



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 11, 2011

SUBJECT: General Plan Amendment No. 1424-10
Zone Change Case No. 163-10

APPLICANT: Carson Redevelopment Agency
One Civic Plaza Drive, Suite 500
Carson, CA 90745

REQUEST: Amend the General Plan land use designation from Low Density Residential to General Open Space and change the zoning designation from RS (Residential, Single-Family) to OS (Open Space)

PROPERTY INVOLVED: 21208 Shearer Avenue

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. 11-A

I. Introduction

Date Application Received-October 5, 2010

- General Plan Amendment No. 1424-10 and Zone Change Case No. 163-10

Property Owner & Applicant

- Carson Redevelopment Agency
One Civic Plaza Dr. Suite 500
Carson, CA 90745

Project Address

- 21208 Shearer Avenue, Carson, CA 90745

Project Description

- In October 1991, the Carson Redevelopment Agency (RDA) acquired the 16,844 square foot property. It is the intent of the RDA to develop the property as a passive city park. In order to do so, an amendment to the General Plan to change the land use designation from Low Density Residential to General Open Space, and a zone change to change the zoning designation from RS (Residential, Single-family) to OS (Open Space) is required.

II. Background

Current Use

- The project site is vacant and zoned for single-family residential development.

Previously Approved Discretionary Permits

- There are no previously approved discretionary permits for this property.
- On December 7, 2010, the city's Redevelopment Agency approved a contract with the Agency and AHBE Landscape Architects for the design and construction oversight of a neighborhood passive park at the subject location (Exhibit No. 5 staff report attached). The tentative schedule is as follows:
 - Schematic alternatives by January 14, 2011
 - Consultant delivers 100% schematic design by February 14, 2011
 - Tentative date for community meeting, February 28, 2011
 - Construction documents finalized by April 28, 2011
 - Project Bidding: May 4, 2011 to July 5, 2011
 - Construction period: July 28, 2011 to July 28, 2012
 - Project Completed by July 28, 2012



Public Safety Issues

- After consulting with the Public Safety Department it was determined that there is no zoning code enforcement case associated with the project site.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject property is vacant and located at 21208 Shearer Avenue.
- Residential uses surround the subject property.
- The lot is 16,844 square feet or 0.39 acres.
- The subject site is abutted to the north by the Gardner Street alignment. The Gardner Street alignment is not developed as a street and will be vacated. A lot line adjustment will be processed to correct the property lines due to the street vacation. The city's Public Works Division will be initiating a "notice of intent to vacate." Upon completion of the street vacation and lot line adjustment in compliance with CMC Section 9114.2, staff will present the General Plan Amendment and Zone Change Case to City Council for adoption.

Zoning/General Plan/Redevelopment Area Designation

- The subject property is zoned RS (Residential, Single-Family) and the surrounding properties share the same zoning.
- The subject property has a General Plan land use designation of Low Density Residential.
- The subject site is within the Consolidated Redevelopment Project Area.

Required Findings: General Plan Amendment

State law requires compatibility between the General Plan and land use zoning classifications. The proposal to change the General Plan land use designation to General Open Space is consistent with the proposed OS (Open Space) zoning district. The proposed change would also be compatible with existing residential uses surrounding the property and would be appropriate in meeting the RDA's intent of creating a passive city park. Staff can support the proposed change based on the findings in the resolution.

Required Findings: Zone Change Case

Pursuant to CMC Section 9172.12, the Planning Commission is required to formulate a written recommendation to the City Council, which includes the reasons for the recommendation and the relationship of the proposed ordinance to the General Plan.

The General Plan currently designates the site for Low Density Residential. The zoning for the site is RS (Residential, Single-Family). The proposed zone change to OS will be consistent with the General Plan designation of General Open Space.

The proposed project is also consistent with several goals and policies of the General Plan Open Space and Conservation Element:

- *Goal: Enhancement of Carson's open space resources*



- *Policy: Preserve and enhance the existing open space resources in Carson*

Issues of Concern

Staff does not anticipate any issues of major or significant concern as a result of the proposed General Plan Amendment and Zone Change Case.

IV. Environmental Review/Environmental Finding

Pursuant to Section 15061(b)(3), of the California Environmental Quality Act (CEQA) Guidelines, a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. After careful review and consideration of the above CEQA provisions staff has determined with certainty that the direct and in-direct results of the proposed project will not have a significant effect on the environment. Therefore, the activity is not subject to CEQA.

Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No. _____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CARSON GENERAL PLAN AMENDMENT NO. 1424-10 AND ZONE CHANGE CASE NO. 163-10 FOR THE PROPERTY LOCATED AT 21208 SHEARER AVENUE."

V. Exhibits

1. Resolution
2. Amendment to the Zoning Map Designation
3. Amendment to General Plan Land Use Designation Map
4. Proposed Ordinance No. 11-1463
5. 2004 General Plan Open Space and Conservation Element/Chapter 8
6. Redevelopment Agency Staff Report dated December 7, 2010

Prepared by: _____
Zak Gonzalez II, Planner

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

Approved by: _____
Sheri Repp, Planning Officer



**CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON RECOMMENDING APPROVAL
TO THE CITY COUNCIL OF GENERAL PLAN
AMENDMENT NO. 1424-10 AND ZONE CHANGE CASE
NO. 163-10 FOR THE PROPERTY LOCATED AT 21208
SHEARER AVENUE**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY
FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. An application was duly filed by the Carson Redevelopment Agency with respect to real properties described in Exhibit "A" attached hereto and located at 21208 Shearer Avenue, Carson, California. The request includes the following:

- General Plan Amendment (GPA) No. 1424-10 to amend the General Plan land use designation from Low Density Residential to General Open Space; and
- Zone Change Case (ZCC) No. 163-10 to change the zoning from RS (Residential, Single-Family) to OS (Open Space).

Section 2. A public hearing was duly held on January 11, 2011, at Carson City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said hearing.

Section 3. The Planning Commission finds that:

- a) The proposed Open Space land use designation for the 0.39-acre property is compatible with the surrounding single family residential area. The intended use of the property as a passive city park would serve as a recreational amenity for the surrounding neighborhood and eliminate the underutilized property.
- b) The proposed project is consistent with the Open Space and Conservation Element goals and policies. The project site is located north of 213th Street and east of Main Street. The surrounding major and local roadways have adequate capacity to handle traffic levels for a passive city park.
- c) The proposed project is consistent with the Land Use Element goals for open space. Future development plans will be reviewed and approved by

the Planning Division at a later date to ensure that the project is well designed and aesthetically pleasing.

- d) State law requires compatibility between land use zoning classifications and the General Plan. The proposal to amend the zoning district to OS is consistent with the proposed General Plan land use designation of General Open Space.
- e) The Open Space and Conservation Element indicates that the city should preserve and enhance the existing open space resources in Carson. Changing the land use designation of said property from Low Density Residential to General Open Space will contribute to the future supply of passive park open space land upon the site's future development.

Section 4. Pursuant to Carson Municipal Code Section 9172.13, the Planning Commission is required to formulate a written recommendation to the City Council which includes the reasons for the recommendation and specification of relationship of the proposed ordinance to the General Plan. The California Government Code requires consistency between the Zoning Ordinance and the General Plan.

The proposed zone change from RS to OS, as shown in Exhibit "B", for 0.39 acres is warranted due to the following primary findings:

1. The proposed zone change will be consistent with the General Plan land use designation of General Open Space.
2. The proposed zone change would be compatible with the surrounding single family residential uses.
3. The proposed zone change is consistent with the General Plan Open Space and Conservation Element goals and policies for preserving and enhancing the open space resources in Carson.

Section 5. Based on the Environmental Finding, the Planning Commission further finds that the proposed General Plan amendment and zone change will not have a significant effect on the environment; therefore the activity is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.

Section 6. Based on the aforementioned findings, the Planning Commission recommends to the City Council that the General Plan Land Use Element be amended to change the designation of certain property as legally described in Exhibit "A" and shown in Exhibit "B", attached hereto, from Low Density Residential to General Open Space and recommends approval of Zone Change Case No. 163-10.



Section 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

PASSED, APPROVED AND ADOPTED THIS 11TH DAY OF JANUARY, 2011.

CHAIRMAN

ATTEST:

SECRETARY



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

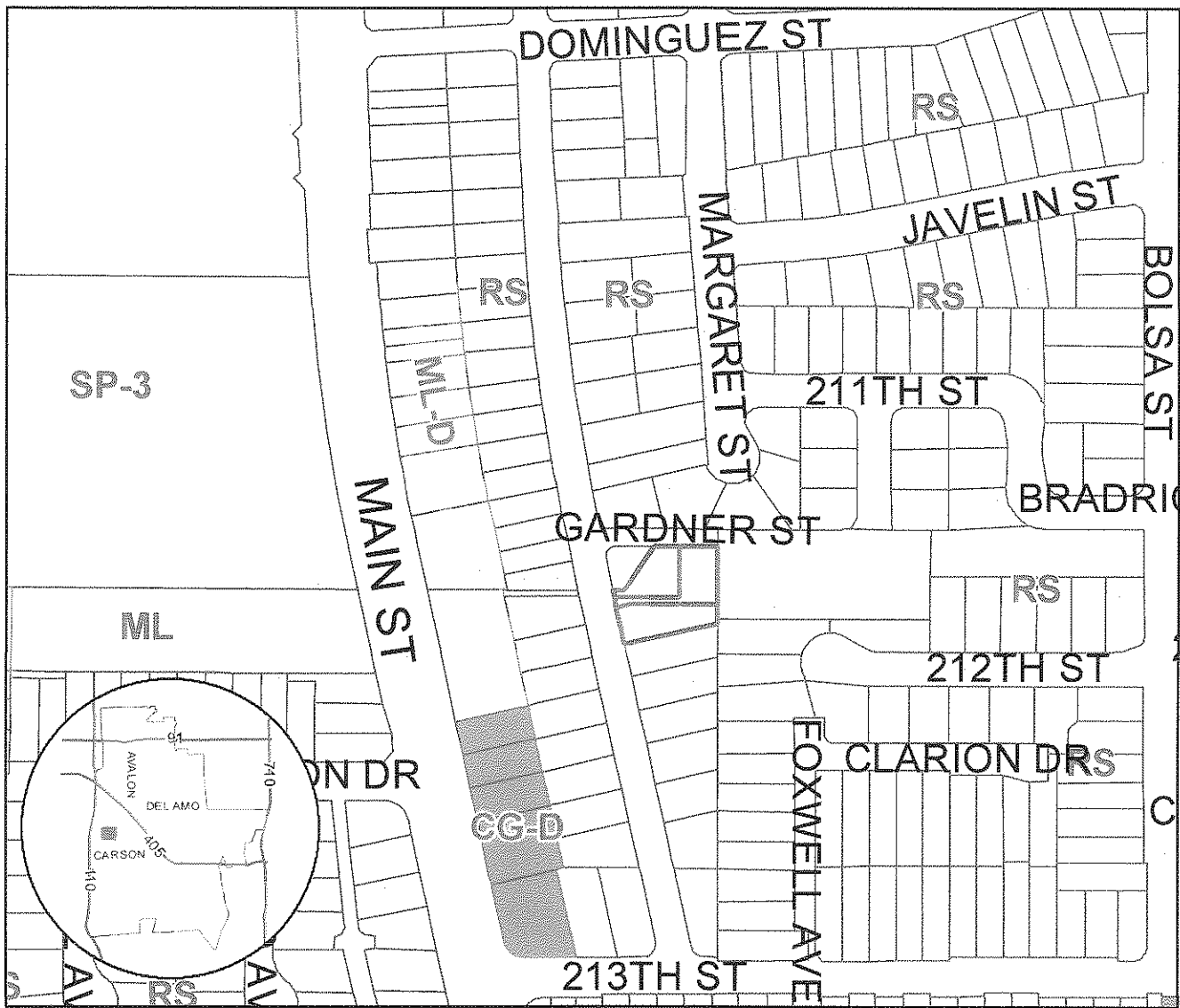
PARCELS 1, 2, AND 3, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 20380, FILED IN BOOK 227, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7334-003-903,904,905

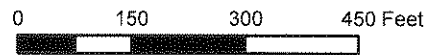


AMENDMENT TO THE ZONING MAP DESIGNATION

Zone Change Case No. 163-10



The site, as shown above, is currently designated as follows:



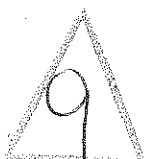
ZONING MAP: Residential, Single Family

It is proposed that the site be amended to the following:

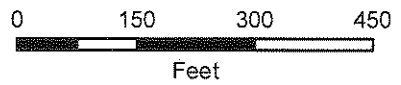
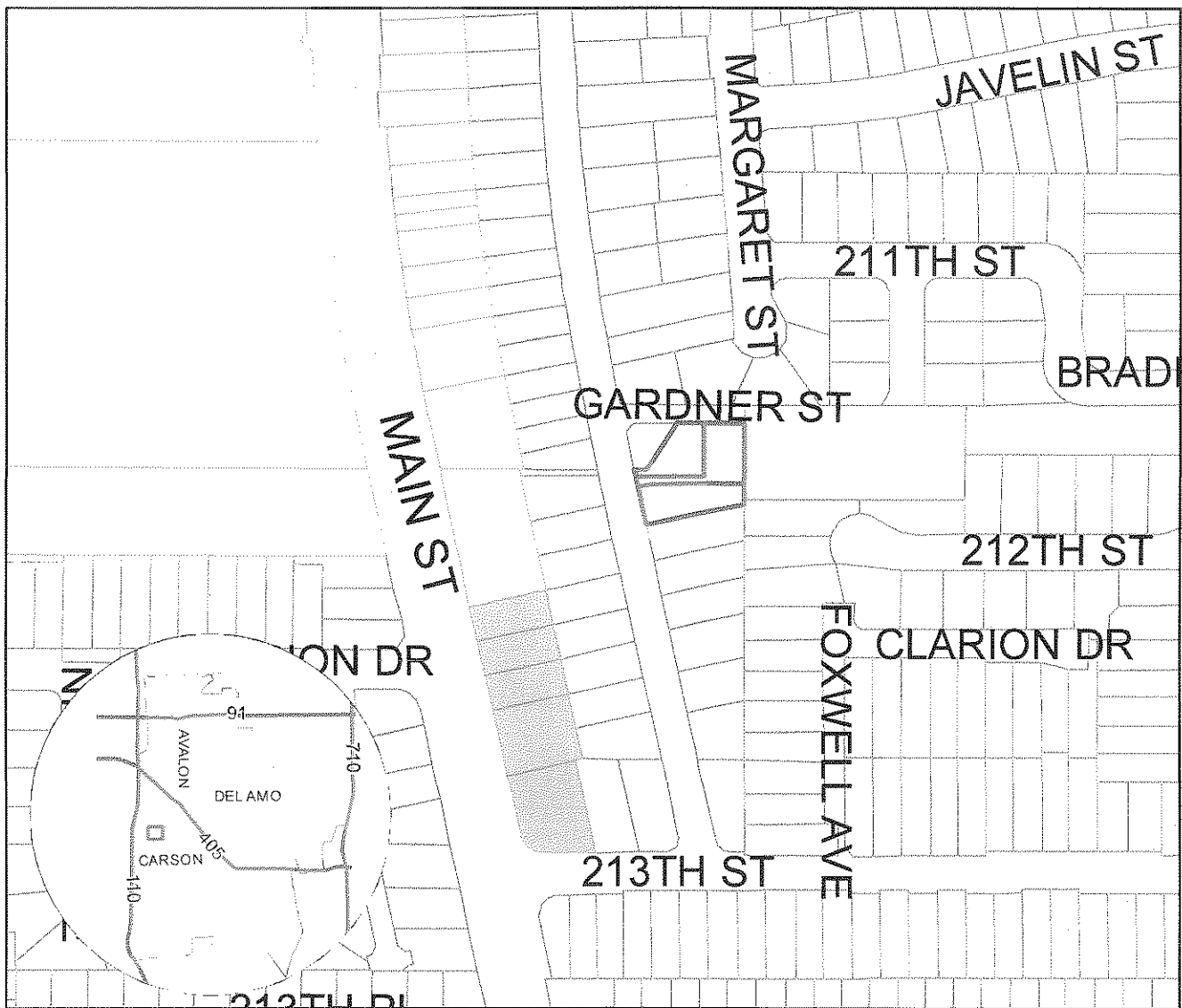
ZONING MAP: Open Space

ADDRESS

21208 Shearer Avenue
Carson CA, 90745



AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION
General Plan Amendment No. 1424-10



The site, as shown above, is currently designated as follows:

GENERAL PLAN LAND USE MAP: Low Density

It is proposed that the site be amended to the following:

ZONING MAP: General Open Space

ADDRESS

21208 Shearer Avenue
Carson CA, 90745



PROPOSED ORDINANCE NO. 11-1463

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING ZONE CHANGE CASE NO. 163-10, CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTY LOCATED AT 21208 SHEARER AVENUE (APNS: 7334003903, 7334003904 & 7334003905) FROM RS TO OS

THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, HEREBY ORDAINS AS FOLLOWS:

Section 1. The applicant, Carson Redevelopment Agency (CRA), has filed an application for Zone Change Case No. 163-10, proposing to change the zoning designation of certain property from RS (Residential Single Family) to OS (Open Space). The 0.39-acre site is located on the east side of Shearer Avenue east of Main Street and north of 213th Street. The project site includes the following Assessor's Parcel Numbers: 7334-003-903, 7334-003-904 and 7334-003-905.

Section 2. On January 11, 2011, pursuant to Government Code Section 65855, which requires the zoning map to be consistent with the General Plan land use designation, the Planning Commission held a duly noticed public hearing and recommended that the City Council approve Zone Change Case No. 163-10 in order to amend the zoning of said property from RS (Residential Single Family) to OS (Open Space), and approve General Plan Amendment No. 1424-10 to change the land use designation of said property from Single Family Residential to General Open Space.

Section 3. Upon completion of the street vacation and lot-line-adjustment for Gardner Street abutting the subject property to the north, the City Council is anticipated to approve the General Plan amendment to change the land use designation from Single Family Residential to General Open Space.

Section 4. The City Council hereby finds that the amendment to the Zoning Map will be consistent with the General Plan and the adopted goals and policies of the City, upon its concurrent amendment in compliance with California Government Code Section 65850.

Section 5. The zone change for the property described and illustrated in Exhibit "A" and "B," respectively has been determined to not be subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(b) (3) of the CEQA Guidelines. The Council finds that the zone change will not have a significant effect on the environment. No further environmental review is necessary.



Section 6. The Zoning Map of the city of Carson, California, as adopted by Section 9114.1 of the Carson Municipal Code, is hereby amended by changing the zoning designation of the property referred to in Section 1 to OS (Open Space) and said map shall have noted thereon "Amended on _____, 2011."

Section 7. The City Clerk shall certify to the adoption of this Ordinance and shall transmit copies of the same to the applicant.

PASSED, APPROVED AND ADOPTED THIS _____ DAY OF _____, 2011.

MAYOR

ATTEST:

CITY CLERK

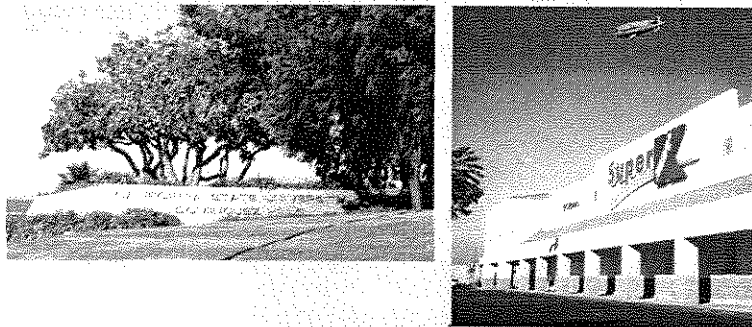
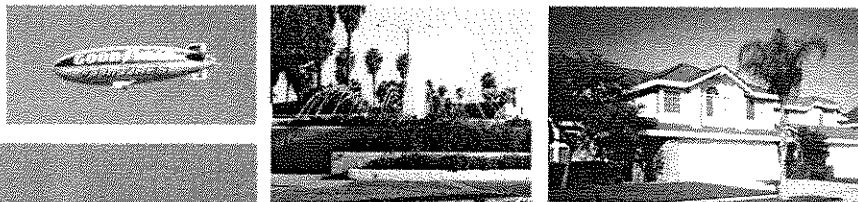
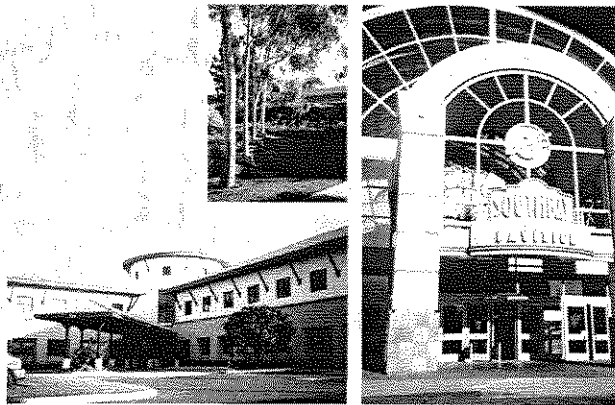
APPROVED AS TO FORM:

CITY ATTORNEY



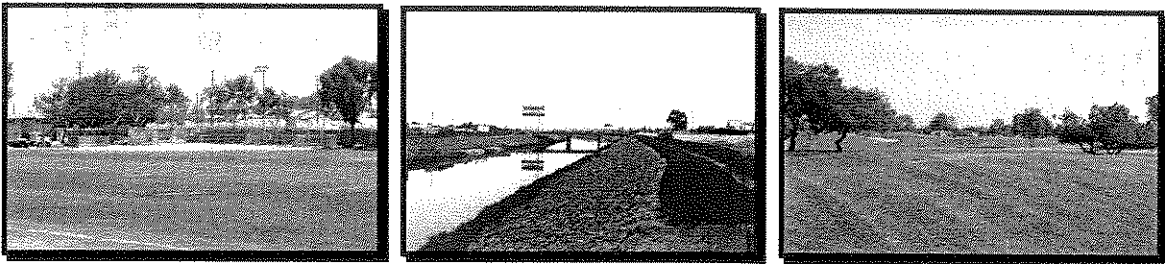
CHAPTER 8

OPEN SPACE AND CONSERVATION ELEMENT



CHAPTER 8

OPEN SPACE AND CONSERVATION ELEMENT



GUIDING PRINCIPLE

The City of Carson is committed to conserving and enhancing its key natural features and resources, including, but not limited to, trees and vegetation, open space, water, and other natural resources. To this end, the City shall continue promoting environmental awareness and practices to protect these resources.

1.0 INTRODUCTION

At one time, Carson had ample accessible open spaces and natural resources within its boundaries. During the Rancho period in California history, vast herds of cattle freely roamed the Dominguez Rancho, of which the City of Carson is a part. The area had a rich endowment of natural resources: abundant potable groundwater, prime agricultural soils, a mild and healthful climate, and oil. However, these open space areas and resources began to diminish as the City grew and the region urbanized. As the area population grew, economics dictated that the most profitable use of land was not for agricultural production but rather development.

2.0 STATE LAW REQUIREMENTS

The California State Government Code mandates that all general plans include both an open space and a conservation element. The open space and conservation elements complement one another due to the overlap in State requirements and the inter-relationship of issues within each element. This is particularly true in Carson, which no longer has abundant open space and undeveloped natural resources. It is therefore important to focus on the conservation of the City's remaining resources



and open spaces. For these reasons, the Open Space and Conservation Elements have been combined in the Carson General Plan.

2.1 OPEN SPACE ELEMENT

Government Code Section 65302(e) stipulates that a general plan include an open space element. The contents of the open space element are identified in Government Code Section 65560 as follows:

“(b) Open space land is any parcel or area of land or water which is essentially unimproved and devoted to an open space use...and which is designated on a local, regional or state open space plan as any of the following:

- (1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life...*
- (2) Open space used for the managed production of resources, including but not limited to...agricultural lands... areas required for recharge of ground water basins...and areas containing major mineral deposits, including those in short supply.*
- (3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes...and areas which serve as links between major recreation and open space reservations, including utility easements...trails, and scenic highway corridors.*
- (4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soils areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.”*

The intent of the open space element is to assure that cities “recognize that open space land is a limited and valuable resource which must be conserved wherever possible” and “will prepare and carry out open space plans which, along with state and regional open space plans, will accomplish the objectives of a comprehensive open space program.” (Government Code Section 65562.)

2.2 CONSERVATION ELEMENT

Government Code Section 65302(d) requires that the general plan include a conservation element for the “conservation, development, and utilization of natural resources including water and its hydraulic force...soils, rivers and other waters...wildlife, minerals, and other natural resources. That portion of the



conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared... The conservation element may also cover:

- The reclamation of land and waters.
- Prevention and control of streams and other waters.
- Regulation of the use of land in...areas required for the accomplishment of the conservation plan.
- Prevention, control, and correction of the erosion of soils, beaches, and shores.
- Protection of watersheds.
- The location, quantity and quality of the rock, sand and gravel resources.
- Flood control.”

3.0 SUMMARY OF FINDINGS

3.1 OPEN SPACE

The City’s open space is comprised of Recreational Open Space which includes parks and a public golf course and General Open Space which consists of utility transmission corridors, drainage and flood control facilities (i.e., Dominguez Channel, Compton Creek and Wilmington Channel), the Blimp Port. The various forms of open space within the City and the associated current acreage is summarized in Table OSC-1, Open Space in Carson, below.

**Table OSC-1
Open Space in Carson**

Type of Open Space	Approximate Acreage
Recreational Open Space <ul style="list-style-type: none"> • Parks • Victoria Public Golf Course 	153 162
General Open Space <ul style="list-style-type: none"> • Blimp Port • Drainage Courses and Utility Transmission Corridors 	30 254
TOTAL	599

In addition to the above, substantial open space is incorporated into street medians and parkways throughout the City. Also, public schools in the City include approximately 197 acres, of which about 60 percent or 118 acres are open space. Finally, California State University Dominguez Hills (CSUDH) has 125 acres of existing and planned recreational open space (including the planned 85-acre National Training Center).





There are also other areas in Carson which contain temporary open space. These areas are designated for a variety of uses other than Recreational and/or General Open Space. They include the Dominguez Public Golf Course, which is designated for General Commercial use on the Land Use Policy Map, and closed landfills which have not yet been fully remediated.

3.1.1 OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

The Government Code requires that open space for the preservation of natural resources be incorporated into the General Plan. Such resources include areas required for the preservation of plant and animal life, areas of ecological and other scientific study value, rivers, streams, bays and estuaries, coastal beaches, and lake shores. The only such area identified within Carson is the lake within the Carson Village Mobilehome Park. This lake, covering approximately 17 acres, provides habitat for a variety of plants and small animals.

3.1.2 OPEN SPACE FOR THE PRODUCTION OF RESOURCES

In Carson, open space used for the production of resources includes agricultural lands and areas used for the production and management of oil and petroleum products.

Excluding small agricultural areas along the utility transmission corridors, there are approximately 62 acres of property within the City which are under agricultural production. Under the Zoning Ordinance, agricultural uses are permitted within the Residential - Agricultural, General Commercial, and Open Space zones. While agricultural production is not a significant factor in the City's economy, agriculture does offer a positive contribution to the City's inventory of open space.

As discussed later in this Element, portions of Carson are located within the Dominguez and Wilmington Oil Fields. As a result, there are large areas of the City devoted to the management and production of oil and petroleum products. These areas are designated Heavy Industrial on the Land Use Policy Map due to the nature of activities associated with these uses. These areas have been approved for approximately 4.7 million square feet of commercial and industrial development. That development was underway as of adoption of this Element. Continued buildout will proceed based on market factors.

3.1.3 OPEN SPACE FOR OUTDOOR RECREATION

As discussed in the Parks, Recreation and Human Services Element, the recreational land in the City totals 315 acres (including Victoria Park and Victoria Golf Course, both County facilities). The City's target for the ratio of park acres to population is four acres per 1,000 population. The current ratio of park acres to population is 3.5 acres per 1,000 (counting the Victoria Golf Course). However, this ratio does not take into account the joint use of public school athletic fields or the Dominguez Golf Course (designated General Commercial). If these facilities are included, the City meets its target parkland-to-population ratio.





Because the City is virtually built-out and vacant land (other than closed landfills which require remediation) is scarce, opportunities for new park development are limited. In addition to the joint use of public school facilities and commercial recreational uses, existing open space in the City which may be suitable for recreation purposes include: utility transmission corridors, areas along the banks of drainage channels, and closed landfills (after appropriate remediation).

Additional information regarding outdoor recreation can be found in: Sections 3.2, Circulation, and 3.12, Parks and Recreation, in the Existing Conditions Report; and Chapter 9, Parks, Recreation and Human Services Element in this General Plan.

3.14 OPEN SPACE FOR PUBLIC HEALTH AND SAFETY

“Open space for public health and safety,” is defined as those “areas which require special management or regulation because of hazardous or special conditions.” There are four types of special management areas in Carson:

- Utility Corridors. In order to protect the health and safety of the public, these underground utility and overhead electric transmission corridors are severely constrained for human habitation or employment by law. Nevertheless, within these constraints, many of the utility corridors within the City are suitable for use as greenbelts, mini parks, recreation trails, and open space commercial uses such as wholesale nurseries and growing grounds.
- Landfills. The 15 closed landfills in Carson are severely restricted by State and Federal regulations. Of those closed landfills, eight have been remediated to varying degrees (e.g., properly capped, appropriate collection systems installed, etc.). The remaining landfills are either vacant and unremediated or are used as golf courses.
- Flood Control Channels. The primary purpose of flood control channels is the conveyance of water. However, the Dominguez Channel levees can also be used as recreational trails, with suitable improvements and off-levee connections.
- Earthquake Fault Zones. The Avalon-Compton Fault Zone occupies a small area in the northeastern area of the City. A site-specific geotechnical report is required for construction within 1/8 mile on either side of the Fault Zone.

Additional information regarding open space for public health and safety can be found in: Sections 3.4, Geologic Hazards, and 3.7, Hazardous Materials, of the Existing Conditions Report; and Chapters 2, Land Use Element, and 6, Safety Element, of this General Plan.



4.0 PLANNING ISSUES, GOALS, POLICIES AND IMPLEMENTATION

The acronyms listed below are used for the implementation measures:

- RA/D: Responsible Agency/Division
- FS: Funding Source
- TF: Time Frame

ISSUE: ENHANCEMENT OF CITY OPEN SPACE

Enhanced landscaping and improved maintenance of Carson’s public areas is important to the community. Consideration should be given to the promotion of community gardens and/or passive recreational areas, median treatments in strategic locations, and the aesthetic enhancement of existing open space areas.

Goal: OSC-1: Enhancement of Carson’s open space resources.

Policies: OSC-1.1 Preserve and enhance the existing open space resources in Carson.

OSC-1.2 Maintain existing landscaping along the City’s major streets and expand the landscaping program along other arterial streets throughout the community.

OSC-1.3 Require that adequate, usable and permanent private open space is provided in residential developments.

OSC-1.4 Require access between open space and recreation areas and adjacent developments, where appropriate.

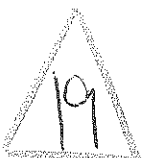
OSC-1.5 Utilize electric transmission and other utility corridors for greenbelt and recreational uses where appropriate.

See also the Goals and Policies in Chapter 2, Land Use Element, of this General Plan.

Implementation Measures:

OSC-IM-1.1 Work with other South Bay cities and the County to create and implement a plan to: (1) enhance Dominguez Channel with landscaping and walking and bicycle trails, and (2) provide landscaping along Compton Creek. *(Implements OSC-1.1)*

RA/D: Parks and Recreation, Public Works, Planning and Environmental Services, Los Angeles County Department of Public Works





FS: General Fund, and Regional, State and Federal Funds/Grants

TF: Ongoing

OSC-IM-1.2 Preserve areas of open space which, if developed, could pose a threat to the health, safety and welfare of the community. To this end, work with the County, the Los Angeles Department of Water and Power, and Southern California Edison to conserve and maintain existing flood control facilities and electric transmission corridors within the City. *(Implements OSC-1.1)*

RA/D: Public Works, Planning

FS: General Fund

TF: Ongoing

OSC-IM-1.3 Create and implement a plan to secure access to and develop utility corridors for greenbelt, recreational, and agricultural uses. *(Implements OSC-1.1 and OSC-1.5)*

RA/D: Parks and Recreation, Planning

FS: General Fund, State and Federal Funds/Grants

TF: Ongoing

OSC-IM-1.4 Require landscaping of graded areas along public rights-of-way concurrent with project development to minimize erosion and enhance the visual aspects of the community. *(Implements OSC-1.1 and OSC-1.2)*

RA/D: Planning

FS: Developers

TF: During review of proposed development projects

OSC-IM-1.5 Examine the potential of extending special median treatments along important arterials, including, but not limited to: Central Avenue (between Turmont Street and University Drive), Wilmington Avenue (between University Drive and Del Amo Boulevard), and along Avalon Boulevard (where right-of-way allows and medians do not presently exist). *(Implements OSC-1.2)*

RA/D: Public Works, Planning

FS: General Fund, Development Fees

TF: Ongoing

OSC-IM-1.6 Develop a program to provide parkway landscaping along the edges of important arterials in order to buffer land uses and improve the streetscape. Arterials to be



considered include but are not limited to: University Drive and Avalon Boulevard. *(Implements OSC-1.2)*

RA/D: Public Works, Planning
FS: General Fund, Development Fees
TF: Before adoption of the next update of the City's Capital Improvement Program after adoption of this General Plan Element

OSC-IM-1.7 Require street trees and appropriate landscaping in both residential and non-residential areas. To this end, review and amend, as necessary, the landscape standards contained in the City's Zoning Ordinance. *(Implements OSC-1.2)*

RA/D: Planning
FS: General Fund, Property Owners
TF: Ongoing

OSC-IM-1.8 Periodically review Zoning Ordinance provisions to ensure that open space requirements for private development adequate to meet the goals of the City. *(Implements OSC-1.3)*

RA/D: Parks and Recreation, Planning
FS: General Fund, Property Owners
TF: Ongoing

OSC-IM-1.9 Through the development review process, ensure that new developments have access to open space and/or recreation areas, where feasible. *(Implements OSC-1.4)*

RA/D: Parks and Recreation, Planning
FS: General Fund, Property Owners
TF: Ongoing

OSC-IM-1.10 Update the City's Bicycle Master Plan to enhance opportunities for access to open space and/or recreation areas. *(Implements OSC-1.4)*

RA/D: Parks and Recreation, Public Works, Planning
FS: General Fund, State and Federal Funds/Grants
TF: Within three years after adoption of the General Plan





City of Carson Report to Redevelopment Agency

December 7, 2010
New Business Consent

SUBJECT: CONSIDER AWARD OF A CONTRACT BETWEEN THE CARSON REDEVELOPMENT AGENCY AND AHBE LANDSCAPE ARCHITECTS FOR THE DESIGN AND CONSTRUCTION OVERSIGHT OF A NEIGHBORHOOD PASSIVE PARK AT 21208 SHEARER AVENUE (PROJECT AREA NO. 4)

Submitted by Clifford W. Graves
Economic Development General Manager

Approved by Jerome G. Grooms
Executive Director

I. SUMMARY

On September 2, 2010, a Request for Proposals (RFP) was distributed to qualified landscape architects for the design of a passive park on the 0.39 acre property located at 21208 Shearer Avenue (Site) (Exhibit No. 1). After a thorough evaluation of the proposals received, staff recommends entering into a consultant contract (Contract) with AHBE Landscape Architects (AHBE) for the design of a passive park. The Contract will be effective until construction of the park is completed in the summer of 2012. AHBE will provide its services for a fee of \$140,672.00.

II. RECOMMENDATION

TAKE the following actions:

1. AWARD the consultant contract for the design and construction oversight of a passive park at 21208 Shearer Avenue to AHBE Landscape Architects in the amount of \$140,672.00.
2. AUTHORIZE the Agency Chairman to execute the consultant contract following approval as to form by the Agency Counsel.

III. ALTERNATIVES

1. MODIFY and APPROVE the consultant contract as the Agency Board deems appropriate.
2. TAKE another action the Agency Board deems necessary.

IV. BACKGROUND

The Agency originally intended to sell the Site to a residential builder. However, a series of environmental investigations led to the discovery of soil contamination which made a residential development on the Site unfeasible. Soil contamination was caused by illegal dumping prior to the Agency's acquisition of the Site from the County of Los Angeles. In 2006 the Carson Redevelopment Agency (Agency) completed its environmental remediation efforts and began the process of having the Regional Water Quality Control Board (RWQCB) designate the allowable land use as passive park use. The RWQCB, serving as the oversight agency, issued a Site closure

letter in August of 2010 authorizing the Agency to develop the Site as a passive park. Pursuant to the terms of the closure letter, the Site cannot be developed as anything other than a passive park.

The Agency distributed an RFP on September 2, 2010 for design of the passive park. Based on qualifications, the RFP was sent to the following five landscape architects:

- AHBE Landscape Architects – Culver City, CA
- Borthwick Guy Bettenhausen, Inc. – Irvine, CA
- IMA – Newport Beach, CA
- Site Design Studio – Tustin, CA
- TCLA, Inc. – Irvine, CA

As part of the RFP, consultants were required to submit conceptual plans for its proposed designs. On September 30, 2010 proposals were received from three out of the five firms and were carefully evaluated by staff. Respondents are listed below:

- AHBE
- Borthwick Guy Bettenhausen, Inc.
- TCLA, Inc.

Based on its experience and its proposed concept for the passive park, AHBE is recommended for the project. AHBE will refine its concept during the design process, which will be monitored by staff.

Staff recommends entering into a Contract with AHBE for design of the passive park. The entire design and construction process is estimated to take 18 months. Pursuant to the Contract, AHBE will offer its services for a not-to-exceed amount of \$140,672.00.

V. FISCAL IMPACT

Funds for this project are included in the proposed FY 2010/11 Redevelopment Agency budget in the amount of \$140,672.00 in account no. 56-70-710-003-6005.

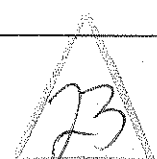
VI. EXHIBITS

1. Vicinity map. (pg. 4)
2. Contract agreement by and between the Carson Redevelopment Agency and AHBE Landscape Architects. (pgs. 5-22)

Prepared by: Amelia Soto, Redevelopment Project Analyst
sf:Rev061902

Reviewed by:

City Clerk	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>



Action taken by Redevelopment Agency

Date _____ Action _____