



# CITY OF CARSON

## Legislation Text

File #: 2020-563, Version: 1

### Report to Mayor and City Council

Tuesday, August 18, 2020

Special Orders of the Day

#### SUBJECT:

**PUBLIC HEARING TO CONSIDER INTRODUCTION OF ORDINANCE NO. 20-2013 APPROVING ZONE CHANGE NO. 183-20 TO CHANGE THE ZONE FROM MH-D (MANUFACTURING, HEAVY-DESIGN OVERLAY) TO ML-D (MANUFACTURING, LIGHT-DESIGN OVERLAY) AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM AND CONSIDER RESOLUTION NO. 20-135 APPROVING GENERAL PLAN AMENDMENT NO. 107-19 TO CHANGE THE LAND USE DESIGNATION FROM BUSINESS PARK (BP) TO LIGHT INDUSTRIAL (LI) FOR APN 7315-008-049 FOR PROPERTY LOCATED AT 2112 EAST 223<sup>RD</sup> STREET, A PROPOSAL BY PANATTONI DEVELOPMENT COMPANY, INC. (CITY COUNCIL)**

#### **I. SUMMARY**

On July 29, 2020, the Planning Commission conducted a public hearing and unanimously approved Resolution No. 20-2699 approving Site Plan and Design Review No. 1813 for the construction of three concrete tilt-up light industrial buildings totaling 292,400 square feet.

In addition, the Planning Commission voted 7-1 to recommend approval of General Plan Amendment No. 107-19, Zone Change No. 183-20, and the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) to the City Council (Exhibit Nos. 1, 2 and 3). The subject of this item is City Council's consideration of the proposed General Plan Amendment No. 107-19 and Zone Change No. 183-20.

In 2004, with the adoption of City's current General Plan, the land use designation for the project site was changed from Heavy Industrial to Business Park. This designation was placed on the site and its immediate surroundings to provide a buffer between heavy industrial uses to the south (Marathon Refinery) and the auto dealerships on the north side of 223<sup>rd</sup> Street. However, the City has never adopted a zoning designation to implement the Business Park Designation. To accommodate the proposed use, the applicant is proposing to change the land use designation to Light Industrial (LI) which, through project design, will uphold the intent of the General Plan and provide a buffer between the surrounding heavy industrial and commercial land uses. The Current zoning of the site is MH-D (Manufacturing, Heavy-Design Review), which is the zoning consistent with the 1982 General Plan. To accommodate the proposed project, the applicant is requesting a zone

change to ML-D (Manufacturing, Light-Design Review).

Land uses surrounding the proposed project site are primarily light and heavy industrial uses with ML-D and MH-D zoning. To the north of the site are Commercial Automotive (CA) uses. Exhibit No. 6 shows the project boundary in red.

## II. RECOMMENDATION

**TAKE** the following actions:

1. **OPEN** the public hearing, **TAKE** public testimony, and **CLOSE** the public hearing.
2. **INTRODUCE** Ordinance No. 20-2013, entitled, "AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING ZONE CHANGE NO. 183-20 TO CHANGE THE ZONE FROM MH-D (MANUFACTURING, HEAVY - DESIGN OVERLAY) TO ML-D (MANUFACTURING, LIGHT, DESIGN OVERLAY) AND MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A 14.2-ACRE PROPERTY LOCATED AT 2112 EAST 223<sup>RD</sup> STREET."
3. **WAIVE** further reading and **ADOPT** Resolution No. 20-135, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT NO. 107-19 CHANGING THE LAND USE DESIGNATION FROM BUSINESS PARK (BP) TO LIGHT INDUSTRIAL (LI) FOR APN 7315-008-049 FOR A 14.2-ACRE PROPERTY LOCATED AT 2112 EAST 223<sup>RD</sup> STREET."

## III. ALTERNATIVES

TAKE such other action as the City Council deems appropriate, consistent with the requirements of the law.

## IV. BACKGROUND

Between 1959 and 1982, the project site was developed with a polyvinyl chloride (PVC) manufacturing facility operated by American Chemical Company and Stauffer Chemical Company (Stauffer). The plant was deactivated in 1982 and the site buildings, chemical storage tanks and processing equipment were removed. The site has been vacant since 1982 has been going through environmental remediation.

The subject property measures approximately 14.2 acres. The proposal includes three concrete tilt-up light industrial buildings ranging from approximately 61,400 to 134,000 square feet. Each building includes office space, associated surface parking, landscaping, and truck loading docks and truck parking.

### Planning Commission Discussion

On July 29, 2020, at the regularly scheduled Planning Commission meeting, the Planning

Commission considered the proposed project. Members of the Planning Commission and a member of the public inquired about the environmental analysis of the project. The inquiries were already addressed in the MND and did not require additional mitigation measures in the MMRP. The Planning Commission voted (7-1) approving the discretionary permit and recommended approval of General Plan Amendment No. 107-19 and Zone Change No. 183-20; and the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program to the City Council.

#### California Environmental Quality Act (CEQA)

The City reviewed the environmental impacts of the proposed project pursuant to the California Environmental Quality Act (CEQA). An Initial Study and Mitigated Negative Declaration (IS/MND), and Mitigation Monitoring Reporting Program (MMRP) were prepared and made available for a public review period from June 18, 2020 through July 17, 2020. The Draft Mitigated Negative Declaration found potentially less than significant impacts of cultural resources, geology and soils, hazards and hazardous materials, noise, transportation and tribal cultural resources. Measures to mitigate or avoid significant environmental effects have been included in the MMRP. The MMRP will ensure compliance during project implementation. With the inclusion of the proposed mitigation measures, adverse impacts are mitigated to the maximum extent feasible and below a level of significance (Exhibit No. 9).

## **V. FISCAL IMPACT**

### Community Facilities District (CFD)

The proposed development is required to mitigate its impacts on City services. The City adopted a Community Facilities District (CFD No. 2018-01) and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 (collectively referred to herein as the "CFD") to fund the ongoing costs of law enforcement, street and sidewalk maintenance, landscape maintenance, street sweeping and sidewalk cleaning, and other eligible impacts of the Project within the CFD (the CFD Services). A uniform-standardized rate was adopted pursuant to Resolution No. 19-009 ("Resolution") and accompanying Fiscal Impact Analysis ("FIA") report.

Based on the adopted Resolution, the subject property falls under Industrial Zone 2. The rate for Industrial Zone 2 has been established at \$5,722.15 per acre per year. Based on a 14.2-acre site, the current estimated CFD annual amount is \$81,712.30, subject to annual adjustments for the proposed industrial building development.

### Interim Development Impact Fee (IDIF)

The applicant, property owner, and/or successor to whom these project entitlements are assigned shall be responsible for payment of one-time development impact fee at the rate of \$2.56 per square foot of industrial building to fund the development's proportional share of city-wide capital infrastructure improvements. Based on the proposed 292,400 square foot building, the developer will be responsible for development impact fees in the amount of \$748,544, provided that if the project increases or decreases in size, the DIF Amount will

be adjusted accordingly at the same rate.

## **VI. EXHIBITS**

1. Planning Commission Staff Report dated July 29, 2020 (pgs. 5-65)
2. Planning Commission Draft Disposition dated July 29, 2020 and Final Minutes dated January 28, 2020 (pgs. 66-67)
3. Planning Commission Resolution No. 20-2699 dated July 29, 2020 (pgs. 68-85)
4. Draft Ordinance No. 20-2013 adopting Zone Change, MND and MMRP (pgs. 86-88)
5. Draft Resolution No. 20-135 adopting General Plan Amendment (pgs. 89-92)
6. Amendment to the Zoning Map Designation (pg. 93)
7. Amendment to the General Plan Land Use Designation (pg. 94)
8. Final Mitigated Negative Declaration (pgs. 95-617)
9. Development plans (pgs. 618-652)

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