



CITY OF CARSON

Legislation Text

File #: 2017-065, Version: 1

Report to Mayor and City Council

Tuesday, February 07, 2017

Special Orders of the Day

SUBJECT:

PUBLIC HEARING TO CONSIDER INTRODUCTION OF ORDINANCE NO. 17-1610 APPROVING 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 6125-014-001 AND FROM ML (MANUFACTURING, LIGHT) TO ML-D (MANUFACTURING, LIGHT - DESIGN OVERLAY) FOR APN 6125-014-002 AND CONSIDER RESOLUTION NO. 17-011 APPROVING GENERAL PLAN AMENDMENT NO. 97-16 CHANGING THE LAND USE DESIGNATION FROM HEAVY INDUSTRIAL TO LIGHT INDUSTRIAL FOR APN 6125-014-001 AND A MITIGATED NEGATIVE DECLARATION 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, Exhibits 1 and 2. The approval of this project also requires 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 for the two parcels. 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.

II. RECOMMENDATION

1. OPEN the public hearing, TAKE public testimony, and CLOSE the public hearing.
2. Waive further reading and INTRODUCE Ordinance No. 17-1610, entitled, “AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING 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 6125-014-001 AND FROM ML (MANUFACTURING, LIGHT) TO ML-D (MANUFACTURING, LIGHT, DESIGN OVERLAY) FOR APN 6125-014-002 AND A MITIGATED NEGATIVE DECLARATION FOR A 6.4-ACRE PROPERTY LOCATED AT 200, 210 AND 230 EAST ALONDRA BOULEVARD.”

3. WAIVE further reading and ADOPT Resolution No. 17-011, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 97-16 CHANGING THE LAND USE DESIGNATION FROM HEAVY INDUSTRIAL TO LIGHT INDUSTRIAL FOR APN 6125-014-001 AND A MITIGATED NEGATIVE DECLARATION FOR A 6.4-ACRE PROPERTY LOCATED AT 200, 210 AND 230 EAST ALONDRA BOULEVARD.”

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 along with a Mitigated Negative Declaration in compliance with the California Environmental Quality Act (CEQA).

The City requested the applicant to initiate the proposed General Plan Amendment and Zone Change to provide a consistency between the proposed project, the zoning, and General Plan land use designation of the property, Exhibits 1 and 2. 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 voluntarily agreed to pay the City a 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

1. PC Staff Report and Resolution from September 13, 2016. (pgs. 4-40)
2. PC Minutes from September 13, 2016. (pgs. 41-42)
3. Draft Ordinance No. 17-1610 to approve zone change (pgs. 43-44)
4. Draft Resolution No. 17-011 to approve the general plan amendment (pgs. 45-47)
5. Development Plans (pgs. 48-52)

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