



# CITY OF CARSON

## Legislation Text

File #: 2017-205, Version: 1

### Report to Mayor and City Council

Tuesday, April 04, 2017

Discussion

#### SUBJECT:

**CONSIDER RESOLUTION NO. 17-045, ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1758U TO ALLOW FILING AND PROCESSING OF ALL APPLICABLE ENTITLEMENT APPLICATIONS INCLUDING DEVELOPMENT AGREEMENT, REIMBURSEMENT AGREEMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, DESIGN OVERLAY REVIEW, CONDITIONAL USE PERMIT, ENVIRONMENTAL IMPACT REPORT, AND ALL OTHER APPLICATIONS NECESSARY TO PROCESS A HIGH DENSITY MIXED USE PROJECT INCLUDING 902 MULTI-FAMILY UNITS, 40,000 SQUARE FEET OF COMMERCIAL, AND A 42,000 SQUARE FOOT CHURCH ON A 14-ACRE SITE LOCATED ON THE NORTH SIDE OF TORRANCE BOULEVARD BETWEEN MAIN STREET AND FIGUEROA STREET (CITY COUNCIL)**

#### **I. SUMMARY**

On January 19, 2016, the City Council adopted Interim Urgency Ordinance No. 16-1578U extending a moratorium on new development and expansion or modification of existing buildings or sites in six Planning Areas for 10 months and 15 days. On February 2, 2016, the City Council ratified the ordinance (Exhibit No. 1). Section 6 of this Ordinance allows the City Council to make exceptions to the application of this Ordinance. On December 29, 2016, Mr. Richard Rand, Managing Director of Rand Resources International LLC., filed a request to make an exception to this ordinance to allow filing and processing of all applicable entitlement applications necessary to process a high density mixed use project including 902 multi-family units, 40,000 square feet of commercial, and a 42,000 square foot church on a 14-acre site located on the north side of Torrance Boulevard between Main Street and Figueroa Street (Exhibit No. 2). Subsequently, staff requested additional information from the applicant which was submitted on January 17, 2017, January 30, 2017, and March 28, 2017. The applicant has stated the submittal of the applications could occur within 90 to 120 days. If the City Council determines to allow an exception pursuant to Section 6, such applications and/or permits may be filed and processed in accordance with the City's regulations and authority, and any other applicable laws, ordinances and regulations. Staff recommends adoption of Resolution No. 17-045 allowing the applicant to proceed with filing the plans (Exhibit No. 3).

## **II. RECOMMENDATION**

WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 17-045, "ALLOWING AN EXCEPTION TO THE APPLICATION OF INTERIM URGENCY ORDINANCE NO. 16-1758U TO ALLOW FILING AND PROCESSING OF ALL APPLICABLE ENTITLEMENT APPLICATIONS INCLUDING DEVELOPMENT AGREEMENT, REIMBURSEMENT AGREEMENT, GENERAL PLAN AMENDMENT, SPECIFIC PLAN, DESIGN OVERLAY REVIEW, CONDITIONAL USE PERMIT, ENVIRONMENTAL IMPACT REPORT, AND ALL OTHER APPLICATIONS NECESSARY TO PROCESS A HIGH DENSITY MIXED USE PROJECT INCLUDING 902 MULTI-FAMILY UNITS, 40,000 SQUARE FEET OF COMMERCIAL, AND A 42,000 SQUARE FOOT CHURCH ON A 14-ACRE SITE LOCATED AT NORTH OF TORRANCE BOULEVARD BETWEEN MAIN STREET AND FIGUEROA STREET."

## **III. ALTERNATIVES**

TAKE such other action as the City Council deems appropriate, consistent with the requirements of the law.

## **IV. BACKGROUND**

### Proposed Project

The proposed mixed use project is a departure from the existing General Plan designation of Mixed Use Business Park and zoning designations of General Commercial (CG) and Light Manufacturing (ML) for the site. The Vision Plan adopted by the City Council on September 6, 2016 contemplated the project area and its immediate surroundings to be developed as logistics uses. This designation was deemed appropriate for the area since the majority of subareas 1B and 1C are former landfills (Exhibit Nos. 4 & 5). Development of residential on former landfills is possible but costly. Moreover, the market analysis conducted for the Vision Plan showed that with the development of the 157 acre former Boulevards at South Bay site, the market for additional commercial development could be limited. Therefore, the land use designated most appropriate for the area was determined to be logistics uses. However, the Vision Plan also left the door open for mixed use projects with approval of a Specific Plan.

The subject site is the only area within subareas 1B and 1C that is not a former landfill, with the exception of small portion along its northern boundary. Therefore, it is logical to expect that the project site would be a great candidate for a high density mixed use development. If developed, the site could have a profound impact in the future development of the area. The overall gross density of the entire 14-acre site will be 64 dwelling units per acre. The net density of the residential area will be approximately 95 dwelling units per acre. Staff believes this density is appropriate as long as the project pays applicable Development Impact Fees (DIF) and participates in a Community Facilities District (CFD) to pay for ongoing City Services such as police, parks, etc.

The applicant has stated that plans could be submitted within 90-120 days of City Council's approval of the exception. The applicant needs this time to complete plans and provide DTSC documentation that the site can be developed as proposed. The initial phase of the project will be Building D with approximately 460 units and other buildings will be constructed in future phases. The processing of the development applications including the Environmental Impact Report (EIR) will take approximately one year.

#### Ownership

Mr. Rand controls the majority of the 14 acres; however, he does not currently control the entire site. Granting of this exception does not require full ownership of the site. However, all property owners must consent to filing of all required applications at the time the applications are submitted to the Planning Division.

#### Exception

Section 6 of Ordinance No. 16-1578U states that the City Council may allow exceptions to the application of this Ordinance, if the City Council determines any of the provisions included in Section 6.A through 6.D apply to the request. Staff has determined that provisions of Section 6.D. apply to this request as stated above. Section 6.D. of Interim Urgency Ordinance states:

"The request is for an exception from the application of this Ordinance for permits for development of new projects or expansion and modification of existing buildings and sites and the use proposed is consistent with and will not pose an impediment to the establishment of a "signature project" as that concept is described in the Land Use and Economic Development Elements of the City's General Plan."

Staff has determined the said new project to be consistent with Vision Plan and will not pose an impediment to the establishment of a "signature project" as required by Section 6.D. The development applications will be reviewed by staff when they are formally submitted for review to ensure the highest quality of design and amenities.

### **V. FISCAL IMPACT**

None.

### **VI. EXHIBITS**

1. Ordinance No. 16-1578U. (pgs. 5-13)
2. Letter from Mr. Richard Rand dated December 29, 2016. (pgs. 14-15)
3. Resolution No. 17-045. (pgs. 16-19)
4. Conceptual Site Plan. (pgs. 20-22)
5. Vision Plan, Area 1. (pgs. 23-24)

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