



CITY OF CARSON

Legislation Text

File #: 2016-1163, Version: 1

Report to Mayor and City Council

Tuesday, January 24, 2017

Discussion

SUBJECT:

CONSIDER INTRODUCTION OF ORDINANCE NO. 17-1610 APPROVING GENERAL PLAN AMENDMENT NO. 97-16 CHANGING THE LAND USE DESIGNATION FROM HEAVY INDUSTRIAL TO LIGHT INDUSTRIAL FOR APN 6125014011 AND ZONE CHANGE NO. 174-16 TO CHANGE THE ZONE FROM MH-D (MANUFACTURING, HEAVY, DESIGN OVERLAY) TO ML-D (MANUFACTURING, LIGHT, DESIGN OVERLAY) FOR APN 6125014011 AND FROM ML (MANUFACTURING, LIGHT) TO ML-D (MANUFACTURING, LIGHT - DESIGN OVERLAY) FOR APN 6125014002 FOR PROPERTY LOCATED AT 200, 210, AND 230 EAST ALONDRA BOULEVARD (CITY COUNCIL)

I. SUMMARY

On September 13, 2016, the Planning Commission approved a new light industrial warehouse building with approximately 146,936 square feet of floor area including 14,600 square feet of office space on two existing parcels with a total area of 6.4 acres. The approval of this project also required approval of a General Plan Amendment and a zone change. Therefore, the Planning Commission also recommended approval of Zone Change No. 174-16 to change the zoning from MH-D to ML-D and from ML to ML-D. In addition, the Planning Commission recommended approval of General Plan Amendment No. 97-16 to change land use designation for one of the parcels from Heavy Industrial to Light Industrial. These changes result in “down zoning” of the property from heavy industrial to light industrial; therefore, reducing the potential impacts of the heavy industrial uses on the community.

Staff recommends continuing this item to February 7, 2017 to allow staff to properly follow public noticing procedures.

II. RECOMMENDATION

1. Continue to February 7, 2017.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate.

IV. BACKGROUND

On September 13, 2016, the Planning Commission recommended approval of Zone Change No. 174-16 and General Plan Amendment No. 97-16 to the City Council and a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA).

The City initiated the proposed General Plan Amendment and Zone Change to provide a consistency between the zoning of the property and its General Plan land use designation. State law requires compatibility/consistency between zoning classifications and the General Plan land use designations. The properties surrounding the site are predominately zoned for industrial uses. The proposed rezoning is compatible with the existing industrial uses in the vicinity.

The applicant has agreed to pay the City a voluntary one-time fee of \$150,000.00 dollars to off-set the future cost to repair the streets as result of the development of the site. At this time, the future tenant of the building is unknown.

The proposed ordinance adheres to the goals, policies and objectives of the Carson General Plan that establish/maintain industrial development standards that protect the quality of life in Carson.

V. FISCAL IMPACT

None.

VI. EXHIBITS

None (To be provided on February 7, 2017, City Council Meeting report)

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