



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: December 11, 2007
SUBJECT: Tentative Parcel Map No. 69807
APPLICANT: Hopkins Real Estate Group
Attn: Dana Haynes
17461 Derian Ave., No. 106
Irvine, CA 92614
REQUEST: To create three (3) new parcels from one (1) existing parcel at the South Bay Pavilion
PROPERTY INVOLVED: 20700 S. Avalon Boulevard

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Graber
		Vice Chair Hudson			Saenz
		Cannon			Verrett

Item 11A

I. Introduction

Date Application Received

- August 27, 2007: Tentative Parcel Map No. 69807

Applicant

- Hopkins Real Estate Group
Attn: Dana Haynes
17461 Derian Ave., No. 106
Irvine, CA 92614

Property Owner

- Hopkins Real Estate Group
Attn: Dana Haynes
17461 Derian Ave., No. 106
Irvine, CA 92614

Project Address

- 20700 S. Avalon Boulevard

Project Description

The applicant, Hopkins Real Estate Group (HREG), is proposing a subdivision for the South Bay Pavilion, which would create a total of three (3) parcels from one (1) existing parcel. The subdivision would create separate parcels for the Washington Mutual bank, Tony Roma's restaurant, and South Bay Pavilion shopping center. The proposed subdivision is part of the planned development for the South Bay Pavilion, which is maintained and controlled through a reciprocal easement agreement (REA). The subdivision is summarized in Table 1.

TABLE 1 : PROJECT SUMMARY

PARCEL	SIZE (ACRES)	DESCRIPTION
1	12.26	Contains main mall and parking areas
2	0.15	Washington Mutual Bank
3	0.29	Tony Roma's Restaurant
TOTAL	12.70	

II. Background

Current Use of Project Site

- The mall property is divided into several contiguous parcels which collectively operate as the South Bay Pavilion regional mall. The South Bay Pavilion was built in 1972 and was originally named Carson Mall. The total site is approximately 70.9 acres. The gross building area for the mall is 931,000 square feet, which includes three (3) department stores, approximately 100 indoor tenant

spaces, and four (4) existing stand-alone buildings. Additionally, three (3) freestanding buildings totaling 37,000 square feet were approved in 1991, but never built. The major department stores are Sears, JCPenney, and IKEA. The applicant, Hopkins Real Estate Group (HREG), recently purchased the indoor mall section which includes the smaller tenant spaces from Sears to IKEA. HREG also owns the Tony Roma's building and other areas along Avalon Boulevard and Leapwood Drive. HREG received Redevelopment Agency approval on May 4, 2004, to renovate the South Bay Pavilion (DOR No. 831-03) which is currently undergoing those renovations. Upon completion, the total building area will be 1,025,000 square feet.

Previously Approved Discretionary Permits

- On October 22, 1991, the Planning Commission approved Variance No. 353-91 for the reduction of the required side and rear yard setbacks for the 57,000 square foot IKEA warehouse/office building, which brings the total size of the IKEA building to 206,500 square feet (Resolution No. 91-1418).
- On November 5, 1991, the Redevelopment Agency approved Design Overlay Review No. 547-91 to renovate the mall. Also included were three (3) new building pads (10,000 square feet, 12,000 square feet, and 15,000 square feet) along Avalon Boulevard and Dominguez Street for future tenants.
- On November 5, 1991, the Redevelopment Agency approved Design Overlay Review No. 548-91 for the IKEA department store (Resolution No. 91-36). The project included the addition of 57,000 square feet of warehouse/office building bringing the total size of the IKEA building to 206,500 square feet.
- On September 22, 1992, the Planning Commission approved Variance No. 364-92 for the IKEA monument signs and flagpoles (Resolution No. 92-1466).
- On September 22, 1992, the Planning Commission approved Variance No. 365-92 for a 70-foot high pylon sign for the South Bay Pavilion located at the corner of Avalon Boulevard and Dominguez Street (Resolution No. 92-1465).
- On May 4, 2004, the Redevelopment Agency approved Design Overlay Review No. 831-03 for renovations and additional building area, bringing the total building area for the South Bay Pavilion to 1,025,000 square feet. Modification No. 2 will modify DOR No. 831-03.
- On July 27, 2004, the Planning Commission approved Modification No. 1 to DOR No. 831-03 for the sign program for the South Bay Pavilion.
- On October 11, 2004, the City Council approved the General Plan land use designation change of the South Bay Pavilion from Regional Commercial to Mixed Use-Residential.

- On April 26, 2005, the Planning Commission approved Modifications No. 2, 3, and 4 to DOR No. 831-03, for the Chili's restaurant building, Washington Mutual Bank building, and various improvements to the main mall building.
- On June 28, 2005, the Planning Commission recommended approval of Zone Change Case (ZCC) No. 148-05, to apply the Mixed Use Residential Overlay District on the South Bay Pavilion. The zoning would be changed from CR-D (Commercial, Regional – Design Overlay) to CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay). The City Council approved the first reading for the zone change on July 19, 2005, and the second reading on August 2, 2005. The zone change went into effective September 1, 2005.
- On August 9, 2005, the Planning Commission approved Tentative Parcel Map No. 62572 for the subdivision of three (3) parcels into six (6). The subdivision was for the Target property, Chili's restaurant, and South Bay Pavilion pylon sign.

Public Safety Issues

- The South Bay Pavilion has its own security team that patrols the mall. Major code enforcement issues have not been reported by the City's Public Safety Division.

III. Analysis

Location/Site Characteristics/Existing Development

- The project site includes those properties between Del Amo Boulevard to the north, Leapwood Avenue to the east, Dominguez Street to the south, and Avalon Boulevard to the west, except for the gas station on the southeast corner of Avalon Boulevard and Del Amo Boulevard. This property is part of the reciprocal easement agreement (REA) which covers the shopping center. The REA covers the responsibilities of maintaining the parking area, landscaping, and common areas, and grants easements for vehicular access to and from the site.
- To the north of the South Bay Pavilion is a shopping center, Del Amo Park, and single-family residences; to the east are the El Cordova apartments and light manufacturing; to the south are offices, retail, automotive repair, and a hotel; to the west are restaurants, offices, a carwash, and retail uses.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay). Properties to the south and west are in the CR-D (Commercial, Regional – Design Overlay) zone; to the north are properties zoned CR-D and OS; to the northeast is an apartment complex in the RM-25 (Residential, Multifamily – 25 Units Per Acre) zone; and to the east and southeast are properties zoned ML (Manufacturing, Light).
- The subject property is designated under the General Plan Land Use as Mixed Use Residential. Properties to the south and west are designed as Regional

Commercial; to the north are properties designated as Regional Commercial and Open Space; to the northeast is an apartment complex designated for High Density Residential; and to the east and southeast are properties designated as Light Industrial.

- The subject property and all surrounding properties south of Del Amo Boulevard, except for the apartment complex to the northeast, are within Redevelopment Project Area 1, adopted in 1971.

Applicable Zoning Ordinance Regulations

The proposed subdivision is subject to the requirements of the City's Subdivision Ordinance and the Subdivision Map Act.

Required Findings: Tentative Parcel Map

Pursuant to Section 66474 of the Government Code, a city shall deny approval of a tentative map if any of the following findings can be made:

- a) That the proposed map is not consistent with applicable general and specific plans in Section 65451.
- b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c) That the site is not physically suitable for the proposed type of development.
- d) That the site is not physically suitable for the proposed density of development.
- e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably fish and wildlife or their habitat.
- f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g) That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large, access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternative easements for access of use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The proposed tentative parcel map would create a total of three (3) parcels from one (1) existing parcel. The total area is 12.70 acres and is part of the planned development commonly referred to as the South Bay Pavilion, which covers a total of 70.9 acres. The proposed subdivision and all properties included in the South Bay Pavilion are subject to a reciprocal easement agreement (REA) which maintains the security for the mall and maintenance of the common areas and parking lots.

The proposed map, including design and improvements of the proposed subdivision will be consistent with the Land Use Element of the General Plan which currently designates the properties for Mixed Use Residential.

The design of the subdivision and its proposed improvements will not cause serious public health problems since the proposed project is an improvement of an existing regional commercial shopping center.

There will be adequate street access and traffic capacity as indicated in the traffic study prepared for the mall renovation. Access for the parcels will be provided on Avalon Boulevard. to the west, Dominguez Street to the south and Leapwood Avenue to the east. Further access is located on Del Amo Boulevard to the north, Leapwood Avenue to the east, and Dominguez Street to the south via the internal driveways of the South Bay Pavilion.

IV. Discussion

The proposed subdivision will create individual parcels for the Washington Mutual bank and Tony Roma's restaurant, which according to Tentative Parcel Map No. 69807 are for finance and conveyance purposes only. According to Section 9135.1 of the Carson Municipal code (CMC), a planned development need not meet the minimum lot area requirement of 20,000 square feet. The subject parcel is part of a planned development for the South Bay Pavilion and all common areas, including parking and driveways, are regulated by a reciprocal easement agreement (REA) administered by the property owners and mall management.

As discussed above, the subject property has received previously approved discretionary permits. Those permits have been acted upon and construction has been completed, with exception to the tenant spaces on the western portion of the mall south of Sears and north of Panera Bread and Big 5. Those tenant spaces are expected to be complete in the coming weeks. All offsite improvements, including street trees and center medians, have been installed to meet the conditions of those previous approvals. Since no new development is proposed, there is no need to require additional onsite and offsite improvements with this subdivision.

V. Environmental Review

The Mitigated Negative Declaration approved by the Planning Commission on March 23, 2004, covers this Modification No. 1 to DOR 03-09-831. No significant impacts will occur upon approval of the sign program.

VI. Recommendation

That the Planning Commission:

- **APPROVE** Tentative Parcel Map No. 69807 subject to the Conditions of Approval; and
- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING TENTATIVE PARCEL MAP NO. 69807 FOR THE SUBDIVISION OF ONE (1) EXISTING PARCEL INTO THREE (3) PARCELS LOCATED AT 20700 S. AVALON BOULEVARD."

VII. Exhibits

1. Proposed Resolution
2. Development Plans (under separate cover)

Prepared by: _____
John F. Signo, AICP, Senior Planner

Reviewed and Approved by: _____
Sheri Repp, Planning Manager

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