

ORDINANCE NO. 18-1811

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING DEVELOPMENT AGREEMENT NO. 7-18 BETWEEN THE CITY OF CARSON AND CLEAR CHANNEL OUTDOOR, INC. TO INSTALL ONE 65-FOOT-HIGH OUTDOOR ADVERTISING SIGN (“DIGITAL BILLBOARD”) ALONG THE PORTION OF THE I-110 FREEWAY CORRIDOR, IS ZONED MH LOCATED ALONG THE EAST SIDE OF THE I-110 FREEWAY AT FIGUEROA STREET AT APN 7406-026-915.

THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application for a development agreement (Agreement), pursuant to Government Code Sections 65864 through 65869.5 of the city of Carson, was duly filed by the applicant, Clear Channel Outdoor, Inc. (“Clear Channel”), with respect to the real property located at 24499 Figueroa Street (APN 7406-026-915), as shown in Exhibit “A” attached hereto. The applicant proposes a 65-foot-high outdoor advertising sign (“digital billboard”) to replace an existing static billboard at the subject property.

Section 2. The City Council held public hearings on the Agreement on July 3, 2018 at 6:00 P.M. at City Hall in the Helen Kowagoe Council Chambers, 701 East Carson Street, Carson, California. A notice of the time, place and purpose of the aforesaid meetings were duly given.

Section 3. The proposed project was reviewed under the requirements of the California Environmental Quality Act (CEQA). The proposed Development Agreement is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15303 regarding new construction or conversion of small structures.

Section 4. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid meeting.

Section 5. The City Council finds that:

a) The Development Agreement provides for a Site which is located within an area suitable for the proposed use, and is in conformance the General Plan and the Manufacturing, Heavy (MH) zoning district.

b) The Development Agreement provides for a public convenience through significant monetary benefits which will contribute indirectly to programs and services designed to provide for the health, safety and welfare of the public, thereby exhibiting good land use practices.

c) The proposed Development Agreement will not be detrimental to the public’s health, safety and general welfare, nor will it adversely affect the orderly development or property values for the subject property or areas surrounding it.

d) The Development Agreement is in compliance with the procedures established by City Council Resolution No. 90-050 as required by Government Code, Section 65865(c).

e) The Development Agreement in Section 5 provides for an annual review to ensure good faith compliance with the terms of the Agreement, as required in Section 65865.1 of the Government Code.

f) The Development Agreement specifies the duration of the agreement in Section 2.4, the Processing Fee in Section 2.5; the Development Fee in Section 2.6 and the Community Benefits in Section 2.8.

g) The Development Agreement includes conditions, terms, restrictions and requirements for development of the property in Section 3 and as permitted in Section 65865.2 of the Government Code.

h) The Development Agreement contains provisions in Section 4 for removal of the billboard upon the termination the Agreement.

i) The Development Agreement provides for amendment or cancellation in whole or in part, by mutual consent of the parties to the agreement or their successors in interest as required in Section 65868 of the Government Code.

j) That the Development Agreement is in the best public interest of the City and its residents and that this Agreement will achieve a number of City objectives including utilizing the Billboard Site for a revenue-generating use and removing City Oriented billboard(s).

Section 6. The Agreement provides for recovery of the city's costs and complies with the Statue with respect to all fees and costs provided under the Agreement.

Section 7. The Development Agreement is in compliance with the procedures established by City Council Resolution No. 90-050 and the City Council finds that the Agreement:

- a) Is consistent with the General Plan and any applicable specific plan;
- b) Is in conformity with public convenience and good land use practices;
- c) Will not be detrimental to the health, safety and general welfare;
- d) Will not adversely affect the orderly development of property or the preservation of property values;
- e) Is consistent with the provisions of Government Code Sections 65864 through 65869.5.

Section 8. The Development Agreement is attached as Exhibit “B”.

Section 9. Agreement is on file in the office of the Community Development Department and is hereby incorporated herein by reference.

Section 10. Based on the aforementioned findings, the City Council approves the Agreement and authorizes its execution and all action necessary to comply with its terms.

Section 11. The Ordinance No. 17- is approved for introduction and first reading on July 3, 2018 and adoption at the second hearing on July 17, 2018.

Section 12. The City Clerk shall certify to the adoption of this Ordinance and shall transmit copies of the same to the applicant. The City Clerk shall publish the adopted Ordinance pursuant to California Government Code 36933 within fifteen days of its adoption.

Section 13. The Ordinance shall become effective thirty (30) days after the second reading approval date, or if a referendum petition is filed (a) and fails to qualify for an election, the date the City Clerk certifies the disqualification of the referendum petition, or (b) if an election is held regarding the ordinance approving this Agreement, the date the election results are declared approving the Ordinance.

PASSED, APPROVED and ADOPTED this 3rd day of July, 2018.

Mayor Albert Robles

ATTEST:

City Clerk Donesia Gause-Aldana, MMC
City of Carson, California

APPROVED AS TO FORM

Sunny Soltani, City Attorney