



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: May 8, 2012

SUBJECT: Workshop regarding Site Plan and Design Review for properties formerly in a Redevelopment Project Area and other areas in the city

APPLICANT: City of Carson

REQUEST: Discuss the applicability of requiring Site Plan and Design Review for certain industrial properties and properties formerly in a Redevelopment Project Area

PROPERTIES INVOLVED: Industrial properties and properties formerly in a Redevelopment Project Area

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### 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			

## **I. Introduction**

As a means of reviewing development proposals for consistency with the redevelopment plans, the Carson Redevelopment Agency adopted resolutions requiring most new development projects to be reviewed pursuant to Carson Municipal Code Section 9172.23 for Site Plan and Design Review. Pursuant to these resolutions, the Planning Commission conducted public hearings, made findings regarding the quality and consistency of the project to redevelopment goals and provided a recommendation to the Carson Redevelopment Agency. On February 1, 2012, the State required the dissolution of all redevelopment agencies in California, including our own. The elimination of the Carson Redevelopment Agency means there is no longer a requirement for Site Plan and Design Review unless a property is subject to CMC Section 9172.23 due to location within a Design Overlay designated area or a commercial zone (all commercial zones are subject to CMC Section 9172.23).

The result of not having Site Plan and Design Review for these properties makes the city susceptible to the development of unsatisfactory projects in terms of appearance and design, which would have a negative effect on the community. The Planning Commission should discuss reinstating the use of Site Plan and Design Review for these areas in order to achieve a higher level of development. The Planning Commission should also consider if other properties should be placed in a Design Overlay district by proceeding with a zone change to add the overlay district attached to the existing zone (i.e. ML-D).

## **II. Background**

In 1945, under the California Community Redevelopment Law, the State of California allowed cities to designate certain "blighted" areas in a redevelopment district to improve the health, safety, and general welfare. The city of Carson first established its redevelopment area in 1971 with establishment of RPA No. 1. Subsequently, RPA No. 2 was created in 1974 and RPA No. 3 in 1984. In 1996, RPA No. 2 would be merged with RPA No. 3 and inclusively called the Merged and Amended Redevelopment Project Area. In order to effectively control for design and development, the Carson Redevelopment Agency decided it was necessary to implement Site Plan and Design Review in redevelopment areas. On November 17, 1998, the Carson Redevelopment Agency adopted Resolution Nos. 98-44 and 98-45 establishing Site Plan and Design Review for developments in a redevelopment area. For developments having a valuation of less than \$50,000, approval may be granted the Planning Director. Developments valued at \$50,000 or more must go before the Planning Commission, which makes a recommendation to the Carson Redevelopment Agency.

On October 11, 2010, the City Council approved Ordinance No. 10-1459 adopting the 2010 Amendment to Redevelopment Plans merging Project Area No. 1, the Merged & Amended Project Area, and Project Area No. 4, and creating the Carson Consolidated Project Area. The prior resolutions establishing Site Plan and Design Review remained in effect.

It should be noted that RPA No. 4 established in 2002 was not subject to Site Plan and Design Review. However, many of the commercial properties in RPA No. 4 were and still are subject to Site Plan and Design Review because they are part of the Carson Street Master Plan and because the Carson Municipal Code (CMC) requires the higher level of review for any commercial property.

In 2011, Governor Jerry Brown proposed to do away with local redevelopment agencies so that the property tax that would otherwise go to redevelopment agencies would instead be captured by the State to help with its budget deficit. In December 2011, the State Supreme Court upheld the Governor's plan to end redevelopment and on February 1, 2012, all 400 redevelopment agencies throughout the State, including the Carson Redevelopment Agency, ceased to exist.

### III. Discussion

The dissolution of the Carson Redevelopment Agency has led to a number of consequences, including the end of Site Plan and Design Review for many industrial properties in a redevelopment area. These properties can be clustered and are generally located in the following areas:

- North of Walnut St., south of Alondra Blvd., east of Figueroa, and west of Avalon Blvd.
- North of Griffith St., south of Albertoni St., east of Broadway, and west of Main St.
- North of Torrance Blvd., south of Francisco St., east of Figueroa St., and west of Main St.
- Northwest of the intersection of Main St. and Lomita Blvd.
- North of Sepulveda Blvd., south of 223<sup>rd</sup> St., east of Avalon Blvd., and west of Wilmington Ave.
- North of Sepulveda Blvd., south of 223<sup>rd</sup> St., east of the Dominguez Channel, and west of the city boundary
- North of the 405 Freeway, south of Carson St., west of Alameda St., and east of Wilmington Ave.
- North of 213<sup>th</sup> St., south of Del Amo Blvd., west of Wilmington Ave., and east of Leapwood Ave./Chico St.

In terms of applying Site Plan and Design Review, the Planning Commission should be attentive to sensitive areas and priority corridors. The city should consider the design and type of industrial uses that should be allowed on major corridors or in close proximity to residences without the benefit of Site Plan and Design Review. In reviewing the Zoning Map, it is staff's opinion that certain industrial areas should be placed in a Design Overlay district, including:

- The area between Albertoni and Victoria Streets and Broadway and Main St.
- The area west of the Boulevards at South Bay generally located along Del Amo Blvd., Main St., Broadway, and Figueroa St.
- The area east of the South Bay Pavilion

- The area east of Wilmington Ave. between Carson St. and the 405 Freeway
- Properties on the south side of 223<sup>rd</sup> Street between Avalon Blvd. and Santa Fe Ave. and the "hole" property between 223<sup>rd</sup> Street and the 405 Freeway east of the Chevrolet/Hyundai dealership
- Properties on the east side of Avalon Blvd. between 223<sup>rd</sup> St. and the Scottsdale community
- Properties on the north side of Sepulveda Blvd. between Avalon Blvd. and Wilmington Ave.
- Industrial properties along Broad Ave. south of Sepulveda Blvd.
- Properties on the west side of Main St. and north side of Lomita Blvd.

It should be noted that the areas described above were subject to Site Plan and Design Review prior to the dissolution of redevelopment, with exception to properties south of 223<sup>rd</sup> Street (Watson Center South) owned by Watson Land Company, which had an owner participation agreement (OPA) with the Carson Redevelopment Agency. The OPA expired with the elimination of the Carson Redevelopment Agency. Staff is not advising that all of Watson Center South be included in a Design Overlay district; only those properties that front 223<sup>rd</sup> Street, Avalon Boulevard, and Sepulveda Boulevard. Those are major roads with residences across the street or in close proximity to industrial areas.

#### IV. Conclusion

The elimination of redevelopment has eliminated the city's ability to require Site Plan and Design Review for certain industrial properties. In order to protect the health, safety, and general welfare of the community, it is in the best interest of the city to reinstate Site Plan and Design Review in certain areas by including those areas in a Design Overlay district. This will facilitate development that is compatible with the existing and intended character of the area and help improve the appearance of the city.

#### V. Recommendation

That the Planning Commission:

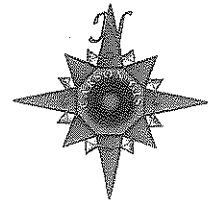
- CONSIDER and DISCUSS the information provided for in this workshop;
- DIRECT staff to proceed with a zone change to include certain properties in a Design Overlay district.

#### VI. Exhibits

1. Zoning map
2. Map showing industrial properties formerly in a redevelopment area and subject to Site Plan and Design Review

Prepared by: \_\_\_\_\_

John F. Signo, AICP, Senior Planner  
Sheri Repp Loadsman, Planning Officer



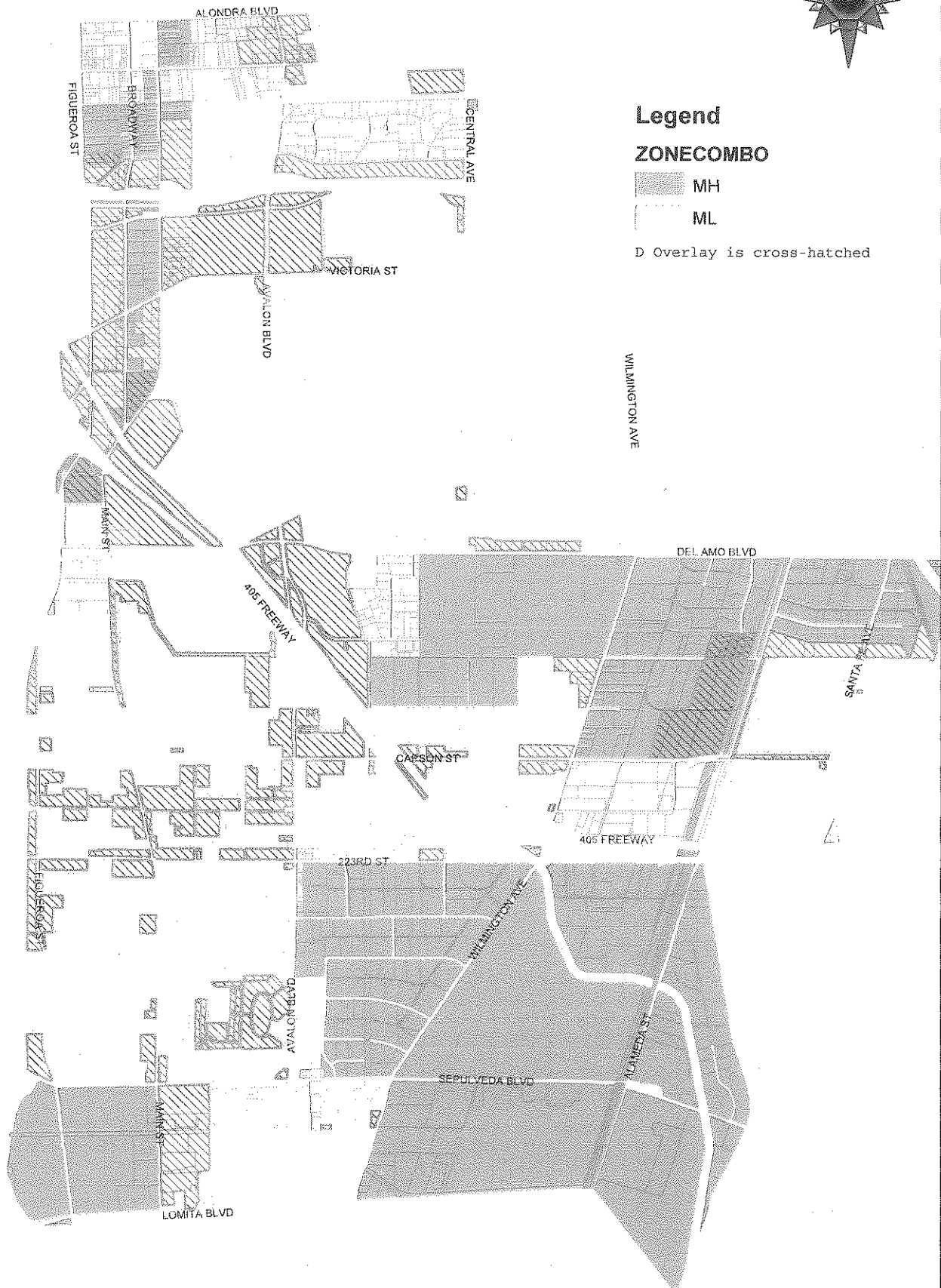
## Legend

### ZONECOMBO

MH

ML

D Overlay is cross-hatched



MH and ML and D Overlay