

## **RESOLUTION NO. 22-243**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA: (1) MAKING, RATIFYING AND AFFIRMING THE CEQA FINDINGS AND ACTIONS OF THE PLANNING COMMISSION RELATED TO CERTIFICATION OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2021010116) WITH RESPECT TO APPROVAL OF GENERAL PLAN AMENDMENT NO. 105-19; AND (2) APPROVING GENERAL PLAN AMENDMENT NO. 105-19 TO CHANGE TO PROJECT SITE'S GENERAL PLAN LAND USE DESIGNATION FROM REGIONAL COMMERCIAL AND LOW DENSITY RESIDENTIAL TO URBAN RESIDENTIAL, FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT**

WHEREAS, on December 17, 2019, the Department of Community Development received an application from Imperial Avalon LLC ("Developer") for certain entitlements for the development of a mixed-use residential and commercial project. The project consists of 764 multi-family residential units in two buildings of up to four stories each, 351 attached/detached and stacked flat townhome units of up to three stories each, 111,581 square feet of publicly accessible open space (including a minimum 22,859 square foot park), and 10,000 square feet of commercial restaurant space, upon real property located at 21207 S. Avalon Blvd. having Assessor's Parcel Numbers 7337-001-025, -026, -027, -028, and -029, and legally described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Project"); and

WHEREAS, Developer's requested entitlements consist of the following: (1) certification of an Environmental Impact Report (SCH No. 2021010116; the "EIR") for the Project; (2) General Plan Amendment ("GPA") No. 105-19, to change the land use designation of the Property from Regional Commercial/Low Density Residential to Urban Residential; (3) Specific Plan ("SP") No. 21-19, the Imperial Avalon Specific Plan ("IASP"), to establish the development standards and permitted uses for the Property; (4) Zone Change ("ZCC") No. 188-19, to change the Property's zoning from Commercial Automotive/RM-8-D to Imperial Avalon Specific Plan; (5) Development Agreement ("DA") No. 23-19, to grant specified development rights in exchange for provision of specified community benefits; (6) Site Plan Review and Design Review ("DOR") No. 1803-19; and (7) Vesting Tentative Tract Map ("VTTM") No. 83157; and

WHEREAS, the Project requires a General Plan Amendment to change the Project site's General Plan land use designation from Regional Commercial and Low Density Residential to Urban Residential; and

WHEREAS, the proposed amendment to the General Plan, collectively with the other aforementioned entitlements, is considered a "project" as defined by the California Environmental Quality Act, Public Resources Code §21000 et seq. ("CEQA"); and

WHEREAS, the City, as the Lead Agency, has prepared an environmental impact report ("EIR") for the Project; and

WHEREAS, after notice of the time, place and purpose of a public hearing was duly given, the City's Planning Commission held a public hearing and heard testimony and considered all factors both oral and written on the 21st day of November, 2022, to consider Developer's applications for the Project. Following such public hearing, the Planning Commission: (1) certified the EIR for the Project, made associated CEQA findings, and took associated CEQA actions; (2) approved DOR No. 1803-19 and VTTM No. 83157 contingent upon City Council approval of GPA No. 105-19, SP No. 21-19, ZCC No. 188-19, and DA No. 23-19 and subject to the conditions of approval of DOR No. 1803-19 and VTTM No. 83157; and (3) recommended that the City Council approve the GPA No. 105-19, SP No. 21-19 (subject to the conditions of approval thereof), ZCC No. 188-19, and DA No. 23-19; and

WHEREAS, after notice of the time, place and purpose of a public hearing was duly given, the City Council held a public hearing on December 6, 2022, to consider Developer's applications for GPA No. 105-19, ZCC No. 188-19 SP No. 21-19, and DA No. 23-19 for the Project, during which the City Council heard testimony and considered all factors both oral and written; and

WHEREAS, California Government Code Section 65356 requires that a legislative body shall adopt or amend a general plan by resolution; and

WHEREAS, the City Council desires, by this resolution, to approve General Plan Amendment No. 105-19, in connection with its approval of the other entitlements associated with the Project, based on the findings and on the terms set forth herein; and

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

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**Section 1.** The foregoing recitals are true and correct and are incorporated herein by reference.

**Section 2.** Following an initial study, a notice of preparation, and scoping, the EIR was prepared, circulated, and made available for public review, all in accordance with CEQA. The Planning Commission certified the EIR (inclusive of an Errata to the Final EIR) and adopted the Mitigation Monitoring and Reporting Program (MMRP), Findings of Fact, and Statement of Overriding Considerations for the Project on November 21, 2022, all in accordance with CEQA. Electronic copies of the EIR and associated CEQA documents are available at <https://ci.carson.ca.us/CommunityDevelopment/ImperialAvalon.aspx>. The mitigation measures set forth in the EIR and MMRP are incorporated into the Project as conditions of approval. The City Council hereby makes, ratifies and affirms the Planning Commission's CEQA findings and actions as the Council's own with respect to the approval of GPA No. 105-19.

**Section 3.** Based upon all oral and written reports and presentations made by City staff, Developer, and members of the public, including any attachments and exhibits, the City Council hereby finds that:

a) State law requires compatibility/consistency between land use zoning classifications and the General Plan. By amending the General Plan hereby, the City Council will change the General Plan land use designation of the 27.21-acre Project Site from Regional Commercial and Low Density Residential to Urban Residential, allowing a residential density of up to 45 dwelling units per acre and thereby accommodating the Project's residential unit count of 1,115 dwelling units, or 41 dwelling units per acre, which will also be consistent with the Property's zoning upon adoption of the Imperial Avalon Specific Plan and ZCC No. 188-19 (allowing for up to 45 dwelling units per acre). The proposed General Plan land use designation is desirable and beneficial in that it promotes a compatible use of the Property (the Project). The Project will also be consistent with the General Plan Update's anticipated land use designation of Downtown Mixed Use for the Property.

b) The General Plan Amendment supports General Plan goal LU-6: A sustainable balance of residential and nonresidential development and a balance of traffic circulation throughout the city. The project promotes a balanced mix of residential development and ground floor, pedestrian-serving commercial restaurant uses. The project provides for the inclusion of commercial restaurant uses that would provide easy access to a variety of foods within close proximity to existing and future residential communities.

c) The General Plan Amendment supports General Plan goal LU-7: adjacent land uses that are compatible with one another. The proposed development of the project, with its gradual sensitive transition toward the western edge of the subject property, is compatible with the adjacent single-family residential Grace Avenue neighborhood, and with the project's pedestrian bridge connection over the Torrance lateral flood channel, it will provide pedestrian access to The District at South Bay specific plan area and the commercial and open space amenities that will be available there.

d) The General Plan Amendment supports General Plan goal LU-8: Promote mixed-use development where appropriate. The project is proposed as part of the City's ongoing effort to develop new mixed-use corridors. This site is located within close proximity to the Carson Street mixed-use corridor and The District at South Bay proposed development.

e) The General Plan Amendment supports General Plan goal LU-15: promote development in Carson which reflects the "Livable Communities" concepts. The project encourages the location of housing, jobs, shopping, services, and other activities within easy walking distance of each other. By providing the potential for a variety of housing types, various multifamily unit types which may include affordable housing and senior housing, and for-sale townhome units, the project also supports Policy LU-15.2 which seeks to maintain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live in Carson.

f) The General Plan Amendment supports General Plan Housing Element Goal 2: encourage the development of a variety of housing to meet needs of the broad spectrum of the community, with a particular emphasis on multifamily housing, and Goal 4: Promote housing opportunities for lower-income households and seniors. By providing a mix of unit types ranging from studios to four-bedroom homes, the project facilitates diversity of housing types and prices, supporting a wide variety of housing needs and promoting a multi-generational community. Additionally, the project supports Goal 4 by providing an exclusive pre-lease period for seniors and establishing a quota for units rented to seniors, recognizing that senior populations benefit from various types of housing models and from providing

independent senior housing to meet the diverse needs of Carson's and the region's aging population.

g) The proposed General Plan Amendment is consistent with and furthers the General Plan goals and policies. Specifically, without limitation, LU-IM 6.7: Review carefully any zone change and/or General Plan Amendment to permit development and modify intensity. Factors to be considered include, but are not limited to: Plan; circulation patterns; environmental constraints; and compatibility with surrounding uses.

h) The General Plan Amendment will ensure consistency between the Imperial Avalon Specific Plan and the General Plan by changing the land use designation to Urban Residential pending the General Plan Update in furtherance of the General Plan goals, policies, and objectives.

**Section 4.** Based on the aforementioned findings, the City Council hereby approves GPA No. 105-19, a copy of the map of which is attached hereto as Exhibit "B" and is incorporated herein by this reference.

**Section 5.** This Resolution shall take effect concurrent with effectiveness of City of Carson Ordinance No. 2222. If and when the Development Agreement No. 23-19 should terminate pursuant to Article 7 thereof, this Resolution will automatically terminate concurrently therewith without any action needing to be taken by the City Council.

**Section 6.** The City Council declares that, should any provision, section, paragraph, sentence or word of this Resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Resolution as hereby adopted shall remain in full force and effect

**Section 7.** The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

**PASSED, APPROVED and ADOPTED** this 6<sup>th</sup> day of December, 2022.

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Mayor Lula Davis-Holmes

ATTEST:

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Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM

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Sunny Soltani, City Attorney



EXHIBIT "A"

Legal Description

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

LOT 1 OF TRACT NO. 71206, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1400, PAGES 1 TO 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM PORTIONS OF SAID LAND ALL MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND, AS EXCEPTED IN DEED RECORDED DECEMBER 08, 1960 AS INSTRUMENT NO. 1520 OFFICIAL RECORDS, AND IN DEED RECORDED MAY 18, 1959 AS INSTRUMENT NO. 590 OFFICIAL RECORDS.

APN: 7337-001-025

APN: 7337-001-026

APN: 7337-001-027

APN: 7337-001-028

APN: 7337-001-029

EXHIBIT "B"  
GENERAL PLAN AMENDMENT MAP

## AMENDMENT TO THE MAP DESIGNATION

### ***General Plan Amendment No. 105-19***

