



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: February 13, 2018
SUBJECT: Development Agreement No. 13-17
APPLICANT: CAM-CARSON LLC
REQUEST: Consideration of Development Agreement between the City of Carson and CAM-CARSON LLC for Fashion Outlets Los Angeles.
PROPERTY INVOLVED: Southwest of I-405 and Del Amo Boulevard

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairman Diaz			<i>Guidry</i>
		Vice-Chair Pimentel			Mitoma
		Andrews			Thomas
		Cainglet			Alt. Osuna
		Fe'esago, Jr.			Alt. Palmer

I. Introduction

Applicant

CAM-CARSON LLC, c/o The Macerich Company, Attn: Thomas J. Leanse, Esq.
401 Wilshire Boulevard, Suite 700, Santa Monica, California 90401

Property Owner

Carson Reclamation Authority

Project Address

Southwest of I-405 and Del Amo Boulevard

Project Description

The applicant, CAM-CARSON LLC, is proposing to enter into a development agreement with the City of Carson to build a state-of-the-art approximately 648,000-711,000 gross buildable area square foot first class regional fashion outlet mall including retail and outlet uses, restaurants, lounge, and ancillary improvements.

II. Project Site and Surrounding Land Uses

Carson Reclamation Authority acquired, and currently owns, approximately 157 gross acres of real property in the City of Carson. The 157-acre Project Site is subject to The Carson Marketplace Specific Plan, approved on February 8, 2006, and amended on April 5, 2011 (as so amended, "The Boulevards at South Bay Specific Plan" or the "Boulevards Specific Plan"). The Boulevards Specific Plan is being further amended as recommended for approval by the Planning Commission on January 23, 2018 as amended, has been renamed "The District at South Bay Specific Plan." The portion of the 157-acre Project Site which is the subject of this Development Agreement is approximately 41 acres identified as "Planning Area 2" in the Specific Plan.

The Project Site is surrounded by multiple uses. East of the I-405 Freeway, land uses include neighborhood and regional retail, most notably the South Bay Pavilion at Carson. To the north and east of the Project Site are the Porsche Experience Center and the Victoria Golf Course, respectively. Residential areas, consisting of one-story and two-story detached residences and mobile homes, are located to the south and west. The residences are separated from the Project Site by the Torrance Lateral Flood Control Channel (Torrance Lateral), a concrete-lined drainage channel which parallels the southern and western border of the Project Site. To the west of the Project Site, extending away from the site on Torrance and Del Amo Boulevards, are commercial and light industrial uses. Further north on the west side of Main Street are light industrial uses, with the StubHub Center and California State University, Dominguez Hills, located northeast of the Project Site.

III. Analysis

This item was continued by the Planning Commission from January 28, 2018 at staff's request. Staff has determined that because of the complexity of some of the deal points, additional time is needed to ensure the benefits to the City are

maximized. Staff anticipates the development agreement to be ready for Planning Commission's consideration on February 27, 2018.

IV. Public Notice

Public notice was posted to the project site on January 3, 2018. Notices were mailed to property owners and occupants on January 4, 2018. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

V. Recommendation

That the Planning Commission:

- **CONTINUE** Development Agreement 13-17 to **February 27, 2018**.

VI. Exhibits

None

Prepared by: Saied Naaseh, Planning Manager
Ethan Edwards, Contract Planner