

ORDINANCE NO. 17-1610

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, ADOPTING ZONE CHANGE CASE NO. 174-16 CHANGING THE ZONING DESIGNATIONS FROM MH-D (MANUFACTURING, HEAVY WITH A DESIGN OVERLAY) TO ML-D (MANUFACTURING, LIGHT WITH A DESIGN OVERLAY), AND FROM ML (MANUFACTURING, LIGHT) TO ML-D (MANUFACTURING, LIGHT WITH A DESIGN OVERLAY), FOR PROPERTY LOCATED AT 200, 210 and 230 EAST ALONDRA BOULEVARD, ASSESSOR PARCEL NOS. 6125-014-001 (MH-D TO ML-D) AND 6125-014-002 (ML TO ML-D)

WHEREAS, the Planning Commission held a duly noticed public hearing on September 13, 2016 at which time it considered all evidence presented, both written and oral, and at the conclusion of the public hearing the Planning Commission adopted Resolution No. 16-2584 recommending to the City Council adoption of Zone Change Case No. 174-16 to change the zoning of the property from MH-D (Manufacturing, Heavy with a Design Overlay) to ML-D (Manufacturing, Light with a Design Overlay) and from ML (Manufacturing, Light) to ML-D (Manufacturing, Light with a Design Overlay)

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS AS FOLLOWS:

Section 1. Findings.

- A. The City Council of the City of Carson, California finds that the above recitals are true and correct and are incorporated by reference herein.
- B. The proposed amendments ensure and maintain internal consistency with the goals, policies and implementation measures of the General Plan, and would not create any inconsistencies with the Zoning Ordinance as described, follows:

Applicable General Plan Implementing Goals and Policies	Consistency of Proposed Project
Land Use Element	
<i>Goal LU-2: Rehabilitation and/or removal of abandoned buildings and facilities.</i>	<u>Consistent.</u> The proposed project will remove several abandoned buildings and replace with a new facility that will improve the community.
<i>Goal LU-7: Adjacent land uses that are compatible with each other</i>	<u>Consistent.</u> The proposed project will be consistent with adjacent uses upon City Council approval of Rezone and General Plan Amendment
Economic Development Element	
<i>Mission: to promote strong diversified economy/employment/business-opportunities</i>	<u>Consistent.</u> The project will promote a strong, diversified economy via employment/business opportunities upon building occupancy by business tenants.
<i>Goal ED-2: Attract new wealth/job creating businesses</i>	<u>Consistent.</u> The proposed project will create new wealth/jobs with new business tenants

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- C. That the proposed Ordinance is in the public interest and represents good land use practice because it is consistent with the stated Carson General Plan mission, goals and policies.
- D. The subject property is physically suitable (including access, provision of utilities, compatibility with adjoining land uses, and absence of physical constraints) for the requested zoning designation and proposed development. The proposed development would be located within an established site in an urbanized area, consistent with the existing on-site and surrounding established land use patterns.
- E. A Mitigated Negative Declaration was prepared for the proposed Ordinance Amendment and Development Project and all potential impacts would be mitigated to a less than significant level.

Section 2. The City Council hereby adopts Ordinance No. 17-1610 which changes the zoning designation for parcel 6125-014-001 from MH-D (Manufacturing, Heavy with a Design Overlay) to ML-D (Manufacturing, Light with a Design Overlay), and for parcel 6125-014-002 from ML (Manufacturing, Light) to ML-D (Manufacturing, Light with a Design Overlay) as shown on Exhibit “A” attached hereto and as shown in Exhibit “B” attached hereto.

Section 3. The City Clerk shall certify to the adoption of this Ordinance and shall transmit copies of the same to the applicant.

PASSED, APPROVED, and ADOPTED this 7TH day of FEBRUARY, 2017.

Mayor Albert Robles

ATTEST:

City Clerk Donesia L. Gause, CMC

APPROVED AS TO FORM:

City Attorney

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