

ORDINANCE NO. 20-2003

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING ZONE CHANGE NO. 180-19 TO CHANGE THE ZONE FROM RM-8-D (RESIDENTIAL MULTIPLE-FAMILY - 8 DWELLING UNITS/ACRE - DESIGN OVERLAY) TO RM-12-D (RESIDENTIAL MULTIPLE-FAMILY - 12 DWELLING UNITS/ACRE - DESIGN OVERLAY) FOR APNs 7335-007-017, 7335-006-023, AND 7335-006-024; AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM

WHEREAS, an application was duly filed by the applicant, Rich Welter of Don Wilson Builders, on behalf of the property owner, Cambria Court, LLC, with respect to the real property located at 427 E. 220th Street in the City of Carson (Los Angeles County Assessor Parcel No's. 7335-006-033, 7335-006-032, 7335-006-023, 7335-006-024, 7335-006-026, 7335-006-027, 7335-007-014, 7335-007-016, 7335-007-017, 7335-007-029, and 7335-007-030), requesting the following entitlements to construct a 35-unit residential condominium project on a 3.11-acre project site:

- Zone Change No. 180-19 to change the existing zoning from RM-8-D (Residential Multiple Family - 8 dwelling units per acre) to RM-12-D (Residential Multiple Family - 12 dwelling units per acre);
- Design Overlay Review No. 1773-19 to permit the design of the proposed project of a 35-unit residential condominium development;
- Conditional Use Permit No.1094-19 to permit a new multiple-family residential project consisting of a 35-unit residential condominium development;
- Tentative Tract Map No. 067200 to combine eight existing parcels into one parcel to allow for the construction of the proposed 35-unit residential condominium development;
- Lot Line Adjustment No. 286-19 to incorporate sections of two existing parcels into the proposed 35-unit residential condominium development; and

WHEREAS, the project application was deemed complete on July 9, 2019; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the project on January 28, 2020, and February 11, 2020, during which it considered all evidence presented, both written and oral, and at the conclusion of which it adopted Resolution No. 20-2686, approving Design Overlay Review No. 1773-19, Conditional Use Permit No. 1094-19, Tentative Tract Map No. 067200, and Lot Line Adjustment 286-19, and recommending to the City Council adoption of an ordinance approving Zone Change Case No. 180-19 and a Mitigated Negative Declaration and MMRP for the project, subject to the conditions of approval attached to said resolution as Exhibit "B."

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

SECTION 1. The foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The City Council finds that the proposed project, as mitigated pursuant to Initial Study/Mitigated Negative Declaration (“IS/MND”) and the Mitigation Monitoring and Reporting Program (“MMRP”) for the Project, which are available for public review at <http://ci.carson.ca.us/CommunityDevelopment/Cambria.aspx> and are incorporated into this Ordinance by reference, will not have a significant effect on the environment. The Planning Division publicly circulated the Draft IS/MND for a period of 20 days from September 25, 2019 through October 14, 2019. The City, its staff and officials, have independently reviewed the IS/MND and have independently reviewed and evaluated the efficacy of documents prepared by others and submitted to the City. Therefore, the City finds that:

- a) The IS/MND has been prepared in compliance with CEQA.
- b) Publication and public circulation of the Draft IS/MND complied with the requirements of CEQA
- c) Pursuant to Public Resource Code § 21082.1(c)(3), the IS/MND reflects the independent judgment of the City as lead agency.

SECTION 3. With respect to the Zone Change No. 180-19, the City Council finds that:

- a) The zone change consists of changing the existing zoning designation of three parcels within the project site from RM-8-D (Residential, Multifamily – 8 dwelling units per acre – Design Overlay) to RM-12-D (Residential, Multifamily – 12 dwelling units per acre – Design Overlay). The remaining parcels on the project site are currently zoned RM-12-D. As such, the zone change will create a contiguous RM-12-D zoned project site.
- b) Changing the zoning on the project site to RM-12-D as proposed will allow for up to 35 units of multifamily residential on the 3.11-acre project site, and will thereby facilitate the development of the project.
- c) The proposed zone change is compatible and consistent with the General Plan. The Medium Density Residential General Plan Land Use designation for the project site allows the residential density up to 12 dwelling units per acre.
- d) The zone change from RM-8-D to RM-12-D is compatible with the surrounding uses and compatible/consistent with the General Plan land use designation of Medium Density Residential.

SECTION 4. Based on the aforementioned findings, including without limitation those set forth in Section 2, the City Council approves the IS/MND and MMRP. In the event of any inconsistencies between the mitigation measures as set forth in the IS/MND, these findings and/or the MMRP shall control. A notice of determination shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 5. Based on the aforementioned findings, including without limitation those set forth in Section 3, the City Council hereby approves Zone Change No. 180-19, subject to the conditions of approval attached as Exhibit “B” to Planning Commission Resolution No. 20-2686, including approval of a final map by the City Council, which conditions are incorporated herein by reference.

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. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 8. CERTIFICATION. 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 ___ day of _____, 2020.

ALBERT ROBLES, Mayor

ATTEST:

DONESIA GAUSE-ALDANA, City Clerk

APPROVED AS TO FORM:

SUNNY K. SOLTANI, City Attorney