

ORDINANCE NO. 17-1614

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA ADOPTING ZONE CHANGE CASE NO. 176-16 TO CHANGE THE ZONING DESIGNATIONS FROM ML-D (MANUFACTURING, LIGHT WITH A DESIGN OVERLAY) TO RM-25-D (RESIDENTIAL MULTIPLE-FAMILY – 25 UNITS PER ACRE WITH A DESIGN OVERLAY), FOR PROPERTY LOCATED AT 21205 MAIN STREET, ASSESSOR PARCEL NOS. 7313-001-040 AND 7313-001-041

WHEREAS, the Planning Commission held a duly noticed public hearing on February 28, 2017 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. 17-2598 recommending to the City Council adoption of Zone Change Case No. 176-16 to change the zoning of the property from ML-D (Manufacturing, Light with a Design Overlay) to RM-25-D (Residential Multiple-Family, 25 Units per Acre 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>Policy LU-6.2: Achieve a sustainable land use balance through provision of incentives for desired uses; coordination of land use and circulation patterns; and promotion of a variety of housing types and affordability.</i>	<u>Consistent:</u> The proposed project is a 100% affordable housing project that helps meet the goals of the Housing Element, and provides needed housing opportunities.
<i>Policy LU-6.4: Coordinate redevelopment and planning activities and resources to balance land uses, amenities, and civic facilities.</i>	<u>Consistent:</u> The proposed project is an affordable housing project that has upgraded amenities and offers social services to its residents. The proposed project is an asset to the City that helps balance the adjacency uses.
<i>Goal LU-6: A sustainable balance of residential and non-residential development and a balance of traffic circulation throughout the City.</i>	<u>Consistent:</u> The proposed project is compatible with the existing and anticipated development within its vicinity.
<i>Policy LU-15.2: Maintain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live in Carson</i>	<u>Consistent.</u> The proposed project has an “artist colony” concept with a leasing preference to working artists. This provides housing opportunity for a diverse residency.

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<i>Goal LU-15: Promote development in Carson which reflects the “Liveable Communities” concepts.</i>	<u>Consistent.</u> The proposed project’s integrated design enhances unity and harmony within the project site and between the project and the surrounding residential neighborhood and industrial uses.
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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. 17-1614 which changes the zoning designation for parcels 7343-001-040 and 7343-001-041 from ML-D (Manufacturing, Light with a Design Overlay) to RM-25-D (Residential Multiple-Family, 25 Units per Acre 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 March, 2017.

Mayor Albert Robles

ATTEST:

City Clerk Donesia L. Gause, CMC

APPROVED AS TO FORM:

City Attorney

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