



Legislation Details

**File #:** 2022-983      **Version:** 1      **Name:**  
**Type:** Special Order      **Status:** Agenda Ready  
**File created:** 11/23/2022      **In control:** City Council  
**On agenda:** 12/6/2022      **Final action:**

**Title:** A PUBLIC HEARING TO CONSIDER 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 ORDINANCE NO. 22-2221, 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; ORDINANCE NO. 22-2222, APPROVING DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON AND IMPERIAL AVALON LLC; AND RESOLUTION 22-243, ADOPTING GENERAL PLAN AMENDMENT NO. 105-19 FOR A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT (CITY COUNCIL)

Body

I. SUMMARY

The Developer's requested entitlements consist of the following: (1) certification of an Environmental Impact Report (SCH No. 2021010116; the "EIR") for the Project; (2) General Plan Amendment ("GPA") No. 105-19, to change the land use designation of the Property from Regional Commercial/Low Density Residential to Urban Residential; (3) Specific Plan ("SP") No. 21-19, the Imperial Avalon Specific Plan ("IASP"), to establish the development standards and permitted uses for the Property; (4) Zone Change ("ZCC") No. 188-19, to change the Property's zoning from Commercial Automotive/RM-8-D to Imperial Avalon Specific Plan; (5) Development Agreement ("DA") No. 23-19, to grant specified development rights in exchange for provision of specified community benefits; (6) Site Plan Review and Design Review ("DOR") No. 1803-19; and (7) Vesting Tentative Tract Map ("VTTM") No. 83157. On November 21, 2022, the Planning Commission approved items (1), (6), and (7) and recommended approval of items (2), (3), (4), and (5) which are subject of this staff report. On November 22, 2022, Imperial Avalon, LLC (the Applicant) filed an appeal of the Planning Commission decision pursuant to Carson Municipal Code ("CMC") Section 9173.4 (Appeals) of the City's Zoning Ordinance. The appeal will be considered separately from this item.

II. RECOMMENDATION

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Ex 1\_Ordinance-22-2221-IASP (brj), 2. Ex 2\_IASP DA Ordinance 22-2222, 3. Ex 3\_Reso 22-243\_CC Reso\_GPA (brj)

Date	Ver.	Action By	Action	Result
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