



Legislation Details (With Text)

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**On agenda:** 12/13/2022    **Final action:**

**Title:** SECOND READING OF ORDINANCE NO. 22-2221, (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 SPECIFIC PLAN NO. 21-19 (IMPERIAL AVALON SPECIFIC PLAN) AND ZONE CHANGE NO. 188-19; AND (2) APPROVING THE IMPERIAL AVALON SPECIFIC PLAN (SP NO. 21-19), AND ZONE CHANGE NO. 188-19 CHANGING THE PROJECT SITE'S ZONING FROM COMMERCIAL AUTOMOTIVE AND RM-8-D TO SPECIFIC PLAN FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT (CITY COUNCIL)

**Body**

I.        SUMMARY

On December 6, 2022, under Item No. 33 of the City Council Agenda, the City Council voted 5-0 to introduce Ordinance No. 22-2221.

II.        RECOMMENDATION

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. EX. 1\_ORDINANCE NO. 22-2221 IASP 21-19

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

Tuesday, December 13, 2022

Ordinance Second Reading

**SUBJECT:**

**SECOND READING OF ORDINANCE NO. 22-2221, (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 SPECIFIC PLAN NO. 21-19 (IMPERIAL AVALON SPECIFIC PLAN) AND ZONE CHANGE NO. 188-19; AND (2) APPROVING THE IMPERIAL AVALON SPECIFIC PLAN (SP NO. 21-19), AND ZONE CHANGE NO. 188-19 CHANGING THE PROJECT SITE'S ZONING FROM COMMERCIAL AUTOMOTIVE AND RM-8-D TO SPECIFIC PLAN FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT (CITY COUNCIL)**

**Body**

## **I. SUMMARY**

On December 6, 2022, under Item No. 33 of the City Council Agenda, the City Council voted 5-0 to introduce Ordinance No. 22-2221.

## **II. RECOMMENDATION**

**CONDUCT** a Second Reading by title only and adopt Ordinance No. 22-2221, “An Uncodified Ordinance 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 Specific Plan No. 21-19 (Imperial Avalon Specific Plan) and Zone Change No. 188-19; and (2) approving the Imperial Avalon Specific Plan (SP No. 21-19), and changing the Project site’s zoning from Commercial Automotive and RM-8-D to Specific Plan (Imperial Avalon Specific Plan) for a 1,115 Unit Mixed-Use development referred to as the Imperial Avalon Project.”

## **III. ALTERNATIVES**

**TAKE** another action the City Council deems appropriate, consistent with the requirements of the law.

## **IV. BACKGROUND**

At the December 6, 2022, Council Meeting, the City of Carson introduced ORDINANCE NO. 22-2221, an Uncodified Ordinance 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 Specific Plan No. 21-19 (Imperial Avalon Specific Plan) and Zone Change No. 188-19; and (2) approving the Imperial Avalon Specific Plan (SP No. 21-19), and changing the Project site’s zoning from Commercial Automotive and RM-8-D to Specific Plan (Imperial Avalon Specific Plan) for a 1,115 Unit Mixed-Use development referred to as the Imperial Avalon Project.

The City Council opened the public hearing, heard public testimony, closed the public hearing and voted 5-0 to approve the Imperial Avalon Specific Plan, No. 21-19 and Zone Change to change the Project site’s zoning from Commercial Automotive and RM-8-D to Specific Plan (Imperial Avalon Specific Plan).

### **Proposed Project**

The project provides for the development of 1,115 residential dwelling units (including 764 multi-family units and 351 townhomes) with an approximate overall density of 41 Dwelling Units/Acre; 10,000 square feet of commercial/restaurant space; and 111,581 square feet of publicly accessible but privately maintained open space (including a 22,859 square foot park).

## V. FISCAL IMPACT

None.

## VI. EXHIBITS

1. Ordinance 22-2221, “AN UNCODIFIED ORDINANCE 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 SPECIFIC PLAN NO. 21-19 (IMPERIAL AVALON SPECIFIC PLAN) AND ZONE CHANGE NO. 188-19; AND (2) APPROVING THE IMPERIAL AVALON SPECIFIC PLAN (SP NO. 21-19), AND CHANGING THE PROJECT SITE’S ZONING FROM COMMERCIAL AUTOMOTIVE AND RM-8-D TO SPECIFIC PLAN (IMPERIAL AVALON SPECIFIC PLAN) FOR A 1,115 UNIT MIXED USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON PROJECT” (pgs. 4 -16)
  - a. Legal Description (pg. 9)
  - b. Imperial Avalon Specific Plan No. 21-19 (<https://ci.carson.ca>) (pg. 10)
  - c. Specific Plan Conditions of Approval (pg. 11)
  - d. Zone Change No. 188-19 Map (pg. 16)

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