



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: November 24, 2009

SUBJECT: General Plan Amendment No. 87-09
Zone Change Case No. 162-09

APPLICANT: Carson Redevelopment Agency
One Civic Plaza
Carson, CA 90745

REQUEST: Amend General Plan land use designation from General Commercial to High Density Residential and change zoning designation from CG-D (Commercial General – Design Overlay) to RM-25-D (Residential, Multifamily – 25 dwelling units per acre – Design Overlay)

PROPERTY INVOLVED: 2535-2569 East Carson 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			

Item No. 11-B

I. Introduction

Date Application Received-October 15, 2009

- General Plan Amendment No. 87-09 and Zone Change Case No. 162-09

Property Owner & Applicant

- Carson Redevelopment Agency
One Civic Plaza
Carson, CA 90745

Project Address

- 2535-2569 East Carson Street, Carson, CA 90746

Project Description

- On August 31, 2009 the Carson Redevelopment Agency acquired the 0.92-acre project site to facilitate a future affordable housing development. The proposal would require an amendment to the General Plan to change the land use designation from General Commercial to High Density Residential, and a zone change to change the zoning designation from CG-D (Commercial General-Design Overlay) to RM-25-D (Residential Multiple Dwelling - 25 dwelling units per acre – Design Overlay).

II. Background

Current Use

- The project site comprises several properties and is developed with a small storage building, two one-story buildings and a single family residence that were constructed in the 1940s.

Previously Approved Discretionary Permits

- The Planning Commission previously approved DOR No. 193-82 for a parking lot on August 10, 1982, and DOR No. 908-05 for the rehabilitation of buildings on December 13, 2005.

Public Safety Issues

- After consulting with the Public Safety Department it was determined that there is no zoning code enforcement case associated with the project site.

III. Analysis

Location/Site Characteristics/Existing Development

- The subject properties are located at 2535-2569 East Carson Street.
- Residential and commercial uses surround the subject property.
- The lot is approximately 0.92 acre, or 40,075 square feet.
- The subject site is within the Merged and Amended Redevelopment Project Area.



Zoning/General Plan/Redevelopment Area Designation

- The subject properties are zoned CG-D (Commercial General – Design Overlay) and the properties to the east share the same zoning. The properties to the north are zoned RS (Residential Single Family) and the properties to the south are zoned RM-25 (Residential Multiple Dwelling/up to 25 dwelling units per acre). The property to the west fronting on Alameda Street is zoned ML-D (Manufacturing Light-Design Overlay).
- The subject property has a General Plan land use designation of Commercial General.

Required Findings: General Plan Amendment

State law requires compatibility between land use zoning classifications and the General Plan. The proposal to change the General Plan land use designation to High Density Residential (HD) is consistent with the proposed RM-25-D (Residential Multifamily – 25 dwelling units per acre – Design Overlay) zoning district. The proposed change would also be compatible with existing residential multifamily uses to the south across Carson Street. Staff can support the proposed change based on the findings in the resolution.

Required Findings: Zone Change Case

Pursuant to CMC Section 9172.12, the Planning Commission is required to formulate a written recommendation to the City Council, which includes the reasons for the recommendation and the relationship of the proposed ordinance to the General Plan.

The General Plan currently designates the site for General Commercial. The zoning for the site is CG-D (Commercial General – Design Overlay). The proposed zone change to RM-25-D will be consistent with the General Plan designation of High Density Residential.

The proposed project is also consistent with several goals and policies contained within the 2004 General Plan Housing Element Section:

- *Maintenance and enhancement of neighborhood quality*
- *The City shall seek to provide an adequate supply of housing for all economic segments of the City*
- *The City should promote the development of quality affordable housing*

Issues of Concern

Staff does not anticipate any issues of major or significant concern as a result of the proposed General Plan Amendment and Zone Change Case.



IV. Environmental Review/Environmental Finding

Pursuant to Section 15061(a,b,3), of the California Environmental Quality Act (CEQA), once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. A project is exempt from CEQA if: The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

After careful review and consideration of the above CEQA provisions staff has determined with certainty that the direct and in-direct results of the proposed General Plan amendment of a 0.92-acre parcel from General Commercial to Residential High Density and a zone change from CG-D to RM-25-D will not have a significant effect on the environment. Therefore, the activity is not subject to CEQA.

V. Recommendation

That the Planning Commission:

- **WAIVE** further reading and **ADOPT** Resolution No._____, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CARSON GENERAL PLAN AMENDMENT NO. 87-09 AND ZONE CHANGE CASE NO. 162-09 FOR THE PROPERTIES LOCATED AT 2535-2569 E. CARSON STREET."

VI. Exhibits

1. Resolution and "Exhibit A" (Legal Description)
2. Exhibit "B" Amendment to the Zoning Map Designation
3. Proposed Ordinance
4. Report to Redevelopment Agency and Replacement Housing Plan

Prepared by: _____

Zak Gonzalez II, Planner

Reviewed by: _____

John F. Signo, AICP, Senior Planner

Approved by: _____

Sheri Repp, Planning Officer



**CITY OF CARSON
PLANNING COMMISSION**

RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON RECOMMENDING APPROVAL
TO THE CITY COUNCIL OF GENERAL PLAN
AMENDMENT NO. 87-09 AND ZONE CHANGE CASE NO.
162-09 FOR THE PROPERTIES LOCATED AT 2535-2569
E. CARSON STREET**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY
FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. An application was duly filed by the Carson Redevelopment Agency with respect to real properties described in Exhibit "A" attached hereto and located at 2535-2569 E. Carson Street, Carson, California. The request includes the following:

- General Plan Amendment (GPA) No. 87-09 to amend the General Plan land use designation from General Commercial to High Density Residential; and
- Zone Change Case (ZCC) No. 162-09 to change the zoning from CG-D (Commercial General Design Overlay) to RM-25-D (Residential Multifamily – 25 dwelling units per acre – Design Overlay).

Section 2. A public hearing was duly held on November 24, 2009, at Carson City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of the time, place, and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said hearing.

Section 3. The Planning Commission finds that:

- a) The proposed High Density Residential land use designation for the 0.92 acres is compatible with the surrounding area, including the commercial uses to the east, the light industrial to the west, and the single and multi-family homes to the north and south.
- b) The proposed project is consistent with the Housing Element goals and policies. The project site is located on the north of Carson Street and east of Alameda Street. These major roadways have adequate capacity to handle traffic levels from any future housing development.
- c) The proposed project is consistent with the Land Use Element goals for residential land. Future development plans will be reviewed and approved

by the Planning Commission at a later date to ensure that the project is well designed and aesthetically pleasing.

- d) State law requires compatibility between land use zoning classifications and the General Plan. The proposal to amend the zoning district to RM-25-D is consistent with the proposed General Plan land use designation of High Density Residential.
- e) The General Plan Housing Element indicates that the city is in short supply of affordable housing. Changing the land use designation of said property from General Commercial to High Density Residential will contribute to the future supply of affordable housing upon the site's future development.

Section 4. Pursuant to Carson Municipal Code Section 9172.13, the Planning Commission is required to formulate a written recommendation to the City Council which includes the reasons for the recommendation and specification of relationship of the proposed ordinance to the General Plan. The California Government Code requires consistency between the Zoning Ordinance and the General Plan.

The proposed zone change from CG-D to RM-25-D, as shown in Exhibit "B", for 0.92 acres is warranted due to the following primary findings:

1. The proposed zone change will be consistent with the General Plan land use designation of High Density Residential.
2. The proposed zone change would be compatible with the surrounding residential, commercial and light industrial uses.
3. The proposed zone change is consistent with the 2004 General Plan Housing Element goals and policies for providing adequate supply of housing sites for all segments of the community and the development of quality affordable housing.

Section 5. Based on the Environmental Finding, the Planning Commission further finds that the proposed General Plan amendment and zone change will not have a significant effect on the environment; therefore the activity is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(a,b,3) of the CEQA Guidelines.

Section 6. Based on the aforementioned findings, the Planning Commission recommends to the City Council that the General Plan Land Use Element be amended to change the designation of certain property as legally described in Exhibit "A" and



shown in Exhibit "B", attached hereto, from General Commercial to High Density Residential and recommends approval of Zone Change Case No. 162-09.

Section 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

PASSED, APPROVED AND ADOPTED THIS 24TH DAY OF NOVEMBER, 2009.

CHAIRMAN

ATTEST:

SECRETARY



AMENDMENT TO THE GENERAL PLAN LAND USE DESIGNATION
General Plan Amendment No.87-09



The site, as shown above, is currently designated as follows:

GENERAL PLAN LAND USE MAP: General Commercial

It is proposed that the site be amended to the following:

ZONING MAP: High Density Residential

ADDRESS

2535 - 2569 E Carson St
Carson CA, 90745



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL1-A:

LOTS 906, 907, 908, 909 AND 910 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

PARCEL 1-B:

LOT 911 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

PARCEL 1-C:

LOTS 912 AND 913 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

PARCEL1-D:

LOT 914 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

PARCEL1-E:

LOT 915 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED TO THE CITY OF CARSON, A MUNICIPAL CORPORATION AND CHARTER CITY UNDER THE LAWS OF THE STATE OF CALIFORNIA BY CORRECTIVE GRANT DEED RECORDED JULY 9, 2009 AS INSTRUMENT NO. 2009-1032930 OF OFFICIAL RECORDS.

(APN's: 7316-010-032, 033, 034, 035, 036, and 037)

PARCEL 2:

LOTS 916, 917 AND 918 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71,



EXHIBIT "A" (continued)

PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

EXCEPTING THEREFROM BY THE DEED RECORDED SEPTEMBER 11, 1992, AS INSTRUMENT NO. 92-1700996, OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOTS 916 AND 917 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, WITHIN A STRIP OF LAND 76 FEET WIDE LYING 38 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF CARSON STREET, AS SAID LAST MENTIONED CENTERLINE IS SHOWN ON MAP OF TRACT NO. 11900, FILED IN BOOK 256, PAGE 7 OF SAID MAPS, WITH THE CENTERLINE OF BATAAN AVENUE, AS SAID LAST MENTIONED CENTERLINE IS SHOWN ON SAID LAST MENTIONED MAP; THENCE SOUTH 0° 10' 14" EAST ALONG SAID LAST MENTIONED CENTERLINE 8.48 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 89° 46' 43" 20.18 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 500 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 08' 25" A DISTANCE OF 158.30 FEET.

(APN's: 7316-010-031 and 7316-009-035)

PARCEL 3:

LOTS 919, 920, 921 AND 922 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

(APN's: 7316-009-018, 019, 038 and 039)

PARCEL 4:

PARCEL4-A:

LOTS 923 AND 924 OF TRACT 6720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA, SUBJECT TO RESTRICTIONS, RESERVATIONS AND ENCUMBRANCES IF ANY OF RECORD.

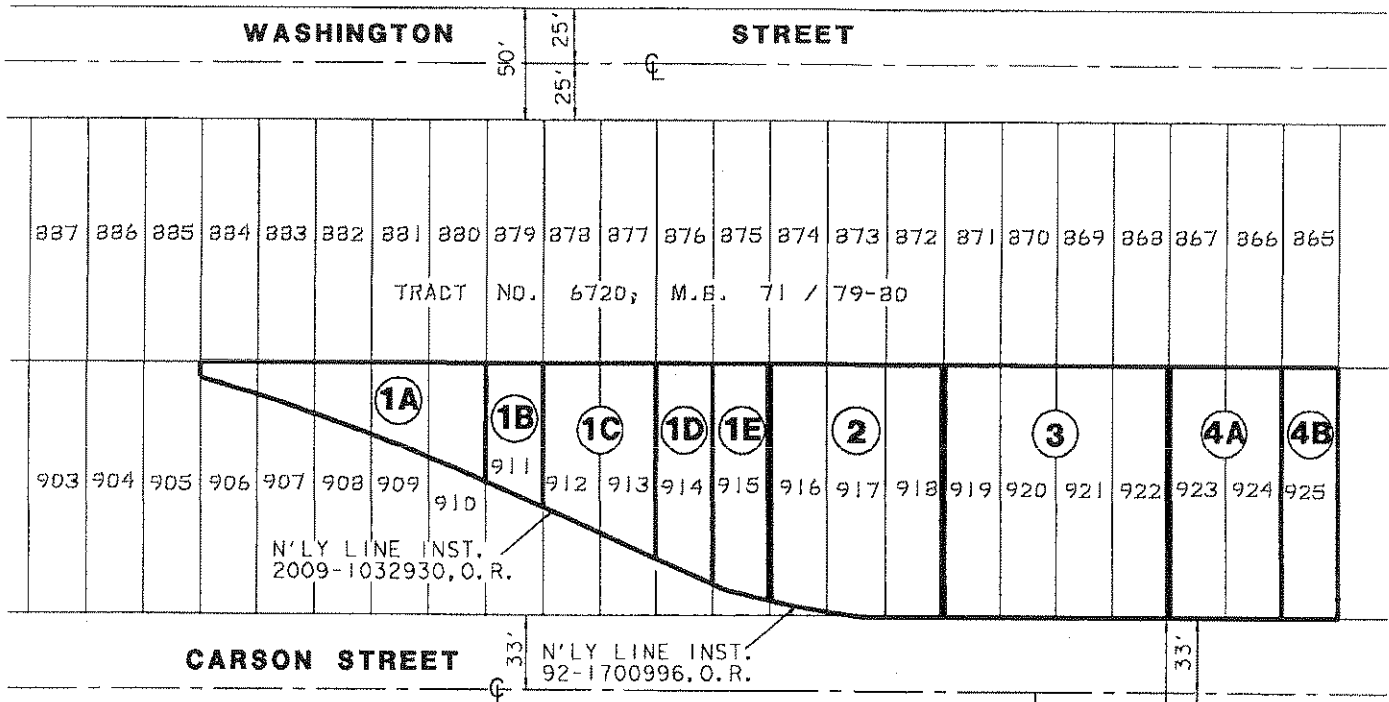
PARCEL 4-B:

LOT 925 OF TRACT 9720, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 71, PAGE(S) 79 AND 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

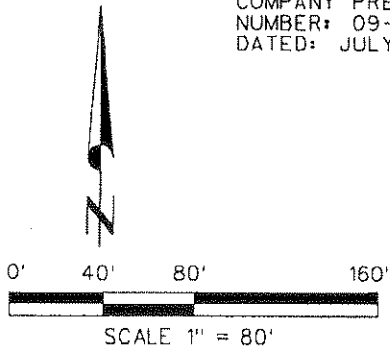
(APN's: 7316-009-020, 021 and 022)



EXHIBIT "B"



1A PARCEL NUMBER PER
FIDELITY NATIONAL TITLE
COMPANY PRELIMINARY REPORT
NUMBER: 09-725122424-D-SB
DATED: JULY 27, 2009



PSOMAS	
Psomas - Orange County 3 Hutton Centre Drive, ste 200 Santa Ana, California 92707 714/751-7373	
SHEET 1 OF 1	
SCALE	1"=80'
DRAFTED	RTN/AP
CHECKED	DAM
DATE	8/11/2009
JOB NUMBER	2CAR111400

DESCRIPTION:
PLAT TO ACCOMPANY LEGAL DESCRIPTION

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING ZONE CHANGE CASE NO. 162-09 CHANGING THE ZONING DESIGNATION OF CERTAIN PROPERTIES LOCATED AT 2535-2569 E. CARSON STREET (APNS: 7316-010-032, 033, 034, 035, 036, 037, 031, 7316-009-035, 038, 039, 018, 019, 020, 021, 022) FROM CG-D TO RM-25-D

THE CITY COUNCIL OF THE CITY OF CARSON HEREBY ORDAINS AS FOLLOWS:

Section 1. The applicant, Carson Redevelopment Agency (RDA), has filed an application for Zone Change Case No. 162-09, proposing to change the zoning designation of certain properties from CG-D (Commercial, General – Design Overlay) to RM-25-D (Residential, Multifamily – Design Overlay). The site includes 0.92 acres east of Alameda Street on the north side of Carson Street. The project site includes the following Assessor's Parcel Numbers: 7316-010-032, 033, 034, 035, 036, 037, 031, 7316-009-035, 038, 039, 018, 019, 020, 021, and 022.

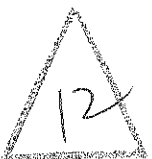
Section 2. On January 19, 2010, the City Council is anticipated to approve the proposed amendment to the General Plan Update, which will amend the designation to High Density Residential.

Section 3. On November 24, 2009, pursuant to Government Code Section 65855 which requires the zoning map to be consistent with the General Plan land use designation, the Planning Commission held a duly noticed public hearing and recommended that the City Council approve Zone Change Case No. 162-09 in order to amend the zoning of said properties from CG-D (Commercial, General – Design Overlay) to RM-25-D (Residential, Multifamily – 25 dwelling units per acre – Design Overlay).

Section 4. That the zoning designation of certain properties in the city of Carson described in Exhibit "A" and as illustrated on Exhibit "B," attached hereto is hereby changed from CG-D (Commercial General – Design Overlay) to RM-25-D (Residential Multiple Dwelling – 25 dwelling units per acre – Design Overlay Review).

Section 5. The City Council hereby finds that the amendment to the Zoning Map will be consistent with the General Plan and the adopted goals and policies of the City, upon its concurrent amendment in compliance with California Government Code Section 65850.

Exhibit 3



Section 6. The Zoning Map of the city of Carson, as adopted by Section 9114.1 of the Carson Municipal Code, is hereby amended by changing the classification of the property referred to in Section 1 to RM-25-D (Residential Multifamily – 25 dwelling units per acre – Design Overlay) zone district and said map shall have noted thereon “Amended on _____, 2009.”

Section 7. The zone change for the properties described and illustrated in Exhibit “A” and “B,” respectively has been determined to not be subject to the California Environmental Quality Act (CEQA) pursuant to Section 15061(a,b,3) of the CEQA Guidelines. The Council finds that the zone change will not have a significant effect on the environment. No further environmental review is necessary.

Section 8. The City Clerk shall certify to the adoption of this Ordinance and shall transmit copies of the same to the applicant.

PASSED, APPROVED AND ADOPTED THIS _____ DAY OF _____, 2009.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY



AMENDMENT TO THE ZONING MAP DESIGNATION

Zone Change Case No. 162-09



The site, as shown above, is currently designated as follows:



ZONING MAP: Commercial, General - Design Overlay

It is proposed that the site be amended to the following:

ZONING MAP: Residential, Multifamily -25 units per acre - Design Overlay

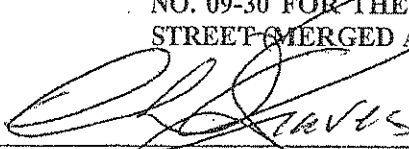
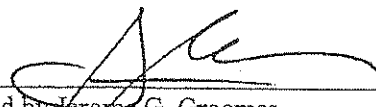
ADDRESS

2535 - 2569 E Carson St
Carson CA, 90745



City of Carson Report to Redevelopment Agency

October 20, 2009
Special Orders of the Day

SUBJECT: CONTINUED PUBLIC HEARING FOR THE CONSIDERATION OF RESOLUTION NO. 09-30 FOR THE REPLACEMENT HOUSING PLAN FOR 2535 EAST CARSON STREET (MERGED AND AMENDED PROJECT AREA)	
	
Submitted by Clifford W. Graves Economic Development General Manager	Approved by Jerome G. Groomes Executive Director

I. SUMMARY

This item was continued from the October 6, 2009 meeting.

The subject of this report is the adoption of Resolution No. 09-30 and the Replacement Housing Plan (RHP) (Exhibit Nos. 1 and 2) for 2535 East Carson Street (Site), a 0.92-acre Redevelopment Agency-owned property (Exhibit No. 3). On August 31, 2009 the Carson Redevelopment Agency (Agency) purchased the Site and will demolish, among other structures, one single-family residence in preparation for the redevelopment of the Site.

In accordance with Section 33413.5 of the California Health and Safety Code a redevelopment agency must adopt an RHP prior to the destruction of any residential unit.

II. RECOMMENDATION

TAKE the following actions:

1. OPEN the continued Public Hearing, TAKE public testimony, and CLOSE the Public Hearing.
2. WAIVE further reading and ADOPT Resolution No. 09-30, "A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CARSON, CALIFORNIA, ADOPTING A REPLACEMENT HOUSING PLAN FOR THE 2535 EAST CARSON STREET PROJECT (MERGED AND AMENDED PROJECT AREA)."
3. AUTHORIZE the Agency Chairman to approve the Replacement Housing Plan following approval as to form by Agency Counsel.

III. ALTERNATIVES

TAKE another action the Agency deems appropriate.

IV. BACKGROUND

In August, 2009 the Agency purchased the Site. The improvements on the property included a small storage building, two one-story buildings and a single-family residence that was a low-income rental, which was vacant prior to the

Agency's purchase of the site. The residence is a one bedroom, one bathroom unit that was previously rented for \$950.00 per month. Based on the monthly rental cost, the income level of the former tenant is presumed to be at or below the defined area median income level determined by the Housing of Urban Development (HUD) as defined in the California Health and Safety Code. The replacement unit will be located in the 86-unit affordable senior apartment project (Carson City Center) located at 708-730 East Carson Street (Exhibit No. 4) now under construction. The rent level for the replacement unit will be affordable to the lowest income category as defined by the California Health and Safety Code, thus meeting the requirements of Section 33413.5 of the California Health and Safety Code.

The RHP (Exhibit No. 2) has been prepared by Agency staff for the demolition of the single unit; the plan describes the location of the low-income unit to be destroyed, the general location and intentions for the replacement unit and the timetable and means of financing for the replacement unit.

V. FISCAL IMPACT

None.

VI. EXHIBITS

- 1. Resolution No. 09-30. (pgs. 4-5)
- 2. Replacement Housing Plan. (pgs. 6-12)
- 3. Vicinity map. (pg. 13)
- 4. Location map. (pg. 14)

Prepared by: Michelle Chambers, Redevelopment Project Manager

sf:Rev061902

Reviewed by:

City Clerk	<u>City Treasurer</u>
<u>Administrative Services</u>	<u>Development Services</u>
<u>Economic Development Services</u>	<u>Public Services</u>

Action taken by Redevelopment Agency

Date _____ Action _____

RESOLUTION NO. 09-30

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF
THE CITY OF CARSON, CALIFORNIA, ADOPTING A
REPLACEMENT HOUSING PLAN FOR THE 2535 EAST
CARSON STREET PROJECT (MERGED AND AMENDED
PROJECT AREA)

WHEREAS, the Redevelopment Agency of the city of Carson (Agency) must adopt a Replacement Housing Plan pursuant to the California Health and Safety Code §33413 et seq. addressing the need to replace within 4 years any low-and moderate-income housing which may be destroyed or removed from the low-and moderate-income housing market as part of a redevelopment project (see especially H&S Code §33413(a) and §33413.5); and

WHEREAS, Agency staff has prepared a Replacement Housing Plan for the 2535 East Carson Street Project in the Merged and Amended Project Area within the city of Carson (Replacement Housing Plan) to meet the requirements of California Health and Safety Code §33413 et seq.; and

WHEREAS, the proposed Replacement Housing Plan contains all the provisions, terms, conditions, and obligations required by State and local law; and

WHEREAS, pursuant to the provisions of the California Redevelopment Law, the Agency has held a duly noticed public meeting to consider the proposed Replacement Housing Plan; and

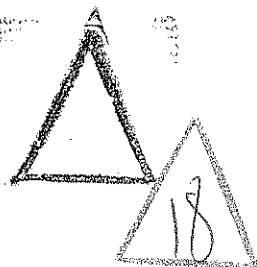
WHEREAS, the Agency has duly considered all terms and conditions of the proposed Replacement Housing Plan.

NOW, THEREFORE, be it resolved by the Redevelopment Agency of the city of Carson as follows:

Section 1. The Replacement Housing Plan in hereby approved.

Section 2. The Executive Director is hereby authorized to take all steps, and to sign all documents and instruments necessary to implement and carry out the Replacement Housing Plan on behalf of the Agency.

[MORE]



PASSED, APPROVED and ADOPTED this 22nd day of October, 2009.

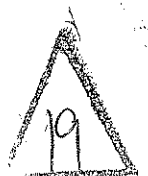
Chairman Jim Dear

ATTEST:

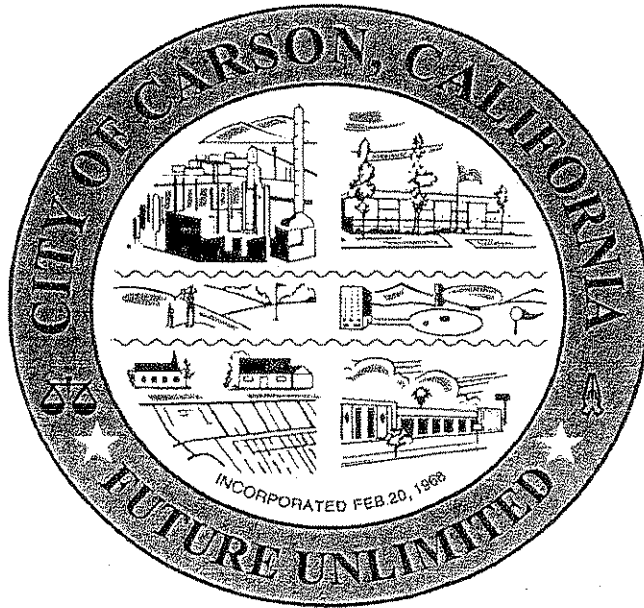
Agency Secretary Helen S. Kawagoe

APPROVED AS TO FORM:

Agency Counsel



REPLACEMENT HOUSING PLAN FOR
2535 EAST CARSON STREET

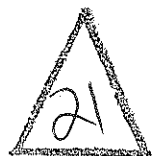


CARSON REDEVELOPMENT AGENCY
1 CIVIC PLAZA, SUITE 500
CARSON, CALIFORNIA 90745



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**CARSON REDEVELOPMENT AGENCY
REPLACEMENT HOUSING PLAN
2535 EAST CARSON STREET**

I. INTRODUCTION

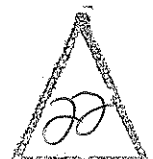
Section 33413.5 of the California Health and Safety Code requires a redevelopment agency to adopt a replacement housing plan at least 30-days prior to the execution of an agreement for the disposition and development of property which would lead to the destruction or removal of dwelling units from the low- and moderate-income housing market. The plan should identify the impacts that a particular redevelopment project will have on the community's supply of low- and moderate-income housing and detail the measures the agency will take to ensure that the appropriate replacement housing is produced within the four-year time limit.

This Replacement Housing Plan (Plan) has been prepared by the Carson Redevelopment Agency (Agency) for the proposed 2535 East Carson Street (Agency Property) project located in the Merged and Amended Project Area. This Plan describes the location of the Low-Income dwelling unit which may be removed or destroyed as result of the project. It also describes the general location and intentions for the replacement of this unit and the timetable and means of financing the replacement unit.

II. REPLACEMENT HOUSING REQUIREMENTS

Section 33413 (a) of the California Health and Safety Code requires that whenever low- or moderate-income household dwelling units are destroyed or removed from the housing market as part of a redevelopment project which is subject to a written agreement with a redevelopment agency or where financial assistance has been provided by the agency, the agency shall, within four years of the destruction or removal, rehabilitate, develop or construct or cause to be rehabilitated, developed, or constructed, for rental or sale to persons and families of low- or moderate-income, an equal number of replacement dwelling units at affordable housing costs. The replacement units must be of an equal or greater number of bedrooms as those destroyed or removed. Seventy five percent of the replacement dwelling units shall replace units in the same income level of very-low, low- and moderate-income households, as the persons displaced from those destroyed or removed units.

Section 33413(f) of the California Health and Safety Code modifies this requirement as follows:



"Notwithstanding subdivision [33413] (a), the agency may replace destroyed or removed dwelling units with a fewer number of replacement dwelling units if the replacement dwelling units meet both of the following criteria:

- (1) The total number of bedrooms in the replacement dwelling units equals or exceeds the number of bedrooms in the destroyed or removed units. Destroyed or removed units having one or no bedroom are deemed for this purpose to have one bedroom.
- (2) The replacement units are affordable to the same income level of households as the destroyed or removed units."

For the purposes of this plan, income restriction definitions are based on the area median income levels as determined by the United States Department of Housing and Urban Development, as set forth in the California Health and Safety Code. Very-low-income shall mean a household earning not greater than 50% of the area median income, low-income shall mean a household earning not greater than 80% of the area median income, and moderate-income shall mean a household earning not greater than 120% of the area median income.

III. PROJECT DESCRIPTION

In August, 2009 the Agency purchased a 0.92 acre site located at 2535 East Carson Street (Site). The Site is comprised of 15 parcels, a small storage building and three one-story buildings of which one unit was a low-income rental unit that was vacant prior to the Agency's purchase of the Site. The Site has been purchased for the purpose of developing an affordable housing development. (see attached Site map).

IV. UNIT TO BE REPLACED

The proposed unit to be replaced currently consists of one single family residence (1 bedroom/1bathroom) at the west end of the parcel. There are future plans to demolish all the buildings on the site. The income level of the household previously living in the single family residence on the Site is presumed to be at or below the Los Angeles County median income. Since the replacement housing unit (identified below) is affordable to households at 50% of the Los Angeles County median income (very-low-income), the rent level for the unit will be affordable to the lowest income category defined by the California Health and Safety Code, thus meeting the requirements of Section 33413(f) of the California Health and Safety Code.

The total number of bedrooms in the replacement dwelling units equals or exceeds the number of bedrooms in the removed unit. Hence, there will be no loss of the total number of bedrooms as required by Section 33413(f) of California Health and Safety Code.



V. FINANCING OF REPLACEMENT HOUSING

The replacement unit will be financed from a variety of funding sources, including but not limited to 20% set-aside tax increment revenues, the State of California housing programs, low-income housing tax credits and conventional bank-loans.

VI. LOCATION OF REPLACEMENT HOUSING

The replacement unit that must be provided due to the demolition of the Site will be placed at 708 East Carson Street, Carson, California 90745, Carson City Center (Project) located in Redevelopment Project Area No. 1. The Project is a public/private joint venture that will create eighty-six (86) one and two bedroom senior affordable housing units.

VI. TIMETABLE FOR DEVELOPMENT OF REPLACEMENT HOUSING

The Developer will start construction of the Project the last quarter of 2009 with an anticipated third quarter Project completion date in 2011.



APPROVED AND ADOPTED by the City of Carson Redevelopment Agency,
California, this 22nd day of October, 2009.

Chairman Jim Dear

APPROVED:

Agency Secretary Helen S. Kawagoe

Approved as to Form

Agency Counsel



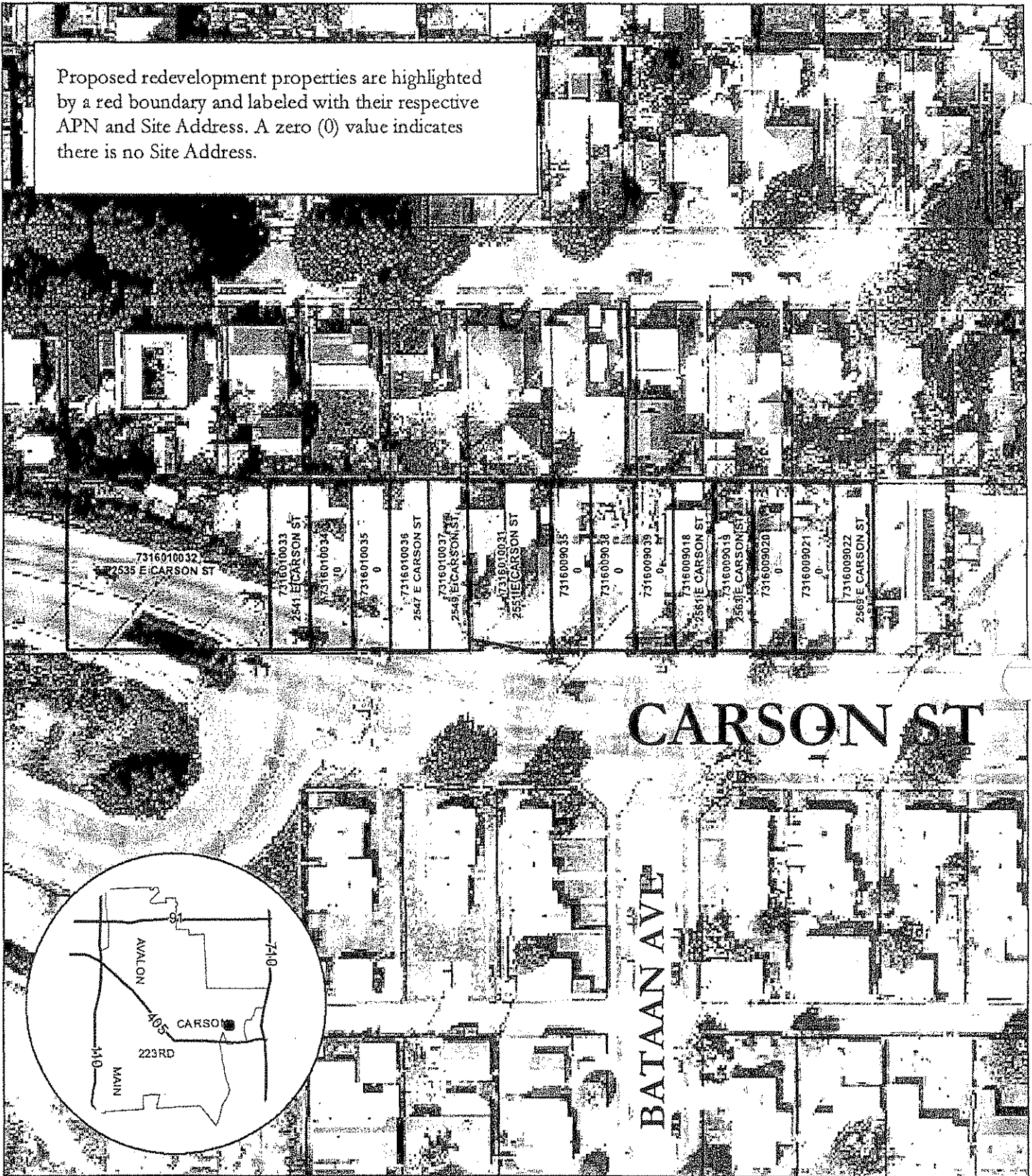
CARSON ST

Proposed redevelopment properties are highlighted by a red boundary and labelled with their respective APN and its address. A zero (0) value indicates there is no site address.

7316010032 2535 E CARSON ST	7316010033 2541 E CARSON ST	7316010034 0	7316010035 0	7316010036 2547 E CARSON ST	7316010037 2549 E CARSON ST	7316010031 2551 E CARSON ST	7316009035 0	7316009038 0	7316009039 0	7316009018 2561 E CARSON ST	7316009019 2563 E CARSON ST	7316009020 0	7316009021 0	7316009022 2569 E CARSON ST
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Proposed redevelopment properties are highlighted by a red boundary and labeled with their respective APN and Site Address. A zero (0) value indicates there is no Site Address.

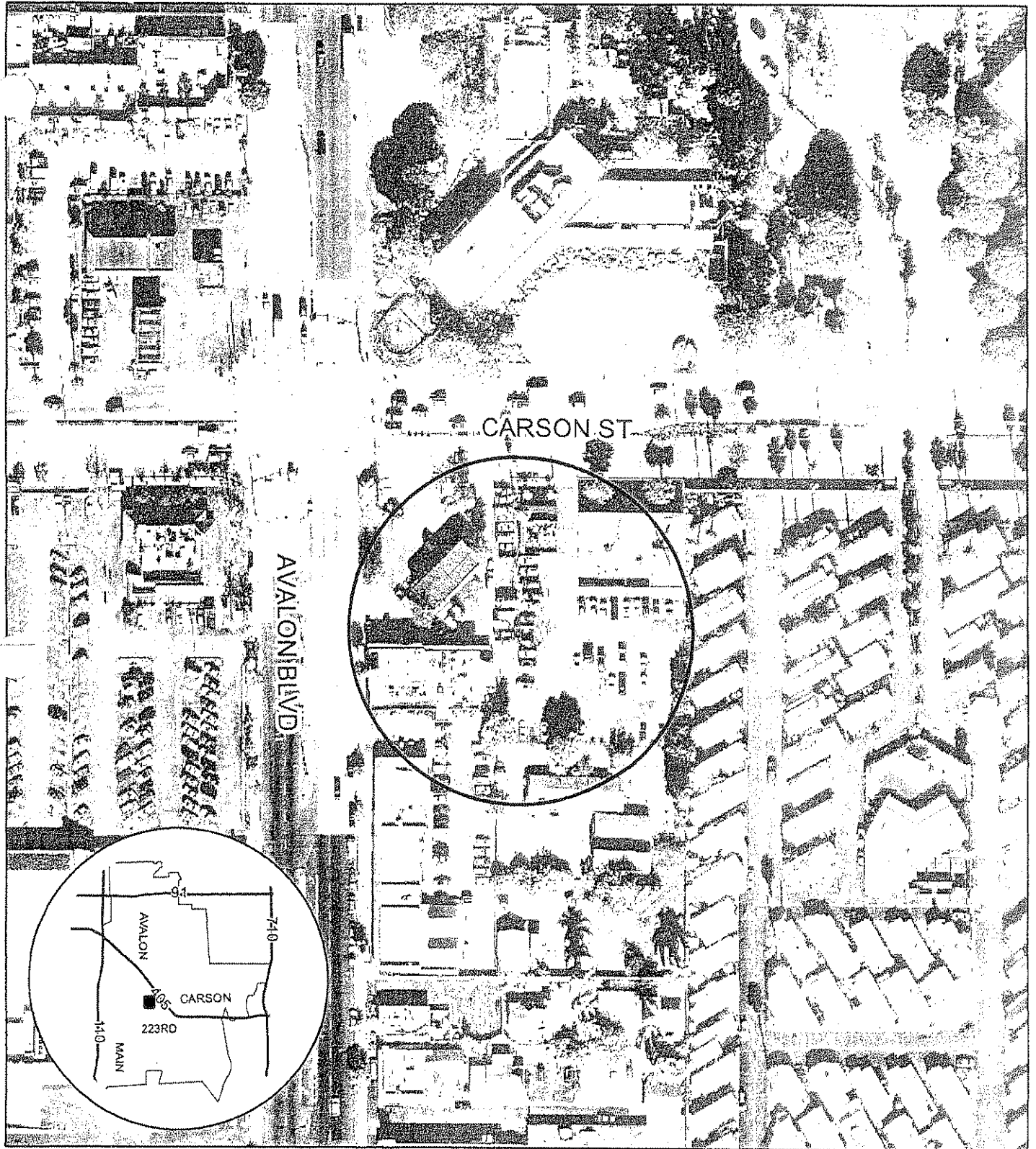


City of Carson



EXHIBIT
VICINITY MAP
2535 E CARSON STREET

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City of Carson



Carson City Center Project Affordable Senior Housing

