



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: March 27, 2012
SUBJECT: Workshop regarding a Modified Illustrative Site
Plan for the Boulevards at South Bay
Specific Plan No. 10-05
APPLICANT: Carson Marketplace LLC
REQUEST: Discuss the Modified Illustrative Site Plan for the
Boulevards at South Bay
PROPERTIES INVOLVED: 20400 Main Street

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

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

Item No. 10A

I. Introduction

The Specific Plan No. 10-05 for Boulevards at South Bay Mixed-use Project was approved on February 21, 2006 and amended on April 5, 2011. The majority of the Project Site, consisting of 157 acres, is located south of Del Amo Boulevard, east of Main Street, west of I-405/San Diego Freeway, while the remaining 11 acres are located north of Del Amo Boulevard. The 157 acre site was a former landfill.

The Specific Plan includes an approved illustrative site plan which shows the proposed uses and locations (Exhibit No. 2). It is a conceptual plan that was expected to change as the applicant evaluated market conditions, confirmed best development options and identified tenants. After years of focusing on remediation activities and waiting for market conditions to improve, the applicant is considering a change to the illustrative site plan to include an outlet mall. The purpose of this workshop is to share the preliminary concepts for the proposed outlet mall and to share the development expectations for the development of the entire site.

II. Background and Discussion

Background

The Boulevards at South Bay Specific Plan provides development standards and guidelines that allow for a potential mix of approximately 2 million square feet of commercial, retail and entertainment uses, a 300-room hotel and up to 1,550 residential units. An Environmental Impact Report was certified which evaluated project impacts and determined appropriate and feasible mitigation measures to support the development. The former Carson Redevelopment Agency provided financial assistance toward completion of various public improvements and the landfill remediation.

The Boulevards at South Bay Land Use Plan is designed to accommodate residential and commercial uses through the creation of three development districts and two land use categories: Commercial Marketplace (CM) and Mixed-Use Marketplace (MU-M) (Exhibit No. 1). The development districts and land use categories allow for a greater variety of land uses and customized development standards. Development District 1 has 31 acres and is located on the south side of Del Amo Boulevard between Main Street and I-405 (San Diego Freeway). It is designated for Mixed-use Marketplace (MU-M) and allows for 1300 residential units and 150,000 square feet of commercial use. Development District 2 is the remainder of the landfill property and has 126 acres. It is designated Commercial Marketplace (CM) and may contain regional commercial uses, entertainment and recreational uses, large scale commercial tenants and a hotel. Development District 3 is located north of Del Amo Boulevard and has 11 acres. It was designated for 250 residential units and 50,000 sq. ft. of commercial uses.

Currently, the illustrative site plan approved in 2011 (Exhibit No. 2) shows a 400 unit apartment building on the south side of Del Amo Boulevard, east of Stamps Drive and north of Lenardo Drive. Adjacent to the apartments are movie theaters. An



entertainment district with approximately 139,000 square feet consisting of the theaters, restaurants and shops was envisioned on both sides of Lenardo Boulevard connected by a pedestrian access over Lenardo Drive. Further south between Lenardo and the Freeway were regional commercial buildings. An hotel was planned for the south end of Lenardo Drive near the Avalon/I-405 Freeway.

The applicant has made significant progress on preparing the site for development and installation of remediate systems. The landfill remediation system including a gas collection system and liner in the parking areas is being installed. The groundwater treatment wells are also being installed. The Operation Center, which will house the equipment for the groundwater treatment, the gas collection system and the flares is also being constructed. It is expected that the Operation Center will be opened this summer. The applicant is working with the Department of Toxic Substances Control (DTSC) and city to allow for phasing of the development. The utilities including storm drains, public and private sewers, domestic, fire and reclaimed water lines have been installed. The electrical lines will be installed this spring.

In a separate but related project, the reconfigured interchange at Avalon and I-405 will be complete within the next two months. The roadway connection to the Boulevards at South Bay will remain closed until the new street is complete and access is needed to serve the new development. Staff will also be working with Caltrans to obtain authorization to upgrade the landscaping at the interchange to coordinate with the landscaping at the new development and to provide a better "gateway" treatment for the main access point into the Carson community.

Outlet Mall Concept

Due to changes in the economy, the applicant is considering changing the proposed uses on the east side of Lenardo Drive and adjacent to the freeway to an outlet mall, a collection of stores in which manufacturers sell their stock directly to the public. The residential located south of Del Amo Boulevard will likely be apartments. The movie theaters, restaurants and entertainment uses will be located on the west side of Lenardo Drive and placed in a central location.

The likely design option for the outlet mall would be to place the retail area above a podium with ground level parking located below and along the entire area between I-405 and Lenardo Drive. Alternatively, there may be two parking structures located on either end of the outlet mall. There would be approximately 685,000 sq. ft. of buildable area in the outlet mall. Similar to the original illustrative plan, pedestrian access would be provided over Lenardo Drive from the podium level of the outlet mall to the theaters. As currently envisioned, the total proposed square footage of commercial use will be 1,495,000 square feet, well below the maximum allowed of 1,995,125 square feet. The applicant is proposing 1,350 residential units, a reduction of 200 units from 1,550 allowed.

The Specific Plan has a process which allows minor modifications to the illustrative site plan and defines the allowable modifications. The Specific Plan defines a minor



modification as "an expansion or reduction of the net acreage covered by a given Development District within the Specific Plan by no more than 10 percent."

Minor modifications do not need a Specific Plan change and can be approved by the Planning Officer. The proposed modification adds 11 acres to Development District 2 (Exhibit No. 3). Development District 2 currently has 126 acres therefore the addition of 11 acres meets the definition of a minor modification. This would allow the expansion of the Development District by less than 10%. Although minor modifications do not have to be approved by the Planning Commission, the Planning Officer can refer the changes to the Planning Commission for review. Considering the importance of this project to the community, this concept for the modified illustrative plan is being presented to Planning Commission for input prior to any final consideration. The modified illustrative site plan will be submitted later this year.

Upcoming Activities

Carson Marketplace, LLC has been working with the city to establish Community Facility Districts (CFDs) to ensure the maintenance and operation of the landfill and to provide the one-time and on-going costs of providing and maintaining services for the project. The City Council will consider the establishment of CFDs for this project in April. Staff will be schedule the subdivision for the surface parcel (TTM No. 68889) to the Planning Commission for review in late spring. A community meeting will be planned for the summer to provide a status of the remediation activities and to discuss the proposed development.

III. Recommendation

That the Planning Commission:

- CONSIDER and DISCUSS the revised illustrative site plan;

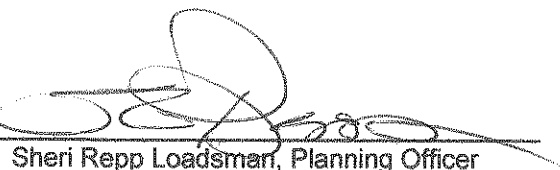
IV. Exhibits

1. Development District Map
2. Approved Illustrative Site Plan
3. Proposed Development District Map

Prepared by:


Chris Ketz, Contract Planner

Reviewed by:


Sheri Repp Loadsman, Planning Officer





Source: The Planning Center, 2009.

Figure 3.3a Development Districts

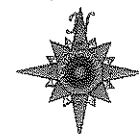
EXHIBIT NO. 1-



Source: Nadel Retail Architects, 2010.

Figure 4.0a Project Illustrative

EXHIBIT NO. 2 -



Modified Site Plan

EXHIBIT NO. 3 -