

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 18-2622**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN REVIEW (DOR) NO. 1675-17 AND COMPREHENSIVE SIGN PROGRAM NO. 28-17 FOR DEVELOPMENT OF A NEW APPROXIMATELY 648,580-SQUARE-FOOT GROSS BUILDABLE AREA REGIONAL COMMERCIAL USE AND SIGN PROGRAM WITHIN PLANNING AREA 2 ON A 46-ACRE PROJECT AREA WITHIN THE DISTRICT AT SOUTH BAY SPECIFIC PLAN GENERALLY LOCATED SOUTHWEST OF THE INTERSTATE 405 FREEWAY AND NORTH OF THE AVALON BOULEVARD INTERCHANGE IN THE CITY OF CARSON**

WHEREAS, there is a 168-acre planning area generally located southwest of the Interstate 405 (I-405) Freeway (the San Diego Freeway) and north of the Avalon Boulevard interchange in the City of Carson (Project Site), which includes 157 acres of land located south of Del Amo Boulevard; and

WHEREAS, the Carson Reclamation Authority (CRA), a joint powers authority under the laws of the State of California, currently owns and intends to master develop the Property, including by seeking appropriate entitlements for the Property, completing the remedial actions in order to achieve the California Department of Toxic Substances Control (DTSC) certification of the former landfill, constructing on-site and off-site infrastructure, preparing the Property for conveyance, and then selling the Property for development purposes, as appropriate; and

WHEREAS, the Project Site is currently subject to The Boulevards at South Bay Specific Plan; and

WHEREAS, the Carson Reclamation Authority has submitted an application to the City for a Specific Plan 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") for a text amendment to, among other things, modify certain retail and commercial uses on the Property; and

WHEREAS, the Planning Commission and the Community Development Director have both initiated the Specific Plan Amendment (Specific Plan Amendment No. 10-17); and

WHEREAS, the Planning Commission is concurrently considering Specific Plan Amendment No. 10-17, Supplemental Environmental Impact Report (SCH No. 2005051059), Site Plan and Design Review No. 1675-17, and Sign Program No. 28-17, all of which involve the Project Site; and

WHEREAS, Planning Area 2 (PA 2) as defined in the proposed Specific Plan Amendment is comprised of approximately 46 acres within the Project Site with its primary frontage running along the I-405 Freeway. This area is adjacent to Planning Area 1 (PA 1) to the west, the I-405 Freeway to the east, and Planning Area 3 (PA 3) to the southwest. PA 2 is designated for Commercial Marketplace (CM) and may contain any combination of commercial uses, including without limitation, regional commercial (which may include outlets), neighborhood commercial, restaurant, or entertainment and hospitality uses; and

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WHEREAS, CAM-CARSON LLC, a private developer, is seeking to develop a regional commercial use, including outlets and restaurant uses, on PA 2 and has submitted an application to the City for Site Plan and Design Review (Site Plan and Design Review No. 1675-17), and Comprehensive Sign Program (Sign Program No. 28-17), in connection with that request; and

WHEREAS, as a result of the entitlement submittals described above, the City will be considering the Site Plan and Design Review No. 1675-17 and Sign Program No. 28-17 proposing a commercial development project on the PA 2 of the Project Site.

WHEREAS, on January 11, 2018, the City of Carson Community Development Department published a legal notice in compliance with State law concerning the Planning Commission consideration of the Site Plan and Design Review, including a Comprehensive Sign Program, in the Our Weekly, a local newspaper of general circulation, which included the date and time of the Planning Commission consideration of a recommendation for the entitlements. In addition, on January 4, 2018, a public hearing notice was mailed to each property owner within an expanded radius (greater than 500-foot radius) of the Project Site, indicating the date and time of the public hearing for the entitlements in accordance with state law; and

WHEREAS, the proposed Site Plan and Design Review, including a Comprehensive Sign Program, was presented to the Planning Commission at a regular meeting held on January 23<sup>rd</sup>, 2018; and

WHEREAS, the opportunity to provide public testimony and evidence, both written and oral, was then provided by and considered by the Planning Commission; and

WHEREAS, the Planning Commission closed public comment; and

WHEREAS, Site Plan and Design Review No. 1675-17 and Sign Program No. 28-17, have been designed in context of the Specific Plan Amendment, and as assessed by Supplemental Environmental Impact Report to the Final Environmental Impact Report as amended (SCH No. 2005051059) (hereinafter called "SEIR"), and the Planning Commission desires to review Site Plan and Design Review No. 1675-17 and Sign Program No. 28-17 in said context; and

WHEREAS, the proposed sale of a portion of the Project Site for development consistent with the Specific Plan Amendment is also consistent with the goal and policies of the General Plan and with its purposes; and

WHEREAS, the Planning Commission now desires to adopt a resolution contingently approving Site Plan and Design Review No. 1675-17 and Sign Program No. 28-17, for development of a regional commercial use, including outlets and restaurant uses, on a portion of the Project Site referred to as PA 2 on a 46-acre area within the Specific Plan Amendment area generally located southwest of the Interstate 405 Freeway and north of the Avalon Boulevard interchange in the City of Carson; and

WHEREAS, the Planning Commission desires that no decision of approval of Site Plan and Design Review No. 1675-17 and Sign Program No. 28-17 become final and effective until immediately after the City Council certifies the SEIR and adopts Specific Plan Amendment No. 10-17, and if no such approval occurs within 180 days of January 23, 2018, then the Planning Commission

intends that Site Plan and Design Review No. 1675-17 and Sign Program No. 28-17 be set for further consideration and a final decision by the Planning Commission; and

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

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,  
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**Section 1.** An application was duly filed by the applicant, CAM-CARSON, LLC with respect to real property located within PA 2 of The District at South Bay Specific Plan, as described in Exhibit "A" attached hereto, requesting the approval to construct a building or buildings containing approximately 648,580 square feet of gross buildable area, outlet retail and restaurant uses, sitting atop of parking at the ground level underneath and along the perimeters on a 46-acre project site within the Specific Plan-10 zoning district and intended to implement The District at South Bay Specific Plan proposed by Specific Plan Amendment No. 10-17 within PA 2. The request includes:

- Site Plan and Design Review (DOR) No. 1675-17 to construct a new approximately 648,580 square feet of gross buildable area regional outlet mall;
- Comprehensive Sign Program (SP) No. 28-17 for a comprehensive sign program for the for the proposed regional outlet mall.

**Section 2.** A public hearing was duly held on January 23, 2018, at 6:30 P.M. at City Carson Community Center – Hall A, 801 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at said meeting.

**Section 3.** The Planning Commission has concurrently considered Specific Plan Amendment No. 10-17, Supplemental Environmental Impact Report (SCH No. 2005051059), Site Plan and Design Review No. 1675-17, and Sign Program No. 28-17, all of which involve the Project Site. The Planning commission is reviewing Site Plan and Design Review No. 1675-17, and Sign Program No. 28-17, in the context of Specific Plan Amendment No. 10-17 and in light of the SEIR.

**Section 4.** The Planning Commission finds the proposed conveyance of the Property is consistent with the goals and policies of the General Plan and with its purposes. Section 2-4 (Constituency with the General Plan) and Appendix C of the Specific Plan Amendment contains an analysis of the consistency between the entire proposed modified Project, which includes the Specific Plan Amendment and related entitlements, and the goals and policies of the adopted General Plan. The Planning Commission has reviewed the analysis and determined that the proposed sale of the Property (which includes PA 2) is consistent with the Specific Plan Amendment, the Specific Plan Amendment is consistent with the adopted General Plan as set forth in Section 2-4, and the sale and use of the Property consistent with the Specific Plan Amendment 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 conveyance agreements for portions of the Project Site, including PA 2, as one of the approvals anticipated for the proposed modified Project; the Planning Commission likewise affirms that finding.

**Section 5.** In regards to Site Plan and Design Review No. 1675-17 and Sign Program No. 28-17, the Planning Commission finds that:

- a) The proposed development plan for regional outlet use (retail sales, services, restaurants, and other related uses as permitted in the The District at South Bay Specific Plan), is permitted in PA 2 designated as Commercial Marketplace, and therefore would be in conformity with the applicable development standards set forth in Chapter 6.0 of The District at South Bay Specific Plan, which the Planning Commission has concurrently recommended for adoption to the City Council.

- b) The proposed development plan conforms to the general development standards, Table 6.2-1 of The District of South Bay Specific Plan, by complying with requirements for floor area ratios; building and internal setbacks; encroachments; sidewalks, walkways, and parkways; open spaces; and parking requirements. The off-street parking requirement calculation is 4 parking spaces per every 1,000 square feet of gross floor area for commercial. The project proposes 2,810 off-street parking spaces including ADA parking, satisfying the parking requirements.
- c) The proposed development plan including the comprehensive sign program is in substantial conformity with the applicable landscape, lighting and signage provisions set forth in Section 6.0 of The District at South Bay Specific Plan.
- d) The development plan submitted to the Planning Division is in substantial conformance with The District at South Bay Specific Plan, Chapter 7, Site Design & Landscape, Sections 7.1.2 – Commercial – Elevated Podium and Architecture, 7.2.2 Commercial – Elevated Podium, as well as other portions of The District at South Bay Specific Plan related to landscaping, walls and fencing, etc. and the intent of the Specific Plan Amendment.
- e) The development plan is compatible with the General Plan and The District at South Bay Specific Plan. The proposed outlet retail and restaurant uses are permitted uses within the property zoned in The District at South Bay Specific Plan area and consistent with the General Plan Land Use designation of Mixed-Use Residential.
- f) That the proposed use and development is compatible with the intended character of the area.

**Section 6.** Pursuant to the authority and criteria contained in the California Environmental Quality Act (CEQA) of 1970, the City, as the Lead Agency, has analyzed the proposed modified Project and has prepared a supplemental environmental impact report (the SEIR) to the approved 2006 FEIR in order to evaluate the changes to the approved Project proposed by the Specific Plan Amendment, and related entitlements (the foregoing collectively referred to herein as the proposed modified Project) 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. The Planning Commission has fully considered the SEIR, and has concurrently recommended it for certification by the City Council. The Planning Commission finds that Site Plan and Design Review No. 1675-17 and Comprehensive Sign Program No. 28-17 are consistent with, and have been fully assessed by, the SEIR, and that Site Plan and Design Review No. 1675-17 and Comprehensive Sign Program No. 28-17 are permits specifically anticipated for the proposed modified Project in the SEIR, and are consistent with the purpose and intent of the SEIR.

**Section 7.** Based on the aforementioned findings, the Commission hereby approves Site Plan and Design Review No. 1675-17 and Comprehensive Sign Program No. 28-17 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit “B” attached hereto, which approvals are contingent upon the following:

- The approval of Site Plan and Design Review No. 1675-17 and Comprehensive Sign Program No. 28-17 shall become final and effective immediately only after both the City Council of the City of Carson i) certifies the Supplemental Environmental Impact Report to the Final Environmental Impact Report as amended (SCH No. 2005051059), and ii) adopts Specific Plan Amendment No. 10-17. If no such approvals occur within 180 days of January 23, 2018, then the item shall be returned to the Planning Commission for further consideration and a final decision upon Site Plan and Design Review No. 1675-17, and Sign Program No. 28-17.

**Section 8.** The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

**Section 9.** This action shall become final and effective fifteen days after, and only upon, the certification by the City Council of the SEIR and adoption of the Specific Plan Amendment unless within such fifteen days an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

**PASSED, APPROVED AND ADOPTED THIS 23<sup>RD</sup> DAY OF JANUARY 2018.**

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CHAIRMAN

**ATTEST:**

  
SECRETARY