



## Legislation Text

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### Report to Mayor and City Council

Tuesday, February 21, 2023

Special Orders of the Day

#### **SUBJECT:**

**PUBLIC HEARING TO CONSIDER CARSON 2040 GENERAL PLAN UPDATE AND ASSOCIATED ENVIRONMENTAL IMPACT REPORT (CITY COUNCIL)**

#### **I. SUMMARY**

On February 15, 2023, the City Council held a workshop/study session regarding this matter, after a Planning Commission hearing was held and recommendation made on January 10, 2023. The workshop was noticed and conducted as a public hearing, and public testimony was provided during the hearing. City Council provided direction to staff on a number of significant issues. The following issues were discussed in detail:

- Legal Non-Conforming Uses
- Business Residential Mixed-Use
- Shell Property
- Economic Development Strategic Plan
- Community Outreach
- Prohibited Uses
- Flex District

The City Council provided clear direction to staff on the above issues on February 15; however, staff needs additional time to address all the issues per Council's direction. Therefore, staff is requesting that after opening tonight's hearing and taking any further public testimony, the hearing to be continued to the March 21, 2023 regular City Council meeting.

## II. RECOMMENDATION

1. **OPEN** the Public Hearing, **TAKE** public testimony, and **CONTINUE** the Public Hearing to the March 21, 2023 regular City Council meeting.

## III. ALTERNATIVES

**TAKE** another action the City Council deems appropriate, consistent with the requirements of the law.

## IV. BACKGROUND

The City Council provided the following direction to staff:

- **Legal Non-Conforming Uses:**

Allow legal non-conforming uses created by the 2040 General Plan Update to continue to operate without being subject to amortization and to expand as needed (i.e., exempt them from nonconforming status), except that if a building or property stays vacant for longer than one year, all non-conforming exemption privileges terminate, whereas such privileges do not terminate if a use moves out and a similar use moves into the space within one year of the use moving out.

- **Business Residential Mixed-Use**

This area is bounded by Victoria Street along the north edge, Main Street along the east edge, and the I-405 and I-110 along the south and west edges, and currently designated as Light Industrial (LI) and Heavy Industrial (HI). The 2040 General Plan will designate these areas as Light Industrial and Heavy Industrial as defined in the 2040 General Plan Update.

The area north of Francisco Street will be designated Flex District as it closely relates to the existing General Plan designation of Mixed-Use Business Park for the site.

The following policies or similar policies will be included in the General Plan to protect residential areas on the east side of Main Street:

Traffic: Prohibit truck access to Main Street for properties that also have access to Broadway.

Noise: Use site design techniques such as placement of buildings along Main Street, or large setbacks, (or similar techniques and measures) to reduce the noise impacts on residential areas (east side of Main Street).

- **Shell Property**

Keep the designation Business Residential Mixed Use; however, prohibit future residential uses.

- **Economic Development Strategic Plan (EDSP)**

Consider adoption of the Carson 2040 General Plan Update prior to adoption of the EDSP.

- **Community Outreach**

Hold a stakeholder group meeting and involve the residents.

- **Prohibited Uses**

Stay consistent with existing Zoning Code:

- Truck Yards only allowed with CUP in MH (prohibited in ML)
- Storage of cargo container only permitted in MH if over 1,000' from residential or institutional uses (prohibited in ML)
- Truck Terminal would require a CUP in ML and MH

- **Flex District**

Prohibit residential uses in all Flex District areas with the exception of the Cell 1 on the 157 Acres site and a site on South Main Street (24700 Main Street).

## **V. FISCAL IMPACT**

None.

## **VI. EXHIBITS**

1. Carson 2040 General Plan and Environmental Impact Report (with related CEQA findings and materials, including proposed Mitigation Monitoring and Reporting Program and Statement of Overriding Considerations): [www.carson2040.com](http://www.carson2040.com) <http://www.carson2040.com> (pg. 5)
2. Public Comment Letters and Emails Received since February 15, 2023 workshop (pg. 6 -33)

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