

RESOLUTION NO. 17-027

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. 99-16 TO CHANGE THE LAND USE DESIGNATION FROM LIGHT INDUSTRIAL TO HIGH-DENSITY RESIDENTIAL FOR THE PROPERTY LOCATED AT 21205 MAIN STREET, ASSESSOR PARCEL NOS. 7313-001-040 AND 7313-001-041

WHEREAS, zoning is concurrently proposed which will match this General Plan designation; and

WHEREAS, the applicant proposed to amend the General Plan Land Use Map to accommodate a less intensive use in the City; and

WHEREAS, Government Code Section 65358 allows the City, when it deems it to be in the public interest, to amend all or part of the General Plan, provided that no single mandatory Element may be amended more than four times during any calendar year, except that each amendment may include more than one change to the General Plan; and

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 General Plan Amendment No. 99-16 to change the General Plan Land Use designation of the property from Light Industrial to High-Density Residential.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON HEREBY RESOLVES 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 City Council determines that the General Plan Amendment changing the land use designation of the property is in the public interest of the City.
- C. The change in land use for the property will ensure and maintain internal consistency with the goals, policies and implementation measures of the General Plan, described as 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</i>	<u>Consistent:</u> The proposed project is a 100% affordable housing project that helps meet the

<i>incentives for desired uses; coordination of land use and circulation patterns; and promotion of a variety of housing types and affordability.</i>	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 by creating a buffer between the existing single-family dwelling units to the south and the existing light industrial uses to the north.
<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.
<i>Goal LU-15: Promote development in Carson which reflects the “Liveable Communities” concepts.</i>	<u>Consistent.</u> The proposed project integrated design enhances unity and harmony within the project site and between the project and the surrounding residential neighborhood and industrial uses.

- D. A Mitigated Negative Declaration was prepared for the proposed General Plan Amendment and Development Project and all potential impacts would be mitigated to a less than significant level.

Section 2. The City Council hereby approves the General Plan Amendment changing the land use designation on the following properties from Light Industrial to High-Density Residential.

Owner	Parcel Numbers	Address
Carson Arts, LP	7343-001-040 and 7343-001-041	21205 Main Street

Section 3. The City Council finds that all available documentation is available within the Planning Division at the City of Carson, 701 E Carson St, Carson, CA 90745

Section 4. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

PASSED, APPROVED and ADOPTED this day of **March 7, 2017**

Mayor Albert Robles

ATTEST:

Donesia Gause, CMC City Clerk

APPROVED AS TO FORM:

City Attorney