



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 22, 2011

SUBJECT: Extension of Time for Design Overlay Review No. 1295-08 and Conditional Use Permit No. 703-08

APPLICANT/OWNER: Carson Valley, LLC
Attn: James Chen, Point Center Financial, Inc.
7 Argonaut
Alisa Viejo, CA 92656

REQUEST: A one-year time extension to facilitate development of a mixed-use business park with 265,000 square feet of light industrial, office and retail space located in the ML-ORL (Manufacturing Light, Organic Refuse Landfill) zoning district.

PROPERTY INVOLVED: 20630 S. Figueroa Street

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			

I. **Introduction**

The applicant is requesting a one-year time extension for Design Overlay Review No. 1295-08 and Conditional Use Permit No.703-08 pursuant to CMC Sections 9172.21 & 9172.23. The property is located at 20630 S. Figueroa Street and zoned ML-ORL (Manufacturing Light, Organic Refuse Landfill).

II. **Background**

On January 12, 2010, the Planning Commission adopted a minute resolution extending the approval of DOR No. 1295-08 and CUP No. 703-08 to February 17, 2011. On November 25, 2008, the Planning Commission held a public hearing to consider said entitlements and recommended approval to the Carson Redevelopment Agency and City Council to permit the construction of a mixed-use business park with 265,000 square feet of light industrial, office and retail space. The Carson Redevelopment Agency approved DOR No. 1295-08 and the City Council approved CUP No. 703-08 on February 17, 2009.

III. **Analysis**

The applicant/owner obtained the necessary entitlement approvals meeting CMC requirements. However, due to current market difficult credit financial conditions the applicant is requesting that the Planning Commission extend the DOR and CUP permit for an additional year to February 22, 2012 to complete the development process.

Pursuant to Section 9172.23(I)(2) of the CMC, extensions shall not be granted for more than a total of one (1) year unless a public hearing is held and approval granted in the same manner and based upon the same criteria as for the issuance of a new permit.

IV. **Recommendation**

That the Planning Commission:

- **APPROVE** the extension of time for Design Overlay Review No. 1295-08 and Conditional Use Permit No. 703-08 until February 22, 2012; **and**
- **ADOPT** a minute resolution extending the approval to February 22, 2012

V. **Exhibits**

1. Letter from Applicant Requesting Extension of Time, Dated January 5, 2011
2. Redevelopment Agency Resolution No. 09-03
3. City Council Resolution No. 09-012




Prepared by:


Zak Gonzalez II, Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp-Loadsmán, Planning Officer



January 5, 2011

City of Carson, Planning Commission
I/C Economic Development Department/Planning Division
701 East Carson Street
Carson, CA 90745
ATTN: Zak Gonzalez II, Associate Planner


RE: APN: 7336-003-030; Extension of Time Application
Conditional Use Permit No. 703-08;
Design Overlay Review Permit No. 1295-08

Dear Honorable Planning Commissioners:

About one (1) year ago in January of 2010, Carson Valley, LLC requested and was granted by your Honorable Planning Commissioners for "Extension of Time Application" of the above subject permits at the subject property (The extension was granted until 2/17/2011). The reason for the extension was due to nationwide downturn of economy conditions and resulted in grid-lock of financial market. No construction financing could be found from major lending institutions. One year later, recent economy indicates some signals of recovery. However, on the real estate front and the construction financing availability, it shows very little or no improvements. Therefore, due to continuing difficulties on Financial Market and Commercial Real Estate business, we would like to request "Extension of Time" of the above two permits for one additional year to 2/17/2012. Your approval would be greatly appreciated.

Sincerely,

POINT CENTER FINANCIAL, INC.


James Chen
Director of Real Estate Development

RESOLUTION NO. 09-03

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, APPROVING DESIGN OVERLAY REVIEW NO. 1295-08 TO CONSTRUCT A MIXED-USE BUSINESS PARK WITH APPROXIMATELY 265,000 SQUARE FEET OF LIGHT INDUSTRIAL, OFFICE AND RETAIL SPACE ON PROPERTY LOCATED AT 20630 S. FIGUEROA STREET

The Redevelopment Agency of the city of Carson hereby finds, resolves and orders as follows:

Section 1. An application was duly filed by the applicant, The S.M. Coyne Company Inc., with respect to real property located at 20630 S. Figueroa Street, and described in Exhibit "A" attached hereto, requesting approval of Design Overlay Review No. 1295-08 from the Carson Redevelopment Agency for the development of a Mixed-Use Business Park with approximately 265,000 square feet of light industrial, office and retail space on 14.3 vacant acres. The property is located in the ML-ORL (Manufacturing, Light; Organic Refuse Landfill) zoning district and within Redevelopment Project Area 1.

The Planning Commission held a duly noticed public hearing on November 25, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given. At the conclusion of said meeting, the Planning Commission adopted Resolution No. 08-2241 recommending to the Carson Redevelopment Agency approval of Design Overlay Review No. 1295-08.

On February 17, 2009, the Carson Redevelopment Agency held a meeting to consider approval of Design Overlay Review No. 1295-08 as recommended by the Planning Commission.

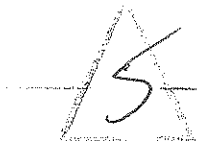
Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Redevelopment Agency finds that:

- A) The General Plan currently designates the site as Mixed-Use Business Park and the zoning designation is ML-ORL (Manufacturing, Light; Organic Refuse Landfill), which allows for the development of mixed-use business park uses. The proposed project is consistent with land use regulations associated with light manufacturing, office and retail uses and the proposed development will adhere to the goals and policies described in the Land Use Element of the General Plan. The site is surrounded by light industrial and residential uses.
- B) The design and architecture of the proposed development conforms to all the applicable design and development standards of the Zoning Ordinance. Furthermore, the site has been vacant for many years. The proposed development will serve to enhance the existing blighted parcel by providing quality design, site upgrades and land uses that will enhance the surrounding neighborhood. As such, the project is compatible with the existing and anticipated development of the area.
- C) Figueroa and Main Streets are major streets that can accommodate the proposed development. The proposed mixed-use business park is not expected to significantly increase traffic patterns to the subject site. Furthermore, the City's Traffic Engineer has reviewed the proposed project and has determined that the use will not create significant traffic impacts to the area circulation and that adequate street access and traffic capacity exist.

Exhibit 3

EXHIBIT NO. 2 -



- D) The project's signage will be submitted at a future date. All signage shall comply with the Carson Municipal Code.
- F) Pursuant to the Redevelopment Plan for Project Area 1, the proposed project will facilitate the redevelopment of a currently blighted, vacant lot and allow for the development of a new mixed-use business park, which will provide jobs to the community and showcase a new contemporary development. The proposed development is consistent with the general intent of the Redevelopment Plan for the area.
- G) The proposed office project will be consistent with the city's Land Use Element by providing the community with a mixed-use business park. Construction operations will comply with all city, county, and state requirements including best management practices to minimize impacts to adjacent properties.
- H) The proposed project is consistent with the Land Use Element goals and objectives.

Section 4. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332, In-Fill Development Projects, the proposed project is Categorical Exemption and will not have significant adverse effects on the environment.

Section 5. Based on the aforementioned findings, the Redevelopment Agency hereby approves Design Overlay Review No. 1295-08 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.


Section 6. The Secretary shall certify the adoption of this Resolution and shall transmit copies of the same to the applicant.

PASSED, APPROVED and ADOPTED this 17th day of February 2009.




Agency Chairman Jim Dear

ATTEST:



Agency Secretary Helen S. Kawagoe

APPROVED AS TO FORM:



Agency Counsel

[MORE]



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, Agency Secretary of the Redevelopment Agency, Carson, California, do hereby certify that the whole number of members of the Carson Redevelopment Agency is five; that the foregoing resolution, being Resolution No. 09-03 was duly and regularly adopted by said Agency at a regular meeting duly held on the 17th day of February, 2009, and that the same was passed and adopted by the following vote:

AYES:	AGENCY MEMBERS:	Chairman Dear, Gipson, Williams and Davis-Holmes
NOES:	AGENCY MEMBERS:	None
ABSTAIN:	AGENCY MEMBERS:	Santarina
ABSENT:	AGENCY MEMBERS:	None



Agency Secretary Helen S. Kawagoe

[MORE]



EXHIBIT A

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

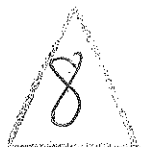
Parcel 4, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 62 Page 68 of Parcel Maps, in the Office of the County Recorder of said County.

Excepting from that portion included within Lots 38, 39 and 44 of Tract No. 6378, all oil, gas, hydrocarbon substances and other minerals in and under said land with the right to drill for, mine, extract, take and remove the same from any wells or shafts located on any land adjacent to the above described land without accounting to the Grantee for any rentals, royalties or proceeds from the sale of such minerals, as reserved in deed from Sunset Oil Company, recorded August 2, 1944 in Book 20925 Page 72 of Official Records.

Also except all oil, gas and other hydrocarbon substances and all other minerals in and under said land (except the South 350 feet of Lots 36 and 37), as reserved by Sunset Oil Company, a Corporation in deed recorded July 1, 1955 in Book 48230, Page 289 of Official Records and by Sunset International Petroleum Corporation, a Corporation in deed recorded July 20, 1960 in Book D-916 Page 193 of Official Records.

Also except from said land that portion lying within the lines of Lot 91 Tract No. 4671, all oil, gas, petroleum and other hydrocarbon substances which lie below a plane of 500 feet from the surface of said land as excepted in the deed from Del Amo Estate Company, a Corporation, recorded November 8, 1963 in Book D-2250 Page 748 of Official Records.

Assessor's Parcel Number 7336-003-030



RESOLUTION NO. 09-012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. 703-08 TO AUTHORIZE CONSTRUCTION OF A MIXED-USE BUSINESS PARK WITH 265,000 SQUARE FEET OF LIGHT INDUSTRIAL, OFFICE AND RETAIL SPACE ON PROPERTY LOCATED AT 20630 FIGUEROA STREET

THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

Section 1. An application was duly filed by the applicant, The S.M. Coyne Company Inc., with respect to real property located at 20630 Figueroa Street, and described in Exhibit "A" attached hereto, requesting approval to construct a Mixed-Use Business park with approximately 265,000 square feet of light industrial, office and retail space on a former landfill site in the ML-ORL (Manufacturing, Light; Organic Refuse Landfill) zone.

A public hearing was duly held by the Planning Commission of the City of Carson on November 25, 2008 at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting were duly given. At the conclusion of that meeting, the Planning Commission adopted Resolution No. 08-2241 recommending to the Carson City Council approval of Conditional Use Permit No. 703-08.

Public hearings were duly held by the Carson City Council on February 17, 2009 at 6:00 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of aforesaid meetings were duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the City Council at the aforesaid meeting.

Section 3. The City Council finds that:

- a) The General Plan designates the property as Mixed-Use Business Park use with which the proposed use is compatible. The proposed mixed-use business park will be complementary to the surrounding light industrial and residential uses and will be appropriate for the subject property. The proposed mixed-use business park meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations subject to compliance with the conditions of approval.
- b) The proposed development will be located on a 14.3 vacant acre property located off Figueroa and Main Streets. Figueroa and Main Street are considered major streets and have sufficient capacity and right-of-way improvements to accommodate the level of traffic generated by the proposed building.
- c) Adequate water supply shall be provided for fire protection. The applicant shall provide adequate driveway access, fire hydrants and fire flow. Appropriate conditions of approval are attached to ensure that the project will be served by adequate fire protection.
- d) The proposed use is subject to the requirements of Section 9141.12 - Uses Permitted on Organic Refuse Landfill Sites. Approval by the Building

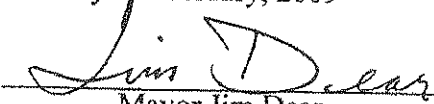
Official of a report submitted by the applicant, which shall provide and include plans for a protective system or systems designated to eliminate or mitigate the potential hazards and environmental risks associated with the proposed use, shall be required prior to issuance of any building permit(s) for the proposed mixed-use business park.

Section 4. Based on the aforementioned findings, the City Council hereby approves Conditional Use Permit No. 703-08 with respect to the properties described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 5. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

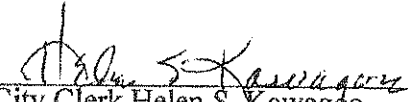
Section 6. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED and ADOPTED this 17th day of February, 2009



Mayor Jim Dear

ATTEST:

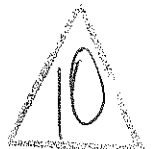


City Clerk Helen S. Kawagoe

APPROVED AS TO FORM:




City Attorney



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Helen S. Kawagoe, City Clerk of the City of Carson, California, do hereby certify that the whole number of members of the City Council is five; that the foregoing resolution, being Resolution No. 09-012 was duly and regularly adopted by said Council at a regular meeting duly and regularly held on the 17th day of February, 2009, and that the same was passed and adopted by the following vote:

AYES:	COUNCIL MEMBERS:	Mayor Dear, Gipson, Williams and Davis-Holmes
NOES:	COUNCIL MEMBERS:	None
ABSTAIN:	COUNCIL MEMBERS:	Santarina
ABSENT:	COUNCIL MEMBERS:	None



City Clerk Helen S. Kawagoe



EXHIBIT "A"

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

Parcel 4, in the City of Carson, County of Los Angeles, State of California, as per map recorded in Book 62 Page 68 of Parcel Maps, in the Office of the County Recorder of said County.

Excepting from that portion included within Lots 38, 39 and 44 of Tract No. 6378, all oil, gas, hydrocarbon substances and other minerals in and under said land with the right to drill for, mine, extract, take and remove the same from any wells or shafts located on any land adjacent to the above described land without accounting to the Grantee for any rentals, royalties or proceeds from the sale of such minerals, as reserved in deed from Sunset Oil Company, recorded August 2, 1944 in Book 20925 Page 72 of Official Records.

Also except all oil, gas and other hydrocarbon substances and all other minerals in and under said land (except the South 350 feet of Lots 36 and 37), as reserved by Sunset Oil Company, a Corporation in deed recorded July 1, 1955 in Book 48230, Page 289 of Official Records and by Sunset International Petroleum Corporation, a Corporation in deed recorded July 20, 1960 in Book D-916 Page 193 of Official Records.

Also except from said land that portion lying within the lines of Lot 91 Tract No. 4671, all oil, gas, petroleum and other hydrocarbon substances which lie below a plane of 500 feet from the surface of said land as excepted in the deed from Del Amo Estate Company, a Corporation, recorded November 8, 1963 in Book D-2250 Page 748 of Official Records.

Assessor's Parcel Number 7336-003-030

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