



CITY OF CARSON

Legislation Text

File #: 2022-929, Version: 1

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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