

ORDINANCE NO. 22-2218

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING SPECIFIC PLAN NO. 29-22 (THE PERRY STREET SPECIFIC PLAN) AND ZONE CHANGE NO. 185-21 FROM LIGHT INDUSTRIAL WITH A DESIGN OVERLAY TO PERRY STREET SPECIFIC PLAN, RELATED TO THE DEVELOPMENT OF A 121,775 SQUARE-FOOT SELF-STORAGE FACILITY ON A 2.80-ACRE PROPERTY LOCATED AT 21611 PERRY STREET (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 for the following entitlements for the development of a 121,775 square-foot self-storage facility 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 (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 Resolution No. 22-205, adopting the MND/MMRP for the Project [22-0908 MND Errata.pdf \(carson.ca.us\)](#) and approving General Plan Amendment No. 111-21, contingent upon effectiveness of the other required City Council project approvals; (ii) introduced this ordinance, and (iii) introduced Ordinance No. 22-2219, approving Development Agreement No. 27-21 for the Project.

WHEREAS, the City Council intends, by this ordinance, to approve Specific Plan No. 29-22 and Zone Change No. 185-21 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. 22-205 and Ordinance No. 22-2219.

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. 185-21, the City Council finds that:

- a) The zone change consists of changing the existing zoning designation of the Project site from ML-D (Manufacturing, Light – Design Overlay) to PSSP (Perry Street Specific Plan), which zoning designation shall have standards substantially in compliance with the Perry Street Specific Plan.
- b) Changing the zoning on the Project site to PSSP as proposed will allow the proposed use on the 13.04-acre Project site and will thereby facilitate the development of the Project.
- c) The proposed zone change will be consistent with the Perry Street Specific Plan and the General Plan as amended by GPA No. 111-21, and will be compatible with the General Plan Update’s anticipated Corridor Mixed Use designation. The proposed design of the Project will be consistent with the massing and heights of a nearby three-story multi-family housing structures. The project has been designed to incorporate the development standards of the Perry Street Specific Plan and, with adoption of GPA No. 111-21 the Perry Street Specific Plan, is consistent with both land use documents.
- d) The proposed zone change from ML-D to PSSP is compatible with the surrounding uses.

SECTION 3. With respect to the Specific Plan No. 29-22, the Perry Street Specific Plan (PSSP), dated June 2022, which is available for public review at City website page: [Microsoft Word - 1 PerrySt-SP Cover-FINAL.docx \(carson.ca.us\)](https://www.carson.ca.us/DocumentCenter/View/11111/1-PerrySt-SP-Cover-FINAL.docx), 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. 111-21.
- d) The Project is consistent with and adheres to the General Plan as amended pursuant to GPA 111-21 and the Perry Street Specific Plan. The proposed self-storage facility is consistent with development standards of the Perry Street Specific Plan. The Project will be a focal point along Perry and Carson Streets and an example of high quality self-storage development.

SECTION 4. Based on the aforementioned findings, the City Council hereby approves Specific Plan No. 29-22 and Zone Change No. 185-21, subject to the conditions of approval attached as Exhibit “B” to Planning Commission Resolution No. 22-2841.

SECTION 5. This ordinance shall take effect 30 days after its adoption, except that the effectiveness of this ordinance is contingent upon the adoption and effectiveness of City of Carson Ordinance No. 22-2219.

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 4th day of October 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:

THAT PORTION OF LOT 15 OF TRACT NO. 4054, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44 PAGE 39 OF MAPS, .IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF SAID LOT WITH A LINE PARALLEL WITH AND NORTHEASTERLY 27 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID LOT; THENCE ALONG SAID PARALLEL LINE NORTH 39° 21' 48" WEST 245.64 FEET; THENCE SOUTH 89° 22' 27" WEST 25.48 FEET; THENCE NORTH 39° 21' 48" WEST 2.11 FEET; THENCE NORTH 0° 37' 33" WEST 17.38 FEET TO A LINE PARALLEL WITH AND NORTHEASTERLY 18 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHWESTERLY LINE; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 39° 21' 48" WEST TO THE SOUTHERLY LINE OF TRACT NO. 29360, AS PER MAP RECORDED IN BOOK 734, PAGE 45 OF MAPS; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 15; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO SAID NORTHERLY LINE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESIGNATED AS PARCELS 2-36 INCLUSIVE IN THE FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 909461, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 26, 1969, AS INSTRUMENT NO. 2734, IN BOOK D-4478, PAGE 350, OFFICIAL RECORDS OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT WITH THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF SAID LOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE 19.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15 FEET, TANGENT TO SAID NORTHERLY LINE AND TANGENT TO THE WESTERLY LINE OF THE EASTERLY 5 FEET OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID CURVE 23.55 FEET TO SAID WESTERLY LINE; THENCE EASTERLY AT RIGHT ANGLES FROM SAID WESTERLY LINE 5 FEET TO SAID EASTERLY LINE; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 14.99 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPT 1/2 OF ALL OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY MARY M. REGAN, IN DEED RECORDED OCTOBER 4, 1957 AS INSTRUMENT NO. 504, IN BOOK 44767, PAGE 300, OFFICIAL RECORDS.

APN: 7327-010-014 & 015

