



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED WORKSHOP: July 14, 2009

SUBJECT: Design Overlay Review No. 1294-08; General Plan Amendment No. 86-08; and Zone Change No. 160-08

APPLICANT: Gaudenti Partnership
2215 North Gaffey Street
San Pedro, CA 90731

REPRESENTATIVE: Dan Withee and Ricky De La Rosa
2251 West 190th Street
Torrance, CA 90504

REQUEST: To review and comment on a development, general plan amendment and zone change for a potential residential apartment

PROPERTY INVOLVED: 20301 South Main Street

COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Graber
		Vice-Chair Saenz			Park
		Brimmer			Schaefer
		Brown			Verrett
		Gordon			

I. **Introduction**

The Planning Commission held a workshop on June 23, 2009 to discuss and comment on Design Overlay Review (DOR) No. 1294-08, General Plan Amendment (GPA) No. 26-08, and Zone Change (ZC) No. 160-08. At that time, the applicant, Gaudenti Partnership requested a continuance of the workshop in order to conduct additional research and provide the Planning Commission with additional information.

The purpose of this workshop is for the Planning Commission to provide comments and direction to the applicant so an appropriate choice of action can be determined. Additional information may be provided by the applicant during the workshop.

II. **Background**

Since the workshop discussion held on June 23, 2009, staff has provided the following additional information.

The property site and surrounding area has been involved in an Exclusive Negotiating Agreement (ENA) with the Carson Redevelopment Agency and a private developer since May 2008. An ENA typically occurs when there is a private developer interested in proposing a possible project and agency assistance is requested or potentially required. An ENA provides a developer security in that the Agency will not engage in third party negotiations, seek other proposals or provide assistance for the interested area. The ENA also provides the developer with time to research and seek an Owner Participation Agreement (OPA) with private property owners within their interested area. The current ENA includes a majority of the city's Mixed-Use Business Park area. The ENA includes the area north of Torrance Boulevard, west of Main Street, east of Figueroa Street, and south of the 405 Freeway. (Exhibit No. 1)

The existing ENA is set to expire in May 2011 and is also allowed two 60-day extensions. An ENA can be terminated by the developer if the potential project is no longer feasible or of interest. An ENA can also be terminated by the developer or the city if either party does not comply with the ENA.

Affordable Housing

The Southern California Association of Government's (SCAG) housing allocation for the city of Carson was a total of 1,182 units. The allocation of 1,812 units is broken down into four categories as follows: 461 very low income households, 287 low income households, 307 moderate income households, and 757 above moderate income households.

The applicant is proposing 197 units with a range of sale prices or rents from \$650 to \$1,950. The household size expected is singles and families of four. With the information provided by the applicant, the city anticipates the 30 affordable housing units to meet the low income and moderate income levels. Affordable

housing income levels are released quarterly by the Department of Housing and Community Development, therefore there is a possibility the anticipated affordability levels may change once the units are ready for occupancy.

III. Analysis

The city recently adopted a General Plan update in 2004 which designated the project area and the surrounding areas to be Mixed Use – Business Park, which identifies the city's long-term goals and vision for this area to be for commercial and industrial development rather than residential uses. The General Plan describes the Mixed-Use Business Park as, "a combination of regional commercial and business park/limited industrial uses. It is anticipated that there will be 2.7 million square feet of regional commercial and office uses developed at this site as well as a 300,000 square-foot hotel. No residential uses would be allowed". A general plan amendment would contradict the original intentions for the proposed area.

In addition, if residential uses are supported, the project site would be surrounded by light industrial and mixed use – business park uses. The proposed land use is viewed by staff to be incompatible with the existing surrounding uses, long-term general plan land use designation, and the city's vision for the area. Although the addition of affordable housing is supported by staff, staff also believes the project is proposed on an inappropriate site, therefore would be unsuccessful and preclude more appropriate development for the area.

A general plan amendment and zone change would intensify the issue identified in the Land Use Element, "incompatible land uses immediately adjacent to one another, such as residential and industrial uses, may significantly hinder the health of a community. Uses should be appropriately buffered or incompatibilities addressed through redesignation of uses in the area". Land Use Goal LU-7, "Adjacent land uses that are compatible with one another" will not be implemented if the proposed amendments are supported.

Support for this project would set precedence for future projects and the Planning Commission would also need to discuss and re-evaluate the city's long-term goals for the surrounding area and the Mixed Use – Business Park district.

IV. Recommendation

That the Planning Commission:

1. REVIEW and PROVIDE comments on the proposed development.


V. Exhibits

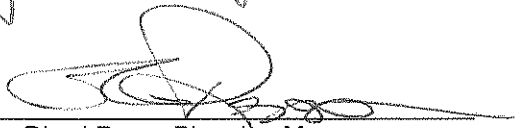
1. Aerial map showing the ENA area. (pg. 5)

Prepared by: _____

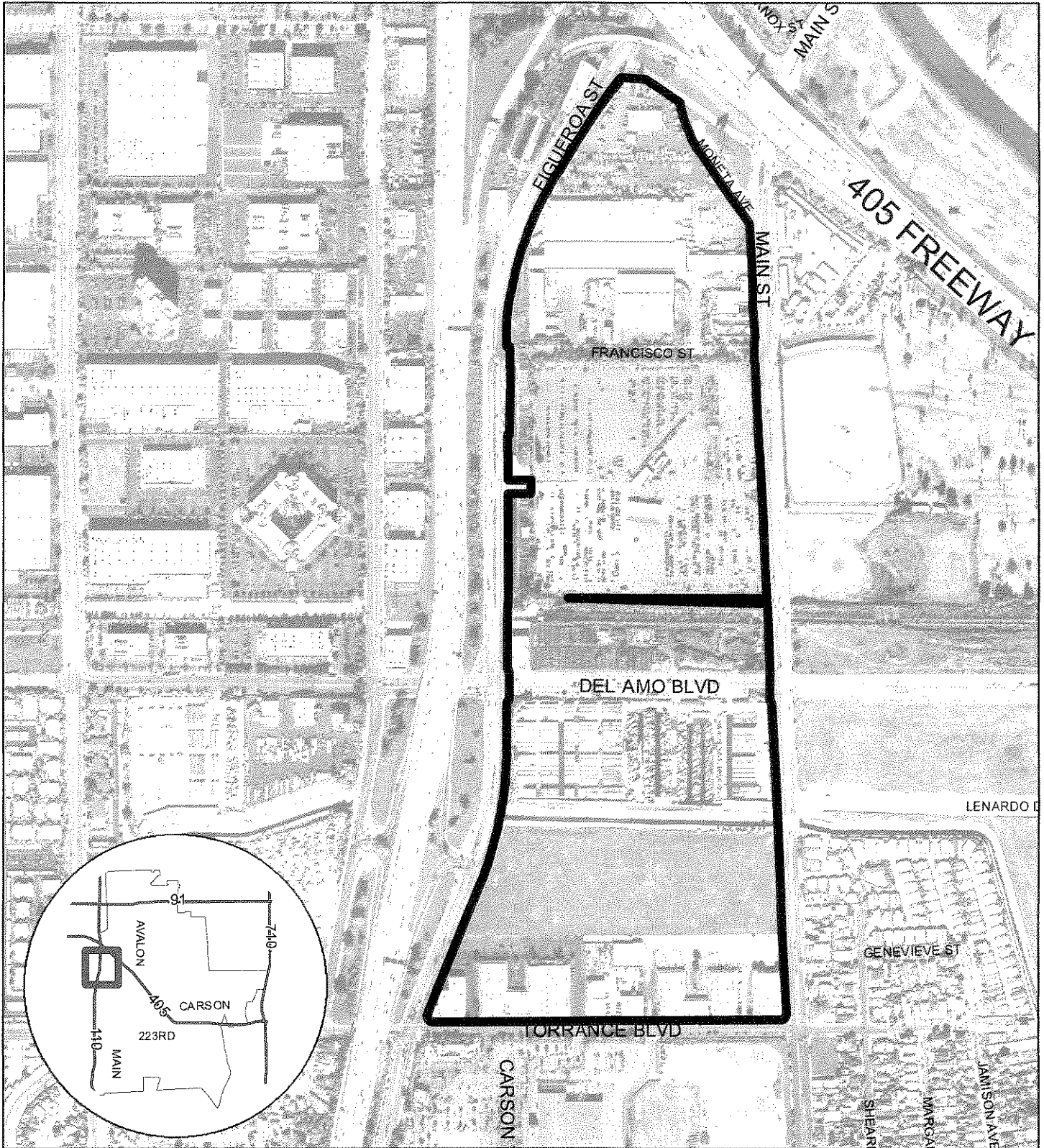
Sharon Song, Associate Planner



Reviewed by: 
John F. Signo, AICP, Senior Planner

Approved by: 
Sheri Repp, Planning Manager





City of Carson

VICINITY MAP

