



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

WORKSHOP: November 8, 2017

SUBJECT: District at South Bay Project
(Specific Plan Amendment No. 28-17 including
Supplemental Environmental Impact Report, and
Design Overlay Review No. 1675-17)

APPLICANT: City of Carson for Specific Plan Amendment and
Supplemental Environmental Impact Report
Macerich for Fashion Outlets Los Angeles

REQUEST: Public Workshop to receive input and comments
from the Planning Commission on the District at
South Bay Specific Plan Amendment and Draft
Supplemental Environmental Impact Report and
proposed Fashion Outlets of Los Angeles.

LOCATION: Southwest of I-405 and Del Amo Boulevard

I. **Background**

History

The Carson Marketplace Specific Plan was adopted by the City in 2006 and amended in 2011. At the time of the 2011 amendment, it was renamed the Boulevards at South Bay Specific Plan. The Carson Marketplace Specific Plan as amended and renamed the Boulevards at South Bay Specific Plan, governs development within a 168-acre parcel (Property) within the City of Carson. The Original Specific Plan is being amended by the City of Carson to update the development standards and guidelines and to establish new regulations for future development for a 157-acre portion of the Specific Plan area (Project) located south of Del Amo Boulevard, which was formerly a landfill.

The proposed Specific Plan Amendment establishes the elements, character, location, and implementation strategy for future development at the 168-acre Project Site. The purpose is to implement the vision for urban infill and the reuse and recycling of land through the establishment of land uses, design criteria, development regulations, infrastructure plans and implementation procedures that will guide development in an orderly fashion, consistent with City policies and procedures. The intent is also to implement and provide consistency with the goals,

objectives and policies of the City of Carson General Plan. This Specific Plan is forward thinking in that it allows some degree of flexibility in its implementation to accommodate the inevitable changes in economic conditions, market dynamics and technological advances that occur over time.

The Draft Supplemental Environmental Impact Report (SEIR) supplements the previously approved Final EIR (FEIR) prepared for the Project in 2006 with respect to the Specific Plan for a 168-acre Project site, which included 157 acres of land located south of Del Amo Boulevard, which operated as a Class II landfill from 1959 until 1965, and 11 acres of land north of Del Amo Boulevard which did not have landfill uses. In 2009, an addendum to the 2006 FEIR was prepared and subsequently adopted to discuss changes in the remediation activities at the Property. In addition, in 2011, the City, relying upon the FEIR, amended the Carson Marketplace Specific Plan and, as part of that amendment, renamed the Specific Plan as The Boulevards at South Bay Specific Plan. During its period of ownership, Carson Marketplace LLC began to implement certain remedial actions to enable development of the approved mixed-use development project. The current proposed development of the site is an amendment to The Boulevards at South Bay Specific Plan, which is now proposed to be renamed as The District at South Bay Specific Plan.

Project Ownership

The Carson Reclamation Authority (CRA) currently owns and intends to master develop the 157 acres as the applicant. CRA took ownership of the parcel during the NFL's bid for a new stadium in 2015. CRA has retained RE Solution (RES) as the master developer to lead the construction of the site including completion of the remediation in order to achieve Department of Toxic Substance Control (DTSC) certification of the former landfill and preparation for vertical construction.

II. Specific Plan Differences

The following is a list of differences between the existing Boulevards at South Bay Specific Plan and the proposed Project:

- A. Minor relocation of internal circulation access points;
- B. Reduction in overall commercial square footage, but with an increase of 50 hotel rooms permitted and an increase in maximum permitted floor-area ratio (FAR) from 0.33 FAR to 0.50 FAR for commercial uses;
- C. Changes to certain allowed uses, including to allow outlet in PA 2, to allow retail stand-alone stores of greater than 50,000 square feet in PA 1 with an Administrative Permit and CEQA review (as applicable), and other modification to the permitted use chart
- D. Updates to lighting and signage
- E. Removal of affordable housing requirements
- F. Modifications to boundaries to conform to the remediation program
- G. Phased occupancy of cells on the property
- H. Changes to development standards, design guidelines, and design standards to reflect the proposed outlets, which utilizes podium construction over parking
- I. Reduction in total parking requirements to 4 parking spaces per 1,000 square feet of commercial development from 5 per 1,000 square feet

- J. The potential with a General Plan Amendment, to increase the density of residential units on PA 1 from 60 to 80 dwelling units per acre
- K. Other modifications, such as clarification and streamlining of the Administrative Review process

III. California Environmental Quality Act (CEQA)

The SEIR was prepared as a supplement to the previously approved FEIR in order to evaluate the changes to the approved Project proposed by the modified development plan, Specific Plan Amendment, and related entitlements, and to determine whether substantial changes in circumstances surrounding the Property and the approved Project (if any), and new information of substantial importance (if any), require further analysis under CEQA.

Purpose of the SEIR

The SEIR compares the proposed Specific Plan amendment to the existing approvals to determine if the proposed changes will require major revisions to the certified EIR because of any new significant impacts, changes in circumstances or substantial new information that was not previously evaluated. The SEIR carries forward mitigation measures from the certified EIR, with modifications as warranted, and can include new mitigation measures to address potential impacts of the proposed modifications to the approved Project.

Steps

- A. Initial Study/ Notice of Preparation (NOP) (August 1, 2017)
- B. Public Scoping Meeting (August 23, 2017)
- C. Public Scoping Period (August 1 – August 31, 2017)
- D. Draft SEIR
- E. 45-day Public Review Period (October 3, 2017 – November 17, 2017)
- F. Final SEIR/ Response to Comments
- G. Project Entitlement Consideration and SEIR Certification

Topics analyzed in the Draft SEIR

- A. Air Quality
- B. Geology and Soils
- C. Land Use and Planning
- D. Noise
- E. Traffic and Circulation
- F. Visual Resources
- G. Utilities (Wastewater and Solid Waste)
- H. Effects Found Not to be Significant (including: agricultural and forestry resources, biological resources, cultural resources, etc.)
- I. Other Environmental Considerations (including new regulations related to greenhouse gas emissions, energy, etc.)

IV. Fashion Outlets Los Angeles

Concurrent with the proposed Specific Plan Amendment, a Design Overlay Review application was submitted for The Fashion Outlets Los Angeles by Macerich (Cam-Carson, LLC.). According to the applicant's narrative, the project is envisioned to be the premier fashion outlet shopping destination in the Los Angeles metropolitan area. The project consists of approximately 642,539 square feet of gross buildable area sitting atop of parking at the ground level underneath and along the perimeters. Macerich, the developer for this project, will be giving a separate presentation to introduce in more detail.

V. Community Meeting

On October 25, 2017, the City hosted a neighborhood meeting to obtain public input and comments on the Draft Specific Plan Amendment and associated Draft SEIR. The proposed Fashion Outlets of Los Angeles project was also introduced and Macerich was available to answer any questions. Eight members of the public attended and had general questions about the project. No written or verbal public comments were received on the SEIR.

VI. Next Steps

- A. Compile comments at the end of the comment period (November 17, 2017) and prepare responses to comments as part of the Final SEIR as required by CEQA;
- B. Planning Commission hearing and recommendation to City Council to consider Project Entitlements and Final SEIR (December 12, 2017)
- C. City Council Final Action (January 2018)

VII. Recommendation

That the Planning Commission receive input and provide comments to staff.

VIII. Exhibits

1. Draft Supplemental Environmental Impact Report (under separate cover)
http://ci.carson.ca.us/content/files/pdfs/planning/theDistrict/DistrictatSBSP_DS EIR_2017-10-02.pdf
2. Draft Specific Plan (under separate cover)
<http://ci.carson.ca.us/content/files/pdfs/planning/theDistrict/TheDistrictSP.pdf>
3. Fashion Outlets Los Angeles Plans (under separate cover)

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