



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION:

December 14, 2010

SUBJECT:

Amendment to Specific Plan No. 10-05 and Amendment to Carson Marketplace Development Agreement

APPLICANT:

Carson Marketplace, LLC
4350 Von Karmen Ave. #200
Newport Beach, CA 91660

REQUEST:

Set a public hearing on the amended Specific Plan. No. 10-05 Carson Marketplace (The Boulevards at South Bay) and the Development Agreement.

PROPERTY INVOLVED:

168 acres located southwest of the San Diego Freeway (I-405), north of Avalon Boulevard interchange, east of Main Street and north and south of Del Amo Boulevard

COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Park			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

Item No. 10A

I. Introduction

The applicant is proposing an amendment to Carson Marketplace Specific Plan No. 10-05 and an amendment to the accompanying Development Agreement. The approved specific plan allows up to 1,550 residential units and 1,995,125 sq. ft. of commercial uses in three districts comprising approximately 168 acres. Copies of the existing and proposed plans and documents will be delivered at the Planning Commission meeting to allow adequate time for review prior to the public hearing.

II. Background

The Carson City Council approved the Carson Marketplace Specific Plan on February 8, 2006 and approved the Development Agreement on March 6, 2006. An Environmental Impact Report (SCH #2005051059) which evaluated the impacts of the development, was certified by the Carson Redevelopment Agency on February 8, 2006. The Carson Marketplace Specific Plan was adopted by ordinance. Therefore, pursuant to state law, the specific plan has the same effect as a zoning ordinance. The regulations concerning permitted uses, height, density, setbacks and other design standards supersede the zoning code for the area governed by the Specific Plan.

The approved specific plan allows 1,550 residential units and 1,995,125 sq. ft. of commercial use divided into three districts. District 1 is a 31 acre site located south of Del Amo Blvd. The specific plan allows 1,300 units (400 apartments and 900 condominiums) and 150,000 sq. ft. of commercial use. The commercial use could be either horizontally or vertically integrated with the residential use. The current development plan shows approximately 25,800 square feet of commercial area on the southwest corner of Del Amo Boulevard and Lenardo Drive, 400 apartments in a building located on the southeast corner of Del Amo Boulevard and Lenardo Drive and up to 900 condominium units on the area south of Del Amo Boulevard and east of Main Street. There will be parking on the first level as DTSC will not allow ground floor residential use. District 2 has 126 acres and the specific plan allows 1,795,125 square feet of commercial development including a hotel.

The current plan proposes 1,235,000 square feet of commercial use. Districts 1 and 2 are located on a former landfill, CalCompact. The State Department of Toxic Substances Control (DTSC) is the responsible agency for the remediation of the landfill. District 3 has 11 acres and is allowed 250 residential units and 150,000 square feet of commercial use. It is located on the north side of Del Amo Boulevard and is not a part of the former landfill. The applicant has not submitted a more updated plan for this area.

The City Council approved the Carson Marketplace Development Agreement on March 21, 2006. The development agreement is a contract entered into between the city and the developer, the principal purpose of which is to negotiate and to establish the development regulations that will apply to the subject property during the term of the agreement and to establish the conditions to which the development will be



subject including, without limitation, a schedule of impact fees. The development agreement also specifies the permitted uses, density height and other standards for the project. The Carson Marketplace Development Agreement refers to the Carson Marketplace Specific Plan for the regulatory limitations on the use of the property. The specific plan and development agreement will require amendments to be internally consistent.

The interchange at I-405 and Avalon Boulevard is being reconfigured by the City and Caltrans at the current time as a separate but related project. There will be a direct connection into the Boulevards at South Bay site from the south bound exit to Avalon Boulevard. There will be a northbound entrance added on the east side of Avalon Boulevard and there will be improvements made to the northbound Avalon exit and the northbound I-405 entrance at Avalon Boulevard. These improvements are expected to be completed in December, 2011.

III. Analysis

The amended Specific Plan changes the name of the project from Carson Marketplace to the Boulevards at South Bay so there will less confusion as to the name of the project.

The major change in the amended Specific Plan concerns the designation of Lenardo Drive as a public street instead of a private street. Lenardo Drive is the main street that connects the property to the I-405 freeway and Avalon Boulevard. Caltrans typically requires the streets that connect to an interchange be public. The Engineering Services Division indicates that the preferred approach would be to designate the street for public purposes and has so advised Caltrans of this intent.

Other amendments to the Specific Plan include open space, landscaping, walls and fences, lighting, bike lanes and road standards. These changes are all highlighted in the amended Specific Plan. Additional discussion on the proposed changes will be presented at the January 23, 2010 public hearing. The Planning Commission will be asked to provide a recommendation to the City Council on the proposed amendments to the specific plan and development agreement.

IV. Environmental Review

An Environmental Impact Report (EIR) (SCH NO. 2005051059) was certified by the Carson Redevelopment Agency on February 8, 2006. The Redevelopment Agency also adopted also adopted a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program. The amendments proposed do not increase any of stated impacts in the EIR.

V. Recommendation

That the Planning Commission set the public hearing for the amended Specific Plan No. 10-05 and amended Development Agreement for January 25, 2010.

VI. Exhibits (provided under separate cover)

1. Proposed Amended Carson Marketplace Specific Plan
2. Carson Marketplace Development Agreement
3. Proposed Amendment to the Carson Marketplace Development Agreement

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Approved by: Sheri Repp
Sheri Repp Loadsmān, Planning Officer

CK: SP10-05