



Legislation Details

File #:	2022-982	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:	PUBLIC HEARING TO CONSIDER RESOLUTION NO. 22-242 (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 VESTING TENTATIVE TRACT MAP NO. 83157; AND MAKING FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162-15164, AND (2) MODIFYING, PURSUANT TO CARSON MUNICIPAL CODE SECTION 9173.4(C)(2)(b), THE DECISION OF THE CARSON PLANNING COMMISSION ADOPTING PLANNING COMMISSION RESOLUTION NO. 22-244 WITH RESPECT TO THE CONDITIONS OF APPROVAL OF VESTING TENTATIVE TRACT MAP NO. 83157, RELATED TO A 1,115 UNIT MIXED-USE DEVELOPMENT REFERRED TO AS THE IMPERIAL AVALON MIXED-USE PROJECT.				

Body

I. SUMMARY

On November 21, 2022, following a duly noticed public hearing, the Carson Planning Commission adopted Planning Commission Resolution No. 22-244, (1) (a) certifying the Environmental Impact Report (SCH No. 2021010116); (b) adopting the proposed Mitigation Monitoring and Reporting Program; (c) adopting the Findings required by CEQA guidelines section 15091; and (d) adopting a Statement of Overriding considerations; (2) approving (a) Site Plan and Design Overlay Review No. 1803-19 and (b) Vesting Tentative Tract Map No. 83157, conditioned upon City Council Approval of General Plan Amendment No. 105-19, Specific Plan No. 21-19 (Imperial Avalon Specific Plan), Development Agreement No. 23-19, and Zone Change No. 188-19, and subject to the Conditions of Approval set forth in Exhibits "B" - "D" hereto; and (3) recommending the City Council Approve (a) General Plan Amendment No. 105-19, (b) Specific Plan No. 21-19 (subject to the Conditions of Approval set forth in Exhibit "D" hereto), Development Agreement No. 23-19, and Zone Change No. 188-19, for a 1,115 unit mixed-use development referred to as the Imperial Avalon Mixed-Use Project" (the "Planning Commission Decision").

The project that is the subject of the Planning Commission decision is located at 21207 South Avalon Boulevard in the City, and the conditions of the Planning Commission's approval of Vesting Tentative Tract Map No. 83157 are attached to Planning Commission Resolution No. 22-244 as Exhibit "C" (the "VTTM Conditions")

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 was complete as filed and was accepted by the City Clerk and duly noticed for this public hearing on the same date.

Carson Municipal Code Section 9173.4(C)(2) provides that in acting on an appeal, the City may: (a) Affirm the decision; (b) Modify the decision; (c) Refer the matter back to the body from which the appeal originated, with instructions; (d) Reverse the decision. In addition, CMC 9173.4(C)(3) states that unless the item is referred back to the Planning Commission, the City Council's decision shall be supported by written findings. Per CMC 9173.4(D), the Council shall, within sixty (60) days of the filing of the appeal, act to either affirm, reverse, modify, continue, or refer the matter back.

Staff believes the appeal has merit for the reasons discussed below, and therefore recommends that the City Council adopt the proposed resolution to modify the Planning Commission Decision based on the appeal pursuant to CMC 9173.4(C)(2)(b).

II. RECOMMENDATION

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ex 1 Imperial Avalon PC Staff Report, 2. Ex 2 Planning Commission Appeal, 3. Ex 3_Reso-22-244-Imperial Avalon PC Reso, 4. Ex 4_Reso 22-242_CC Reso_Modifying PC decision on Appeal

Date	Ver.	Action By	Action	Result
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