



**CITY OF CARSON**  
**PLANNING COMMISSION STAFF REPORT**

NEW BUSINESS DISCUSSION: September 24, 2013  
SUBJECT: The Boulevards at South Bay Specific Plan  
(Specific Plan No. 10-05)  
APPLICANT: John Gebhardt  
Starwood/LNR  
4350 Von Karman Ave Suite 200  
Newport Beach, CA 92660  
REQUEST: Presentation on the Revised Development Plan for  
The Boulevards at South Bay Project  
PROPERTY INVOLVED: 20400 Main Street

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**COMMISSION ACTION**

Concurred with staff  
 Did not concur with staff  
 Other

**COMMISSIONERS' VOTE**

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

## I. Introduction

On September 17, 2013, Starwood/LNR on behalf of the Carson Marketplace LLC (Developer) made a presentation to the City Council on the proposed outlet mall and future development proposed at The Boulevards at South Bay, a mixed-use commercial and residential project approved for up to 2 million square feet of commercial space and 1,550 residential units. The purpose of the presentation was to advise the City Council and community about the expected schedule and steps to proceed with development. The City Council Report is attached as Exhibit No. 1 and contains various exhibits that are informative to the development. The City Council expressed positive opinions on the proposed development and supported the outlet mall and updated development plan. A similar presentation will be made by the Developer at tonight's meeting.

## II. Background

The Carson City Council approved the Boulevards at South Bay Specific Plan on February 8, 2006. An Environmental Impact Report (SCH #2005051059) which evaluated the impacts of the project was certified by the Carson Redevelopment Agency on February 8, 2006. The Specific Plan was amended on April 11, 2011. On September 17, 2013, the City Council also approved the final map allowing a two lot subdivision that separates the landfill from the surface parcel.

## III. Analysis/Findings

The Developer submitted an updated development plan (Exhibit No. 6 of the City Council Report) that identifies a 43-acre outlet mall to be developed along the I-405 Freeway and the remainder of the anticipated commercial and residential development. The outlet mall will have 552,167 square feet of retail and restaurant use. There will be two parking garages, one at either end of the mall. Construction on the outlet mall is expected to begin in the second quarter 2014. There will also be a 147,949 square foot warehouse discount store on the west side of Jim Dear Boulevard. Future phases are tentatively planned to include an additional 833,103 square feet of retail pads and 132,987 square feet of hotels (approximately 209 rooms) for a total of 1,509,811 square feet of commercial space. Residential rental units are proposed of the north and south sides of Del Amo Boulevard. Current plans anticipate 850 units on the south side of Del Amo Boulevard and 300 units on the north side. The proposed 1,509,811 square feet of commercial use and 1,150 rental units are in substantial conformance with Illustrative Plan and Land Use Summary Table as adopted in the Boulevards at South Bay Specific Plan. (Refer to 1 and 2 of the City Council staff report).

Minor modifications can be administratively approved (Exhibit No. 7 of City Council staff report). Although the Specific Plan indicates that minor modifications are not approved by the Planning Commission or City Council, considering the importance of

this project to the community, the updated Development Plan is being presented to the City Council and Planning Commission prior to any final consideration by staff.

IV. Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared. The Carson Redevelopment Agency certified the EIR on February 8, 2006. The proposed development does not any additional impacts that were not analyzed in the EIR.

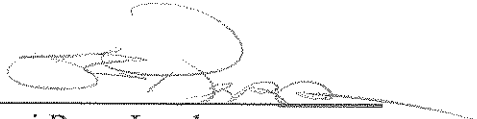
V. Recommendation

That the Planning Commission RECEIVE and FILE the report.

VI. Exhibits

1. City Council Staff Report September 17, 2013.

Approved by: \_\_\_\_\_

  
Sheri Repp Loadsman  
Planning Officer

