increase City revenues, as well as to provide new employment opportunities. The proposed development of a mixed-use project consisting of a state-of-the-art self-storage facility with lobby/self-storage management office, retail and café uses on a currently vacant and undeveloped lot, will provide population serving opportunities such as self-storage services and café/retail uses, which will increase revenues to the City and provide new employment opportunities.
3. The project fulfills General Plan goal LU-15: promote development in Carson which reflects the "Livable Communities" concepts. The proposed development of a mixed-use project consisting of a state-of-the-art self-storage facility with lobby/self-storage management office, retail and café uses on a currently vacant and undeveloped lot, will enhance the City with neighborhood serving amenities, such as self-storage services and café and retail uses, and will be attractively designed and oriented to the pedestrian experience, and generally provide a community resource and gathering place.

SECTION 4 Based on the aforementioned findings, including without limitation those set forth in Section 2, the City Council adopts the IS/MND and MMRP. In the event of any inconsistencies between the mitigation measures as set forth in the revised 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. 22-2841 and as provided in City Council Ordinance No's 22-2218 and 22-2219), the mitigation measures as set forth in the MMRP shall control. A notice of determination 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. 111-21, changing the land use designation on the Project site (APNs 7327-010-014 & 015) from Light Industrial to Heavy Industrial, subject to the conditions of approval attached as Exhibit "B" to Planning Commission Resolution No. 22-2841.

SECTION 6. This resolution shall take effect upon the adoption and effectiveness of City of Carson Ordinance No's. 22-2218 and 22-2219.

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 4th day of October 2022.

Lula Davis-Holmes, Mayor

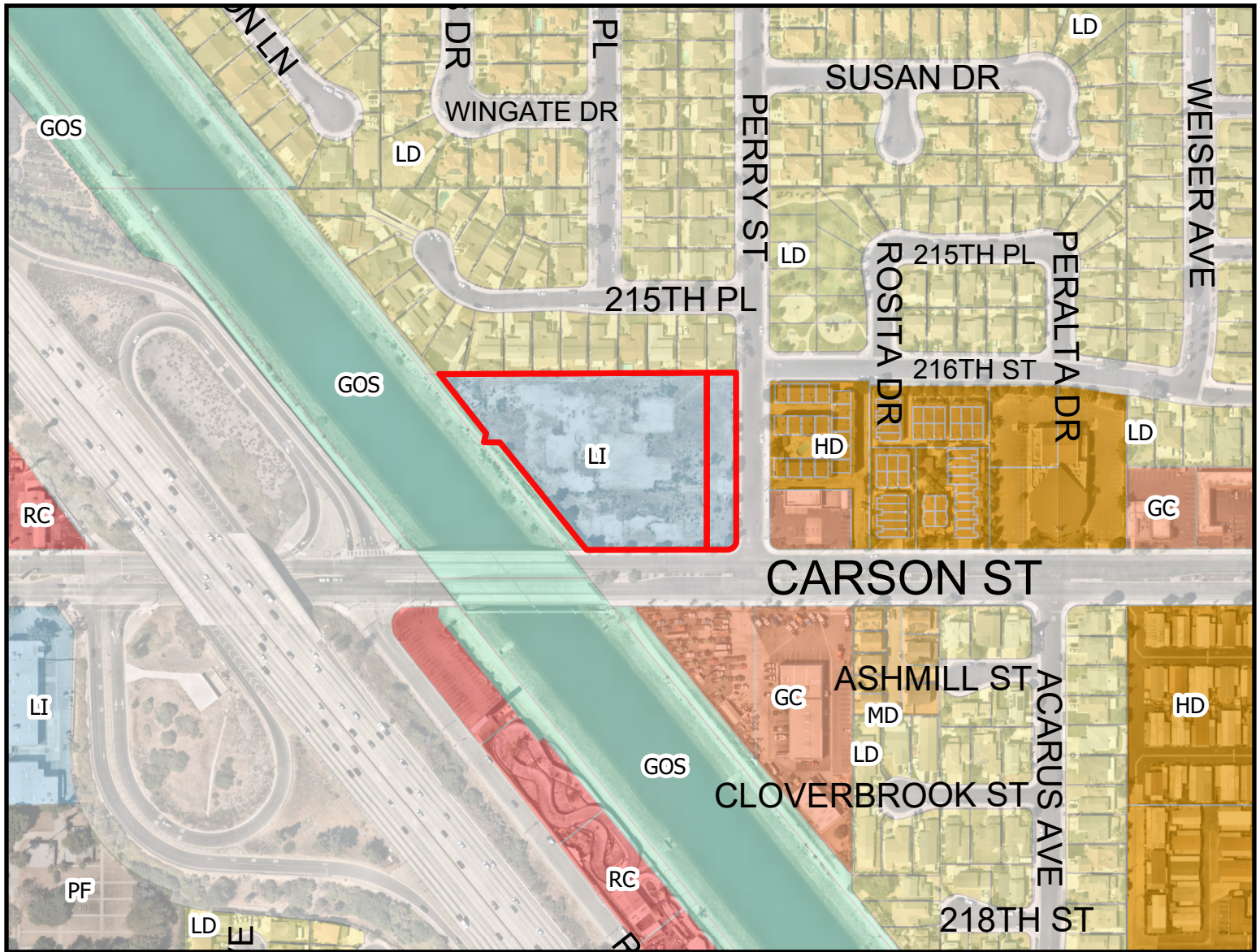
ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM:

Sunny K. Soltani, City Attorney

AMENDMENT TO THE MAP DESIGNATION
General Plan Amendment No. 111-21



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

Light Industrial

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

GENERAL PLAN LAND USE MAP: Heavy Industrial

ADDRESS

21611 Perry Street