

**CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 18-1635**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON RECOMMENDING CITY COUNCIL
ADOPTION OF ORDINANCE NO. _____ TO APPROVE
DEVELOPMENT AGREEMENT NO. 13-17 BETWEEN THE CITY
OF CARSON AND CAM-CARSON, LLC FOR THE DISTRICT AT
SOUTH BAY SPECIFIC PLAN PROJECT, AN APPROXIMATE
711,000 GBA SQUARE FOOT FIRST CLASS REGIONAL
FASHION OUTLET MALL; FINDINGS OF GENERAL PLAN
CONSISTENCY**

WHEREAS, there is a 168-acre planning area generally located southwest of the Interstate 405 Freeway and north of the Avalon Boulevard interchange in the City of Carson, which includes 157 acres of land located south of Del Amo Boulevard. The Carson Reclamation Authority (“Authority”), the City of Carson (“City”), and CAM-CARSON, LLC, a Delaware limited liability company (“Developer”) are negotiating the sale and development of approximately 41 acres of the surface-only area (the “Site”) located within the afore-described planning area; and

WHEREAS, the sale and development of the Site shall be accomplished, primarily, pursuant to the terms of:

- (1) A Development Agreement, which is attached hereto as **Attachment “A”**, and
- (2) A purchase and sale agreement with Developer (the “Conveyancing Agreement”) whereby Developer will acquire the Site (including certain easement agreements, as described in the Conveyancing Agreement), and
- (3) Specific Plan Amendment No. 10-17, consisting of an amendment to The Boulevards at South Bay Specific Plan (proposed to be renamed “The District at South Bay Specific Plan,” hereinafter called the “Specific Plan Amendment”), and
- (4) Environmental approvals including a Supplemental Environmental Impact Report (“SEIR”) pursuant to the California Environmental Quality Act, Public Resources Code §21000 et seq. (CEQA), and
- (5) Site Plan and Design Review No. 1675-17, and Sign Program No. 28-17, and
- (6) Such other permits and entitlements as may be required by the City or Authority, all collectively referred to herein as the “Entitlements”; and

WHEREAS, concurrently with consideration of the Development Agreement by the City Council, it is anticipated that (1) Authority will consider entering into a Conveyancing Agreement with Developer whereby Authority will convey and Developer will acquire the Developer

Property (described below) and (2) City and Authority will consider entering into a Cooperation Agreement whereby Authority would agree to construct certain public infrastructure on behalf of City and City would agree to provide sales tax proceeds to Authority to enable Authority to meet its obligations to, among other things, remediate Cell 2 and construct certain Offsite Improvements (as defined in the Agreement). The effectiveness of the Development Agreement, the Cooperation Agreement and the Conveyancing Agreement are contingent, one on the other, and the priority of various agreements is further described in Section 16.3.2 of the Development Agreement. As required by Sections 65864 through 65869.5 of the Government Code as a condition to execution by City of the Development Agreement, the Conveyancing Agreement provides Developer with a legal or equitable interest in the Developer Property; and

WHEREAS, under the terms of the Conveyancing Agreement (described above), the Authority will convey to Developer approximately 41 net acres of the Surface Lot of Cell 2 and certain easement areas therein legally described in Exhibit “C-1” of the Development Agreement (“Cell 2 Surface Lot”), and will retain approximately 5.3 acres lying along the I-405 Freeway and between the freeway and the Cell 2 Surface Lot (“Embankment Lot”). The Authority will also convey certain easement rights to Developer for purposes of construction, operation and use of the Project and Project signage, including an easement in the Embankment Lot for the Developer Pylon Sign described below. The property and easement rights to be conveyed by the Authority to Developer are referred to in the Development Agreement as the “Developer Property.”

WHEREAS, the Developer has proposed developing a “Project” on the Developer Property. The Project will consist of development of a high-quality, state of the art, fashion outlet retail center of not less than 450,000 GBA square feet (for Phase I only) and up to 711,000 GBA square feet (taking into account Phase I and Phase II, which may be developed separately or concurrently). The Development Agreement includes the preparation of designs for, and improvement of, the Developer Property for purposes of effecting the structures and improvements comprising the Project including, without limitation: design, grading, the construction of infrastructure related to the Project, whether located within or outside the Developer Property; the construction of structures and buildings; construction in connection with leasing of the Project, including, without limitation, installation of tenant improvements; installation of landscaping; installation of signs, including, without limitation, the Developer Pylon Sign, certain Entry Signs and other signs described in the Development Plan; and the operation, use and occupancy of, and the right to maintain, repair, or reconstruct, any private building, structure, sign, improvement, leased premises or facility after the construction and completion thereof.

WHEREAS, on January 23, 2018, the Planning Commission, after giving notice pursuant to Government Code Sections 65090, 65091, 65092 and 65094, (i) held a public hearing on Authority’s application for Specific Plan Amendment No. 10-17, Site Plan and Design Review No. 1675-17, Sign Program No. 28-17, and Supplemental Environmental Impact Report for The District at South Bay Specific Plan, State Clearinghouse No. 2005051059 (the “SEIR”); and (ii) recommended to the City Council certification of the SEIR pursuant to Resolution No. 18-2620 and the adoption of the Specific Plan pursuant to Resolution No. 8-2621, and also adopted the

Site Plan and Design Review No. 1675-17 and Sign Program No. 28-17 pursuant to Resolution No. 18-2622; and

WHEREAS, Sections 65864-65859.5 of the California Government Code authorize the City to enter into development agreements and requires the planning agency of the City to find the proposed Development Agreement to be consistent with the policies and programs of the General Plan and any applicable specific plan. Government Code Section 65865 authorizes the City to enter into development agreements with any person having a legal or equitable interest in real property, which interest Developer has in the Site via the Conveyancing Agreement; and

WHEREAS, pursuant to California Government Code Sections 65867 and 65090, the City of Carson on _____, published a legal notice indicating the public hearing to be held by the Carson City Planning Commission on _____; and

WHEREAS, the Planning Commission considered the provisions of the Development Agreement at a public hearing on March 21, 2018, and all interested parties were given an opportunity to be heard regarding the Agreement.

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission of the City of Carson does hereby resolve, determine and ordain as follows:

Section 1: The foregoing recitals are true and correct.

Section 2: Pursuant to the Government Section Code 65864 through 65869.5 and in light of the record before it including the staff report (and all attachments), and all evidence and testimony heard at the public hearing for this item, and in light of all evidence and testimony provided in connection with the Entitlements, the Planning Commission makes the following findings pertaining to the Development Agreement as related to the proposed disposition of the Site for purposes of the Project:

Finding 1: The proposed Development Agreement is consistent with the goals and policies of the General Plan, its purposes and applicable Specific Plan(s).

Evidence: Section 2-4 (Consistency with the General Plan) and Appendix C of the Specific Plan Amendment for The Boulevards at South Bay Specific Plan (proposed to be renamed "The District at South Bay Specific Plan," hereinafter called the "Specific Plan Amendment") contains an analysis of the consistency between the entire proposed modified Project (comprising the development of the 157 Acre Site), which includes the Specific Plan Amendment and related entitlements such as the Development Agreement, and the goals and policies of the General Plan. The Planning Commission has reviewed the analysis and determined that the proposed Development Agreement is consistent with the Specific Plan Amendment, the Specific Plan Amendment is consistent with the General Plan as set forth in Section 2-4 and Appendix C of the Specific Plan, and the Development Agreement is therefore consistent with the General

Plan. The SEIR also found that the “proposed modified Project would be compatible with the existing General Plan,” and specifically identifies the Development Agreement as one of the approvals anticipated for the proposed modified Project; the Planning Commission likewise affirms that finding. (Draft SEIR, pp. I-19; IV.A-27, Section IV.A(3)(c)(2)(a) and Table IV.A-1.)

Finding 2: The Development Agreement is consistent with and furthers a number of goals and objectives identified in the City’s General Plan.

Evidence: Overall, the Project proposed by the Development Agreement represents a productive reuse of a brownfield site that is compatible with surrounding uses, and offers Carson residents new opportunities for residential, retail, entertainment and employment. The cumulative, 168-acre project features up to 1,550 residential units, with 1,250 permitted in the 157 acres south of Del Amo, bringing needed housing to the City and generating a unique mixed-use environment that can serve as a signature project for Carson. The City’s General Plan also envisions an expanded commercial base, including encouraging specialty retail development. Further detailed findings of consistency between the Project and the General Plan are an appendix to the SEIR, which findings and supporting evidence has been previously considered by the Planning Commission and is attached as Attachment “B”.

Finding 3: The Development Agreement does not include a subdivision as defined in Section 66473.7 of the Government Code.

Evidence: Government Code Section 66473.7 defines “subdivision” as “a proposed residential development of more than 500 dwelling units, except that for a public water system that has fewer than 5,000 service connections, ‘subdivision’ means any proposed residential development that would account for an increase of 10 percent or more in the number of public water system’s existing service connections. While a limited portion of the property subject to the Development Agreement has the option to be developed for residential development, the maximum number of potentially authorized units is less than 500 dwelling units. Further, even assuming that the public water system has fewer than 5,000 service connections, such residential development would not account for an increase of 10 percent or more in the public water system’s existing sewer service connections.

Section 3. Based upon the findings outlined in Section 2 above, the Planning Commission of the City of Carson hereby recommends the City Council adopt an uncodified ordinance to approve Development Agreement No. 13-17 between the City of Carson and CAM-CARSON, LLC, attached hereto as Attachment “A.”

PASSED, APPROVED AND ADOPTED this ___ day of March, 2018.

Chairman

Approved as to form:

Sunny K. Soltani, City Attorney

(Attestation by City Clerk on Separate Page)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Donesia L. Gause Aldana, City Clerk of the City of Carson, hereby attest to and certify that the foregoing resolution is the original Resolution No. _____ adopted by the Carson Planning Commission at its regular meeting held on the ___ day of _____, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Donesia L. Gause Aldana, City Clerk

ATTACHMENT "A"
DEVELOPMENT AGREEMENT

ATTACHMENT “B”
GENERAL PLAN CONSISTENCY FINDINGS FROM SEIR

Table IV.A-1

Proposed Modified Project Consistency with City of Carson General Plan

Relevant Policy	Analysis of Project Consistency
<u>LAND USE ELEMENT (2004)</u>	
Goal LU-1 Productive reuse of “brownfield” site.	The proposed modified Project would put to productive use a contaminated, former landfill/brownfield site, via site remediation through implementation of the RAP.
LU-5.2 Implement and expand strategies to market, attract, and/or retain retail commercial areas and encourage businesses to participate.	The proposed modified Project would establish the Project site as a signature project along the I-405 Freeway, well located with regard to other freeways. The proposed modified Project would offer high visibility in a new, planned development. It would include entertainment uses to attract visitors and meet the needs of local population. Within specific retail sectors, development on the Property is not anticipated to result in short- or long-term impacts to the regional commercial sector but is projected to have a short-term negative effect on the local-serving commercial sector. However, it is forecasted that these short-term effects would be substantially reduced in the long term as projected household growth continues into the future.
LU-5.3 Identify unique economic opportunities, such as niche markets, that will allow the City to capitalize on its location, its cultural diversity, and the tourism industry in the region.	The proposed modified Project would provide a regional facility in a mixed-use development, visibly noticeable along a major freeway corridor. The large scale of the proposed modified Project and the proposed mix of visitor and local serving uses would create an opportunity to support a large range of uses, including specialized markets.
LU 6.2 Achieve a sustainable land use balance through provision of incentives for desired uses; coordination of land use and circulation patterns; and promotion of a variety of housing types and affordability.	The proposed modified Project would construct an internal circulation system on the Property that would be linked with the regional network and linked to the Avalon Boulevard interchange. The proposed modified Project’s mitigation measures would include improvements to reduce impacts on the local road network within the City’s jurisdiction where feasible, and where consistent with other General Plan policies. The proposed modified Project, in combination with the 300 residential units entitled for construction on DD3, would add up to 1,550 new housing units, thus adding to the range and mix of housing available in the City of Carson. Retail uses would serve both local (City residents) and regional populations. Within specific retail sectors, development on the Property is not anticipated to result in short- or long-term impacts to the regional commercial sector but is projected to have a short-term negative effect on the local-serving commercial sector. However, it is forecasted that these short-term effects would be substantially reduced in the long term as household growth continues into the future.

Table IV.A-1

Proposed Modified Project Consistency with City of Carson General Plan

	Relevant Policy	Analysis of Project Consistency
LU-6.3	Consider establishing minimum land use density requirements in certain areas such as mixed-use zones to provide more efficient, consistent, and compatible development patterns while also promoting greater potential for pedestrian and transit oriented development.	The proposed modified Project would be implemented under the SPA which allows for mixed-use development in an efficient manner. Density and height limits would allow for mid-rise residential development including densities up to 60 du/ac. The proposed modified Project includes provision for pedestrian and bicycle transit and can be linked to nearby public transit routes.
LU-6.6	Attract land uses that generate revenue to the City of Carson, while maintaining a balance of other community needs such as housing, open space, and public facilities.	The proposed modified Project would include up to approximately 1,834,333 sq.ft. of commercial use that would be generating revenue to the City. The proposed modified Project, in combination with the 300 units entitled for construction on DD3, could add up to 1,550 housing units if fully developed, intermixed with plazas and open space.
LU-7.2	Locate truck intensive uses in areas where the location and circulation pattern will provide minimal impacts on residential and commercial uses.	Commercial loading areas would be screened where appropriate and truck loading activities would be set back from residential uses to minimize impacts on residential uses. Loading areas are located in areas on the Project site that would minimize conflicts with commercial uses.
LU-7.3	Promote the use of buffers between more intensive industrial uses and residential uses.	The proposed modified Project would include no industrial uses. New residential development would not be located adjacent to intensive industrial uses.
LU-8.1	Amend the Zoning Ordinance to provide for those Mixed Use areas identified on the General Plan Land Use Plan.	The land use for the Project site is Mixed-Use Residential. Since the approval of the approved Specific Plan in 2006, the zoning for this site has been consistent with the Mixed-Use land use designation. ¹⁵
LU-8.3	Locate higher density residential uses in proximity to commercial centers in order to encourage pedestrian traffic and provide a consumer base for commercial uses.	The proposed modified Project includes the potential for high density residential development within a mixed-use project containing up to 1,834,833 sq.ft. of commercial activity. The SPA includes a pedestrian circulation system that connects the various components of the Project site.
LU-11.1	Target potential sites or areas for the development of signature projects.	Project implementation would create a signature project at a location that has been identified as being conducive to such a project, due to the Project site’s location along the I-405 Freeway, visual accessibility from the I-405 Freeway and its location within the central area of Carson.

¹⁵As part of the 2006 amendment to the General Plan (No. 13-05), LU-IM-8.1 was revised to state: “The area formerly occupied by Cal Compact, along the 405 Freeway; uses to be permitted include a mix of High Density Residential, General Commercial, and Regional Commercial.”

Table IV.A-1

Proposed Modified Project Consistency with City of Carson General Plan

	Relevant Policy	Analysis of Project Consistency
LU-11.2	Encourage development of desired uses such as quality retail, restaurant uses, and entertainment in targeted areas.	The proposed modified Project would include up to 1,834,833 sq.ft. of commercial space on the Property. Based on the current Conceptual Project Components Plan, up to 711,500 sq.ft. of luxury outlet retail uses, 100,000 sq.ft. is designated for restaurants, and 130,000 sq.ft. is designated for commercial recreation/entertainment. The SPA would encourage the development of these use within a concentrated area within the City.
LU-12.3	Review landscape plans for new development to ensure that landscaping relates well to the proposed land use, the scale of structures, and the surrounding area.	The SPA establishes landscaping concepts for the various areas of the Project site and identifies a palette of permitted plans. The SPA requires site plan and design review for compliance with the SPA to ensure that the proposed landscape plan is consistent with the General Plan objectives and the more-specific requirements of the SPA.
LU-12.5	Improve City appearance by requiring landscaping to screen, buffer and unify new and existing development. Mandate continued upkeep of landscaped areas.	The SPA requires that landscaping within the Property should be consistent in design and cohesive among planning areas. The SPA incorporates landscape requirements to buffer commercial uses from existing residential uses to the south and west of the Project site and requires development setbacks to establish additional buffers. Developers shall be responsible for maintaining landscaped areas within the Property.
LU-13.1	Promote a rhythmic and ceremonial streetscape along the City’s arterial roadways, continuing the use of landscaped medians.	The Project continues to promote maintenance of landscaped medians throughout the City. In addition, landscaping is required by the SPA along internal public streets, and the SPA identifies landscaping concepts for each of the roadways.
LU-13.3	Continue and, when possible, accelerate the undergrounding of utility lines throughout the City.	Per Section 5.3.4 of the SPA, utility lines would be placed underground whenever feasible.
LU-13.4	Encourage architectural variation of building and parking setbacks along the streetscape to create visual interest, avoid monotony and enhance the identity of individual areas.	Once adopted, the Property would be subject to the Design Guidelines in Section 7 of the SPA, which cover site and landscape design standards, as well as architectural standards for each planning area. Other improvements, such as dedicated public plazas and public art, are required in the Entertainment Area and enhance the quality of the pedestrian environment.
LU-13.5	Continue to require landscaping treatment along any part of a building site which is visible from City streets.	Del Amo Boulevard and Main Street are designated as landscape theme areas in the SPA. Landscaping would also be provided along the internal streetscapes, including along Street A and public portions of Street B, which would be designated as a public street.

Table IV.A-1

Proposed Modified Project Consistency with City of Carson General Plan

	Relevant Policy	Analysis of Project Consistency
LU-13.7	Ensure proper maintenance of parkways along arterial streets and landscaping of private property visible from the public right-of way.	The City would be responsible for maintaining parkways along arterial streets, and the developer(s) would be responsible for installing and maintaining landscape in privately owned areas visible from public right-of-way.
LU 14.1	Work with Caltrans to provide and maintain an attractive freeway environment in Carson, including access ramps.	The SPA provides landscape and signage guidelines for the Property and includes a Freeway Edge theme area facing the I-405 Freeway to ensure consistency of signage and plantings in this area. The City would continue to be responsible for the landscape and maintenance of the slope, and would coordinate with Caltrans to ensure acceptable design.
LU-14.2	Require new commercial or industrial development adjacent to and visible from freeways and freeway ramps to incorporate full architectural and landscape treatment of the building on the freeway side.	Landscape standards in the SPA and landscape, site design, and architectural guidelines in SPA Section 7 provide standards for building treatment for development and landscaping on the Property. Buildings would provide a signature entry into the City of Carson. Additionally, final architectural designs are subject to administrative review and approval by the City prior to issuance of building permits.
LU-14.4	Provide entry markers with landscaping on the major arterials.	Project entries from arterials roads are designated within the SPA as “Entries” landscape theme areas, and would be subject to enhanced landscaping standards.
LU-15.1	Encourage the location of housing, jobs, shopping, services and other activities within easy walking distance of each other.	The proposed modified Project, in combination with the 300 residential units entitled for construction on DD3, includes mixed uses with up to 1,550 residential units and up to 1,834,833 sq.ft. of commercial use within the Property. The conceptual site design within the SPA includes a pedestrian circulation system that connects the various components of the Property, thereby facilitating the type of pedestrian activity targeted by this policy.
LU-15.2	Maintain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live in Carson.	The proposed modified Project, in combination with the 300 residential units entitled for construction on DD3, could construct up to 1,550 units in total if fully built, which would contribute to the range of housing opportunities within the City of Carson.
LU-15.3	Ensure that community transportation facilities are connected to a larger transit network.	The proposed modified Project’s internal circulation system would provide access to Main Street and Avalon Boulevard via Del Amo Boulevard, with accessibility to the I-405 Freeway via the ramp constructed at Avalon Boulevard. In addition, new bus stops may be located on Street A and/or Del Amo Boulevard.

Table IV.A-1

Proposed Modified Project Consistency with City of Carson General Plan

	Relevant Policy	Analysis of Project Consistency
LU-15.4	Develop a center focus within the community that combines commercial, civic, cultural and recreational uses.	The Project site is located within the central part of the City. The proposed modified Project’s development with a variety of commercial and entertainment venues would contribute development at a location amidst the Carson Civic Center, the StubHub Center, California State University at Dominguez Hills, the South Bay Pavilion, and the Victoria Golf Course and Park, thus adding to the centrality of such community uses.
LU-15.5	Ensure that the design of public spaces encourages the attention and presence of people at all hours of the day and night.	The proposed modified Project is anticipated to offer entertainment and dining as well as shopping opportunities. These activities would continue into the evening hours. The SPA includes standards for public art and landscaping to enhance the public spaces.
LU-15.6	Ensure development of pedestrian oriented improvements which provide better connections between and within all developments while reducing dependence on vehicle travel.	The proposed modified Project includes an internal system of pedestrian sidewalks and pathways that would interconnect all portions of the Property.

CITY OF CARSON GENERAL PLAN, HOUSING ELEMENT (2014-2021)—POLICIES

H-1.3	Promote economic well being of the City by encouraging the development and diversification of its economic base.	The proposed modified Project would include up to 1,834,833 sq. ft. of commercial uses. Commercial uses are anticipated to include a broad array of uses; e.g., regional commercial, including outlet uses, neighborhood commercial, restaurants, commercial recreation/entertainment, and hotel uses. Within specific retail sectors, development on the Property is not anticipated to result in short- or long-term impacts to the regional commercial sector but is projected to have a short-term negative effect on the local-serving commercial sector. However, it is forecasted that these short-term effects would be substantially reduced in the long term as household growth continues into the future.
H-1.5	Establish and maintain development standards that support housing development while protecting the quality of life.	The proposed modified Project, in combination with the 300 residential units entitled for construction on DD3, would provide up to 1,550 housing units. These housing units would be developed subject to development and design guidelines established in the SPA, addressing such items as but not limited to site planning, building massing, color and materials, and building detailing.

Table IV.A-1

Proposed Modified Project Consistency with City of Carson General Plan

	Relevant Policy	Analysis of Project Consistency
H-2.2	Assure residential safety and security	Residential, mixed-use, and commercial development would be subject to the lighting standards set forth in SPA Section 6.7, which provide minimum nighttime standards to ensure safety. In addition, a Community Safety Center would be provided for the proposed modified Project for use by the Property’s private security force and the Los Angeles County Sheriff’s Department.
H-2.7	Require excellence in the design of housing through the use of materials and colors, building treatments, landscaping, open space, parking, environmentally sensitive and sustainable building design.	Residential and residential mixed-use buildings would be required to comply with the site design, landscape, and architectural standards established in SPA Section 6.4 and Section 7. The architectural intent of the proposed modified Project is to create a development that serves as a signature gateway into the City of Carson, and provides significant aesthetic improvement over the existing landfill.
H-3.1	Facilitate and encourage diversity in types, prices, ownership, and size of single-family homes, apartments, townhomes, mixed-use housing, transit-oriented development, and live-work housing.	The proposed housing units (up to 1,550 units in total with the 300 units entitled for construction on DD3) would add multi-family residential units of varying sizes, which would increase the variety of housing opportunities within the City. In addition, the proposed modified Project allows for residential development in close proximity to commercial development, and live-work housing is permitted in portions of the Project site.
H-3.2	Work to expand the resource of developable land by making underutilized land available for development.	The proposed modified Project would put to productive use a contaminated, former landfill/brownfield site, via site remediation through implementation of the RAP.
H-3.6	Promote the development of multifamily housing.	The SPA designates approximately 15 acres in PA 1 and PA 2 permitting multi-family residential units at densities of up to 60 du/ac (or on PA 1, at greater density, up to 80 du/ac with a General Plan amendment).
H-3.7	Encourage residential development along transit corridors and in close proximity to employment, transportation and activity centers.	The proposed modified Project, in combination with the 300 residential units entitled for construction on DD3, provides for up to 1,550 residential units in mixed-use buildings or in close proximity to a major commercial center. Additionally, the proposed modified Project is in close proximity to several other major commercial centers, as well as the StubHub Center.

Table IV.A-1

Proposed Modified Project Consistency with City of Carson General Plan

Relevant Policy	Analysis of Project Consistency
<u>CITY OF CARSON GENERAL PLAN, ECONOMIC DEVELOPMENT ELEMENT (2013)—POLICIES</u>	
ED-1.2 Encourage the development of quality housing.	The proposed modified Project, in combination with the 300 residential units entitled for construction on DD3, would include up to 1,550 new housing units. These units would be required to meet SPA standards for building design, landscaping, and other development standards, including security requirements, minimum open space standards and development of recreational opportunities for residents, and interior noise level restrictions that would encourage development of quality housing.
ED-1.4 Strengthen the physical image of Carson through visual enhancement along freeway corridors, major traffic routes, and areas adjoining residential neighborhoods. To this end: Aggressively pursue code enforcement activities; Develop good design standards; and Establish a City identity.	The proposed modified Project has been designed to take advantage of its location adjacent to the I-405 Freeway. The proposed modified Project would (1) present a substantial new development along the freeway edge that would attract public attention; (2) provide identification of the proposed modified Project’s visitor-oriented commercial recreation/entertainment activities through building placement and/or signage; (3) include, through SPA requirements, a set of sign and landscape standards and guidelines that would integrate the proposed modified Project’s proposed signage program with the overall aesthetic concept for the proposed modified Project; and (4) include, through the SPA, provisions for landscaping/aesthetic treatment along the proposed modified Project’s freeway edge.
ED-1.6 Provide appropriate infrastructure to support economic development.	The proposed modified Project would include an internal infrastructure system that is designed to meet all onsite uses and would not have significant impacts on existing services.
ED-2.7 Identify unique economic opportunities, such as niche markets, that will allow the city to capitalize on the city’s location in Southern California, the community’s cultural diversity, and the tourism industry in the region.	The proposed modified Project would provide a regional facility in a mixed-use development, visibly noticeable along a major freeway corridor. The large scale of the proposed modified Project and the proposed mix of visitor and local serving uses would create an opportunity to support a large range of uses, including specialized markets, and the outlet uses would provide a new tourist destination in the City.
ED-2.8 Capitalize on potential physical and market linkages among land uses. (formerly FEIR, ED-3.6)	The proposed modified Project is a mixed-use project that, together with the 300 units on DD3, would include up to 1,550 units. These uses would provide an estimated 4,550 new residents that would support the proposed modified Project’s commercial components. The population growth generated proposed modified Project would also support other commercial enterprises in the vicinity of the Property, and the commercial component would serve populations in surrounding neighborhoods.

Table IV.A-1

Proposed Modified Project Consistency with City of Carson General Plan

Relevant Policy	Analysis of Project Consistency
<p>ED-3.3 (formerly and in FEIR, ED-4.3)</p> <p>Support public/private efforts and link infrastructure and service costs with development projects.</p>	<p>The proposed modified Project is a remediation and infrastructure project financed through a combination of public and private funds, and a series of private development projects financed by applicants and developed upon land currently owned by the Carson Planning Reclamation Authority. The project includes public financing mechanisms that could include, but are not limited to, community facilities districts and state and federal funding that may become available.</p>
<p>ED-3.4 (formerly and in FEIR, ED-4.4)</p> <p>Encourage development opportunities that increase economic gains to the City.</p>	<p>The proposed modified Project would include up to 1,834,833 sq.ft. of space for commercial development. Commercial activities would include a broad array of uses; e.g., regional commercial, neighborhood commercial, restaurants, commercial recreation/entertainment, and hotel uses that would generate additional tax revenues for the City. Within specific retail sectors, development on the Property is not anticipated to result in short- or long-term impacts to the regional commercial sector but is projected to have a short-term negative effect on the local-serving commercial sector. However, it is forecasted that these short-term effects would be substantially reduced in the long term as household growth continues into the future.</p>
<p>ED-6.1 (formerly and in FEIR, ED-7.1)</p> <p>Encourage the diversification of land uses, while not alienating existing businesses or industries requiring space in Carson.</p>	<p>The proposed modified Project would increase the diversification of land uses by (1) adding substantial amounts of new commercial and residential development; (2) including commercial activities that do not presently occur, or are non-present in the City; e.g., outlet and certain types of commercial recreation/entertainment; (3) including housing that varies in density and relationship to commercial activity from the existing prevalent housing. The City has large amounts of industrial land available, including sites in the vicinity of the proposed modified Project, most of it located in districts better suited for industrial activity than the proposed modified Project. Within specific retail sectors, development on the Property is not anticipated to result in short- or long-term impacts to the regional commercial sector but is projected to have a short-term negative effect on the local-serving commercial sector. However, it is forecasted that these short-term effects would be substantially reduced in the long term as household growth continues into the future.</p>

Table IV.A-1

Proposed Modified Project Consistency with City of Carson General Plan

Relevant Policy		Analysis of Project Consistency
ED-6.2 (formerly and in the FEIR, ED-7.2)	Improve the actual and perceived image of the City through improved design standards, amenities, security, continuing public improvements and positive advertising campaigns.	Development on the Property would occur pursuant to various design and development standards established in the SPA to ensure harmonious relationships between uses; e.g., standards regarding site planning, building massing, color and materials, building detailing, etc. These standards are more detailed than those currently included within the City Zoning Ordinance.
ED-8.1	Identify target or niche industries or companies suitable for Carson looking for large areas of space, diversifying the economic base.	The SPA allows for the possibility of outlet uses, which would serve as a regional draw to Carson, as well as attracting a significant tourist clientele. The outlets, proposed for PA 2, would occupy approximately 46 acres of land.
ED-9.2	Encourage development of desired uses such as quality retail, restaurant uses, and entertainment in target areas	The proposed modified Project's proposed commercial uses include regional commercial, neighborhood commercial, restaurants, commercial recreation/entertainment, and hotel uses, all organized in a visitor-oriented district. The proposed modified Project is of sufficient size to offer a range of such uses and support the anticipated inclusion of quality retail and restaurant uses. The proposed modified Project is located within the City at a highly visible location, one targeted for such development in existing plans.
ED-10.1 (formerly and in FEIR, ED-11.1)	Encourage the revitalization and cleanup of underutilized and contaminated land.	The proposed modified Project would put to productive use a contaminated, former landfill/brownfield site, via site remediation through implementation of the RAP.
ED-10.2 (formerly and in FEIR, ED-11.2)	Maintain proper infrastructure levels and flexible financing options to encourage remediation and revitalization of brownfields.	The proposed modified Project is a remediation and infrastructure project financed through a combination of public and private funds, and a series of private development projects financed by applicants and developed upon land currently owned by the Carson Planning Reclamation Authority. The project includes public financing mechanisms that could include, but are not limited to, community facilities districts and state and federal funding that may become available.
ED-10.3 (formerly and in FEIR, ED-11.3)	Understand and promote available land inventory and initiate strategies to develop balanced land use planning.	The proposed modified Project would put to productive use a contaminated, former landfill/brownfield site, via site remediation through implementation of the RAP. It would increase the amounts of housing and commercial activity within the City. Further, it would implement a mixed-use development with a mix/balance of uses that could serve as a model for mixed-use development.

Table IV.A-1

Proposed Modified Project Consistency with City of Carson General Plan

	Relevant Policy	Analysis of Project Consistency
ED-10.4 (formerly and in FEIR, ED-11.4)	Encourage development of compatible uses and phase out non-conforming uses.	The SPA authorizes development of a vertically or horizontally integrated mixed-use project and encourages interaction among these uses to promote a lively community center. The SPA also recognizes the security and privacy needs of residents and contains standards and guidelines to shield on-site residential uses from the noise and activity likely to take place at the Property’s commercial sites. The proposed modified Project’s commercial activity would avoid conflict with residential development to the south and southwest of the Project site due to vertical and horizontal distance, an intervening landscaped slope and design features for that development.

OPEN SPACE AND CONSERVATION ELEMENT

OS-1.2	Maintain existing landscaping along the City’s major streets and expand the landscaping program along other arterial streets throughout the community.	Del Amo Boulevard and Main Street are designated as one of the landscape theme areas in the SPA. Project entries from arterials roads are designated within the SPA as “Entries” landscape theme areas and would be subject to enhanced landscaping standards. Landscape would also be required along the internal streetscapes, including along Street A and public portions of Street B, which would be designated as a public street.
OS-1.3	Require that adequate, usable and permanent private open space is provided in residential developments.	Open space is required for residential development in Section 5.2 of the SPA. Additional requirements for private open space on the Property are detailed in SPA Table 6.2-1, General Development Standards.
OS-4.3	Facilitate physical collection of recyclable waste.	Per SPA Section 5.3.4, the proposed modified Project is required to provide recycling services for construction debris, and general recycling for residential and commercial uses should be continued after construction ends. A comprehensive recycling plan should be submitted with site plan and design submittals to the City.

SOURCE: RE Solutions, 2017.
