



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: February 28, 2017

SUBJECT: Design Overlay Review No. 1631-16

APPLICANT: Chas Fisher of Cypress Equities

REQUEST: To permit the remodel of the existing Sears building within SouthBay Pavilion Mall by demising the existing floor area into four retail spaces, updating the exterior façade, and minor landscape improvements, located in the CR-MUR-D (Commercial, Regional Mixed Use Residential – Design Overlay) zoning district

PROPERTY INVOLVED: 20700 S. Avalon Boulevard, 90746

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Diaz			Mitoma
		Vice-Chairman Madrigal			Pimentel
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

I. Introduction

Applicant

Chas Fisher of Cypress Equities
8343 Douglas Avenue, Suite 200, Dallas, TX 75225

Property Owner

Seritage SRC Finance LLC
489 Fifth Avenue, 18th Floor, New York, NY 10017

Project Address

20700 S. Avalon Blvd., Carson, CA 90746

Project Description

The applicant is proposing Design Overlay Review (DOR) No. 1631-16 to permit the remodel of the existing Sears building within SouthBay Pavilion Mall by demising the existing floor area into four retail spaces, updating the exterior façade, and minor landscape improvements.

II. Project Site and Surrounding Land Uses

SouthBay Pavilion Mall is an existing regional mall with an existing gross leasable area of 1,035,483 SF with 4,640 parking spaces that is anchored by Target, IKEA, Sears, JCPenney, Cinemark Theater and a mix of 83 specialty stores and restaurants. The properties included in the mall are part of a Reciprocal Easement Agreement (REA) which covers the entire property. The REA includes provisions for common driveways, parking, and maintenance requirements.

III. Analysis

Staff is requesting a continuance of this item to March 14, 2017 to allow staff additional time to continue the discussions with the applicant for a potential site for City's Transit Center within the proposed site. Currently, all City buses stop at the south side of Del Amo Boulevard east of Avalon Boulevard to allow transfers between buses. This arrangement is not ideal and there maybe an opportunity to improve it prior to approval of this project. This improvement would require the applicant and the City to agree on size and location of the Transit Center on the applicant's property. The applicant has agreed to this continuance; however, they have stated that a long delay could impact their deliverables to the future tenants. The applicant has further stated that accommodating the City's request for a transit center would result in reduction of parking spaces which would require approval of all the participants of the REA for the mall.

IV. Public Notice

Public notice was posted to the project site on February 8, 2017. Notices were mailed to property owners and occupants within 300 feet by February 16, 2017. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

V. Recommendation

That the Planning Commission:

- **CONTINUE** Design Overlay Review No. 1631-16 to permit the remodel of the existing Sears building within SouthBay Pavilion Mall by demising the existing floor area into four retail spaces, updating the exterior façade, and minor landscape improvements for a property located at 20700 S. Avalon Boulevard to **March 14, 2017**.

VI. Exhibits

1. None

Prepared by: Ethan Edwards, AICP, Contract Planner