

ORDINANCE NO. 10-1459

AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, (1) AMENDING THE REDEVELOPMENT PLANS FOR PROJECT AREA NO. 1, THE MERGED AND AMENDED PROJECT AREA, AND PROJECT AREA NO. 4 TO MERGE THE RESPECTIVE PROJECT AREAS TO CREATE THE CARSON CONSOLIDATED PROJECT AREA, AND (2) APPROVING AN EXTENSION AND RE-INSTATEMENT OF AGENCY EMINENT DOMAIN AUTHORITY OVER NON-RESIDENTIALLY ZONED PROJECT AREAS, AND (3) ADDING ONE PROJECT TO THE CAPITAL IMPROVEMENT PROJECTS LIST FOR PROJECT AREA NO. 1.

WHEREAS, the Carson Redevelopment Agency (Agency) is a community redevelopment agency duly created, established and authorized to transact business and exercise its powers, all under and pursuant to the California Community Redevelopment Law (Part 1 of Division 24, commencing with Section 33000, of the Health and Safety Code of the State of California) (CRL); and

WHEREAS, since its activation, the Agency Board has to date adopted three redevelopment project areas (collectively, the Existing Plans) as follows: Redevelopment Project Area No. 1 adopted in 1971; the Merged and Amended Project Area most recently amended in 1996; and Redevelopment Project No. 4, adopted in 2002; and

WHEREAS, in 1971 the City Council of the city of Carson (City) adopted and established Redevelopment Project Area No. 1 (Project Area No. 1), which covered approximately 635 acres primarily in the City's center. In 1975, 1984, and 1996, Project Area No. 1 was expanded by a combined total of 1,000 acres to include the Carson Street corridor, refinery operations, and a portion of northwest Carson. Project Area No. 1 is configured generally in the shape of an "L", with its vertical extension bounded by Alondra Boulevard on the north, Figueroa Street on the west, Main Street on the east; and its horizontal extension bounded by Del Amo Boulevard on the north, Carson Street on the south, Figueroa Street on the west, and Wilmington Avenue on the east. Project Area No. 1 includes a mix of residential, commercial and industrial uses; and

WHEREAS, the Merged and Amended Project Area was adopted in 1996, bringing together the redevelopment plans for Redevelopment Project Area No. 2 (Project Area No. 2) and Redevelopment Project Area No. 3 (Project Area No. 3), and adding the northeast corner of Sepulveda Boulevard and Alameda Street to the project. The Merged and Amended Project Area contains an estimated 1,430 acres and covers portions of east and south Carson along Carson Street, Alameda Street, 223rd Street, Avalon Boulevard, Sepulveda Boulevard, Lomita Boulevard, Wilmington Avenue, and Main Street. Project Area No. 2 was originally adopted in 1974 and later amended to add territory in 1982, and 1996. Project Area No. 2 contains approximately 730 acres and includes a 500-acre business park, residential neighborhoods, and various commercial, industrial and public properties. The other component of the Merged and Amended Project is Project Area No. 3, which was originally adopted in 1984 and amended in

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