

RESOLUTION NO. 19-145

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA: APPROVING MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, AND ADOPTING SPECIFIC PLAN NO. 4-93 AMENDMENT 4, FOR DEVELOPMENT OF A 175-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF S. CENTRAL AVENUE AND E. VICTORIA STREET

WHEREAS, an application was duly filed by the applicant, The Carson Project Owner, a Delaware limited liability company, with respect to real property located at the northeast corner of S. Central Avenue and E. Victoria Street and described in Exhibit "A" attached hereto, [which the applicant is in the process of purchasing from the Little Blackfoot, a California limited liability company,] requesting to construct a new three story, 175-unit residential condominium development project and associated improvements, seeking the following approvals/entitlements:

- Site Plan and Design Review (DOR) 1695-18 to permit the design of the proposed project to construct a 175-unit residential condominium project within the Dominguez Hills Village Specific Plan (Specific Plan No. 4-93);
- Conditional Use Permit (CUP) No. 1040-18 to permit the 175-unit residential condominium project;
- Tentative Tract Map (TTM) No. 78226, to subdivide the existing parcel to allow for the development of 175-unit residential condominium units;
- Specific Plan (SP) No. 4-18 Amendment 4, the fourth Amendment to the Dominguez Hills Village Specific Plan (Specific Plan No. 4-93), as was originally adopted in 1996 and amended by Ordinance Nos. 99-1158 and 99-1170 in 1999), to amend the DHV Specific Plan to allow for the proposed residential development, Housing Type "D", known as the Victoria Greens project, to ensure consistency with the City of Carson General Plan, Municipal Code, and Zoning Ordinance;
- A Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

WHEREAS, the City's Planning Commission held a duly noticed public hearing to consider the Project on June 25, 2019 at 6:30 P.M. at the City Hall, Helen Kawagoe Council Chambers, 701 East Carson Street, Carson, California; and upon the conclusion of said public hearing, at which evidence, both written and oral, including but not limited to staff reports, along with testimony received by the applicant and other members of the public, was presented

to and considered by the Planning Commission, the Planning Commission voted to adopt Planning Commission Resolution No. 19-2669, thereby recommending approval of Specific Plan No. 4-18 Amendment 4 and the MND/MMRP by the City Council, and approving DOR No. 1695-18, CUP No. 1040-18, and TTM No. 78226, subject to specified conditions of approval attached to said resolution; and

WHEREAS, the City Council, by adoption of Resolution No. 19-145 on August 6, 2019, approved the Fourth Amendment to the Dominguez Hills Specific Plan No. 4-93 Amendment 4, and the MND as recommended by the Planning Commission, subject to specified conditions of approval; and

WHEREAS, California Government Code Section 65356 requires that a city's legislative body adopt or amend a specific plan by resolution; and

WHEREAS, the City Council desires, by this resolution, to adopt the Fourth Amendment to the DHV Specific Plan and to approve the MND/MMRP as recommended by the Planning Commission, and subject to the conditions of approval attached hereto as Exhibit "B".

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 as though set forth in full.

SECTION 2. The City Council hereby finds that the proposed project, as mitigated pursuant to Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project (collectively, "MND"), which is available for public review at <http://ci.carson.ca.us/CommunityDevelopment/VictoriaGreens.aspx> and which constitutes Exhibit "C" incorporated herein by reference, will not have a significant effect on the environment. The City Council further finds as follows with respect to the MND:

- a) The MND was prepared in compliance with CEQA.
- b) The MND, in draft form, was published and circulated for public comments in compliance with the requirements of CEQA, and was thereafter revised to the extent necessary to meet the requirements of CEQA, although such revisions did not necessitate recirculation of the MND pursuant to CEQA Guidelines Section 15073.5.
- c) Pursuant to Public Resource Code § 21082.1(c)(3), the MND reflects the independent judgment of the City as lead agency.
- d) Based on the foregoing, the City Council hereby adopts the MND. The Planning Division is hereby directed to file a notice of determination within five (5) business days of adoption of this Resolution in accordance with CEQA Guidelines Section 15075.

SECTION 3. With respect to the **Specific Plan No. 4-93 Amendment 4**, the Fourth Amendment to the Dominguez Hills Village Specific Plan (Specific Plan No. 4-93), which is

available at <http://ci.carson.ca.us/CommunityDevelopment/VictoriaGreens.aspx> and which constitutes Exhibit “D” incorporated herein by reference (the “Plan”), the City Council finds that:

- a) The Plan complies with the requirements of California Government Code Section 65451 in that the Plan does specify in detail:
 - The distribution, location and extent of the uses of land, including open space, within the area covered by the Plan.
 - The proposed distribution, location, extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses as described in the Plan;
 - Standards and criteria by which development will proceed, and standards for the conservation, development and mitigation of natural resources, where applicable;
 - A program of implementation measures including regulations, programs, public works projects and financing measures necessary to carry out the project;
 - A statement of the relationship of the Plan to the General Plan.
- b) The proposed project and the Plan are consistent with and adheres to the Carson General Plan Mixed-Use Residential Land Use designation and adheres to the policies, goals and objectives of The Plan. The proposed multifamily residential condominium development is consistent with development standards of the Plan. The proposed project will be integrated seamlessly with The Plan through use of architectural elements, while still providing a degree of uniqueness to establish its own identity as its own association.
- c) The project site is suitable for proposed 175-unit residential condominium project. The Plan will accommodate the proposed density of up to 21.69 units per acre, which does not constitute a change from existing standards. The design of the subdivision and project has incorporated project design features to reduce public health and safety problems associated with close proximity to existing residences.

SECTION 4. Based on the findings set forth Section 3, the City Council hereby adopts the Plan, subject to the conditions of approval attached hereto as Exhibit “B”, to the extent applicable.

SECTION 5. This Resolution shall be effective immediately upon its adoption.

SECTION 6. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

[signatures on the following page]

PASSED, APPROVED and ADOPTED this 6th day of August, 2019.

MAYOR ALBERT ROBLES

ATTEST:

CITY CLERK DONESIA GAUSE-ALDANA

APPROVED AS TO FORM:

SUNNY K. SOLTANI, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF CARSON)

I, Donesia Gause-Aldana, City Clerk of the City of Carson, California, do hereby certify that the whole number of members is five; that the foregoing resolution, being Resolution No. 19-145 was duly and regularly adopted by said City at a regular meeting duly and regularly held on the 6th day of August 2019, and that the same was passed and adopted by the following vote:

AYES: COUNCIL MEMBERS:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

By: _____
 City Clerk

EXHIBIT “A”

LEGAL DESCRIPTION

[to be attached]

EXHIBIT “B”

CONDITIONS OF APPROVAL

[to be attached]

EXHIBIT “C”

MITIGATED NEGATIVE DECLARATION

[On file with the City, and available for public review at <http://ci.carson.ca.us/CommunityDevelopment/VictoriaGreens.aspx>]

EXHIBIT “D”

SPECIFIC PLAN NO. 4-93 AMENDMENT 4

[On file with the City, and available for public review at <http://ci.carson.ca.us/CommunityDevelopment/VictoriaGreens.aspx>]

EXHIBIT “E”
SPECIFIC PLAN AMENDMENT EXHIBIT