

CITY OF CARSON

CITY COUNCIL

RESOLUTION NO. 16-122

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON APPROVING THE VISION PLAN, DIRECTING STAFF TO TAKE ALL NECESSARY STEPS TO IMPLEMENT THE VISION PLAN INCLUDING PREPARATION OF A GENERAL PLAN UPDATE, A ZONING CODE UPDATE, SPECIFIC PLANS, A FEASIBILITY ANALYSIS FOR FORMATION OF THE ENHANCED INFRASTRUCTURE FINANCING DISTRICT, ALL NECESSARY CALIFORNIA ENVIRONMENTAL QUALITY ACT ANALYSIS RELATED TO THESE ACTIONS, AND EXTENSION OF THE TEMPORARY MORATORIUM FOR THE VISION PLAN AREA TO FROM DECEMBER 15, 2016 TO DECEMBER 15, 2017

THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

WHEREAS, on December 15, 2015, the Carson City Council enacted a one year moratorium on new development within a 640-acre area around the 157-acre former Cal Compact landfill site, for the purpose of developing land use strategies surrounding the 157-acre site which the Carson Reclamation Authority owns; and

WHEREAS, on December 15, 2015, the City Council authorized the preparation of the Vision Plan and the City hired PlaceWorks, a planning firm, and Kosmont Companies, a financial advisory and economic development firm to prepare the Vision Plan; and

WHEREAS, the Porsche Experience Center and the future development plans for the 157 acres, for which the City entered into an Exclusive Negotiating Agreement with CAM-CARSON LLC, an entity of Macerich, one of the largest shopping center developers and owners in the country, to develop a 585,000-square-foot high fashion regional outlet mall, represents two significant catalysts for revitalization of this area; and

WHEREAS, based on Kosmont's demographic and market analysis, there is considerable market potential for future economic development to revitalize the area and strengthen the City's economic outlook; and

WHEREAS, City of Carson Staff has worked strategically with the community and property owners to prepare a cohesive future development plan for the project area that considers land use, mobility, urban design, and infrastructure; and

WHEREAS, City of Carson Staff prepared the proposed Vision Plan, and received feedback from property owners during workshops on March 29, 2016 and May 3, 2016; and

WHEREAS, on July 26, 2016, the Planning Commission reviewed the Vision and adopted Resolution No. 16-2580 recommending approval of the Vision Plan to the City Council; and

WHEREAS, the Carson Vision Plan is the foundation of future efforts to set the stage for the revitalization of the area; and

WHEREAS, in order to achieve the potential of the Vision Plan, the City must pursue several implementation actions including planning and development actions and funding and financing tools.

Section 1. The City Council of the City of Carson, California, hereby finds, as follows:

- a) The Vision Plan has been reviewed by the City Council.
- b) The Vision plan provides a guide to the future development of the area.
- c) The implementation measures identified in the Vision Plan are necessary to implement the City's vision to revitalize the area.
- d) The Vision Plan recommends reasonable potential land uses for the study area.
- e) The vision Plan identifies the necessary tools to finance the infrastructure and services needed to implement the Vision Plan.
- f) The implementation of the Vision Plan would necessitate preparation of a General Plan update, a Zoning Code update, specific plans, a feasibility analysis for formation of the Enhanced Infrastructure Financing District, all necessary California Environmental Quality Act analysis related to these actions, and extension of the temporary moratorium for the Vision Plan area to from December 15, 2016 to December 15, 2017.

Section 2. Based on the aforementioned findings, the City Council hereby recommends approval of the Vision Plan.

Section 3. The City Clerk shall certify to the adoption of the Resolution.

PASSED, APPROVED AND ADOPTED THIS 6th DAY OF SEPTEMBER, 2016

Mayor Albert Robles

ATTEST:

Donesia Gause, City Clerk