



Legislation Details (With Text)

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**Title:** SECOND READING OF ORDINANCE NO. 22-2220, APPROVING SPECIFIC PLAN NO. 23-20 (CARSON LOFTS SPECIFIC PLAN) AND ZONE CHANGE NO. 184-21 FROM COMMERCIAL GENERAL WITH A DESIGN OVERLAY TO SPECIFIC PLAN NO. 23-20 CARSON LOFTS SPECIFIC PLAN

**Sponsors:**

**Indexes:**

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**Attachments:** 1. Exhibit 1 Ordinance No. 22-2220

Date	Ver.	Action By	Action	Result
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**Report to Mayor and City Council**

Tuesday, November 15, 2022

Ordinance Second Reading

**SUBJECT:**

**SECOND READING OF ORDINANCE NO. 22-2220, APPROVING SPECIFIC PLAN NO. 23-20 (CARSON LOFTS SPECIFIC PLAN) AND ZONE CHANGE NO. 184-21 FROM COMMERCIAL GENERAL WITH A DESIGN OVERLAY TO SPECIFIC PLAN NO. 23-20 CARSON LOFTS SPECIFIC PLAN**

**I. SUMMARY**

On November 1, 2022, under Item No. 24 of Council Agenda, City Council introduced Ordinance No. 22-2220.

**II. RECOMMENDATION**

**1. CONDUCT** for a Second Reading, by title only and with further reading waived, of “AN ORDINANCE OF THE CITY OF CARSON, CALIFORNIA, APPROVING SPECIFIC PLAN NO. 23-20 (CARSON LOFTS SPECIFIC PLAN) AND ZONE CHANGE NO. 184-21 FROM COMMERCIAL GENERAL WITH A DESIGN OVERLAY TO SPECIFIC PLAN NO. 23-20 (CARSON LOFTS SPECIFIC PLAN), RELATED TO THE DEVELOPMENT OF A 19-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT ON TWO VACANT PARCELS TOTALING 0.52 ACRES AT 21240-21250 MAIN STREET (APNS 7334-002-

007 AND 7334-002-008)” (Exhibit 1)

### III. ALTERNATIVES

**TAKE** another action the City Council deems appropriate and that is consistent with applicable laws.

### IV. BACKGROUND

On November 1, 2022, the City Council introduced Ordinance No. 22-2220 related to the development of a 19-unit, multiple-family residential development consisting of two separate 3-story-high apartment buildings on two vacant parcels totaling 0.52 acres. One parcel will be developed with a 12,331-square-foot, 11-unit building with 24 at grade parking spaces. The other will be developed with a 10,152-square-foot, 8-unit building with 18 at grade parking spaces.

Zone Change No. 184-21 changes the zoning of the site from Commercial General, Design Overlay (CG-D) to Specific Plan No. 23, Carson Lofts Specific Plan, which provides development standards to guide the development of the multiple-family residential development.

### V. FISCAL IMPACT

The project conditions of approval require payment of applicable Community Facilities District (CFD) and Interim Development Impact Fees (DIF) as follows:

- **CFD \$20,461.86.** The subject property falls under “Residential - All Others” rate at \$1,076.94 per unit per year through June 30, 2023. The 19-unit project’s currently estimated annual CFD amount for ongoing services is \$20,461.86, subject to annual increases.
- **DIF \$351,225.64.** The development impact fee is currently \$18,485.56 per unit for Fiscal Year 2022-23. If paid during Fiscal Year 2022-23, the proposed development would be responsible for development impact fees of \$351,225.64 (19 new units X \$18,485.56 = \$351,225.64). If the Project increases or decreases in size, the DIF Amount will be adjusted accordingly at the same rate.

### VI. EXHIBITS

1. Ordinance No. 22-2220 (pgs. 3-9)

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