

RESOLUTION NO. 25-031

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, APPROVING (1) AN ADDENDUM TO THE 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT WITH RESPECT TO GENERAL PLAN AMENDMENT NO. 2-24 AND SPECIFIC PLAN AMENDMENT NO. 2-24, (2) GENERAL PLAN AMENDMENT NO. 2-24 TO AMEND THE CORRIDOR MIXED USE GENERAL PLAN LAND USE DESIGNATION, AND (3) SPECIFIC PLAN AMENDMENT NO. 2-24 TO AMEND THE PERRY STREET SPECIFIC PLAN, RELATED TO THE DEVELOPMENT OF A 62-UNIT RESIDENTIAL TOWNHOME CONDOMINIUM PROJECT ON A 2.80-ACRE PROPERTY LOCATED AT 21611 STEET (APNS 7327-010-014 & 7327-010-015)

WHEREAS, on or about December 5, 2024, the Department of Community Development received an application from 21611 Perry Street LLC (“Developer”) for a proposed residential development (“Project”) with 62 townhouses on two parcels (APNS 7327-010-014 & 015) located at 21611 Perry Street and legally described in Exhibit “A” attached hereto (the “Property”), as an alternative to the self-storage project previously approved for the Property in 2022 by adoption of Development Agreement No. 27-21, the Perry Street Specific Plan (SP No. 29-22), Zone Change No. 185-21, and Site Plan and Design Review No. 1858-21; and

WHEREAS, the Property is located in the Corridor Mixed Use General Plan land use designation and the Perry Street Specific Plan, and is subject to Development Agreement No. 27-21; and

WHEREAS, Developer has requested the following entitlements for the Project:

- General Plan Amendment (“GPA”) No. 2-24, to amend the description of the Corridor Mixed Use land use designation in the Land Use and Revitalization Element;
- Specific Plan Amendment (“SP”) No. 2-24, to amend the Perry Street Specific Plan (PSSP), to allow for development of the Project on the Property;
- Development Agreement Amendment (“DA”) No. 2-24, amending and restating DA No. 27-21, to grant Developer a vested right to develop the Project on the Property in exchange for provision of specified community benefits (“DA Amendment”);
- Site Plan and Design Review (“DOR”) No. 20-24, to approve the development plan for the Project; and

- Vesting Tentative Tract Map (“TTM”) No. 3-24, for TTM 84598 for condominium purposes, to accommodate 62 for-sale townhome condominium units; and

WHEREAS, on April 4, 2023, the City of Carson certified an Environmental Impact Report (EIR) prepared for the Carson 2040 General Plan Update (General Plan Update) (State Clearinghouse No. 2001091120, December 2022) (“Certified EIR”). In accordance with the California Environmental Quality Act (CEQA), the City has prepared an Addendum to the Certified EIR for the Project pursuant to CEQA Guidelines Section 15164 (“Addendum”); and

WHEREAS, after notice of the time, place, and purpose of a public hearing was duly given, the City’s Planning Commission held a public hearing and heard testimony and considered all factors both oral and written on the 11th day of February, 2025, to consider Developer’s applications for the Project. Following such public hearing, the Planning Commission adopted Planning Commission Resolution No. 25-2881, whereby it: (1) approved the Addendum, DOR No. 20-24, and TTM No. 3-24 for the Project, all subject to the conditions of approval set forth in Exhibit “B” attached to said resolution (“Conditions”) and contingent on the City Council’s approval of GPA No. 2-24, SP No. 2-24, and DA No. 2-24; and (2) recommended City Council approval of GPA No. 2-24, SP No. 2-24, and DA No. 2-24, subject to the Conditions applicable to SP No. 2-24 and DA No. 2-24; and

WHEREAS, on March 4, 2025, the City Council held a duly noticed public hearing to consider Developer’s applications for GPA No. 2-24, SP No. 2-24, and DA No. 2-24, and the Addendum with respect thereto, pursuant to the Planning Commission’s recommendation, and during such hearing, the City Council heard testimony and considered all factors both oral and written; and

WHEREAS, California Government Code Section 65356 requires that a legislative body shall adopt or amend a general plan by resolution; and

WHEREAS, the City Council intends, by this resolution, to approve the Addendum with respect to GPA No. 2-24 and SP No. 2-24, and to approve GPA No. 2-24 and SP No. 2-24, subject to the Conditions to the extent applicable to SP No. 2-24, as recommended by the Planning Commission, in connection with the City Council’s introduction and adoption of Ordinance No. 25-2506 approving the Addendum in compliance with the CEQA with respect to DA No. 2-24 and approving DA No. 2-24 for the Project, subject to the Conditions to the extent applicable to DA No. 2-24.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. CEQA. In accordance with CEQA, the “Addendum to the Carson 2040 General Plan Update EIR – 21611 Perry Street Project,” dated February, 2025, which is attached hereto as Exhibit “B” (“Addendum”), analyzes proposed modifications, including but not limited to GP No. 2-24 and SP No. 2-24 (the “Modified Project”), to the Carson 2040 General Plan Update approved by the City in 2023, for which an Environmental Impact Report (“EIR”) was certified (“Certified EIR”). Having considered the Addendum and the Certified EIR, as well as the entire administrative record, the City Council finds that, based on substantial evidence in the record, none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred with respect to the Modified Project, and therefore preparation of a subsequent EIR is not required, nor is preparation of a supplemental EIR pursuant to CEQA Guidelines Section 15163.

The Addendum demonstrates that the Modified Project does not meet the standards that would require a Supplemental or Subsequent EIR pursuant to Public Resources Code (“PRC”) Section 21166 or CEQA Guidelines Section 15162 and 15163. As demonstrated by the discussion and analysis in the Addendum: the Modified Project does not propose substantial changes which will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes will occur with respect to the circumstances under which the Modified Project is undertaken which will require major revisions of the Certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and, no new information of substantial importance has become available relative to any of the environmental topic categories that shows any of the following: (i) the Modified Project will have one or more significant effects not discussed in the Certified EIR; (ii) significant effects previously examined will be substantially more severe than shown in the Certified EIR; (iii) mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Modified Project, but the project proponents decline to adopt the mitigation measure or alternative; or (iv) mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. The applicable mitigation measures included as part of the Certified EIR will continue to be implemented under the Modified Project, as conditioned pursuant to the Conditions. Therefore, the Modified Project would not create any potential adverse impacts beyond those evaluated in the Certified EIR, and the preparation of an addendum that amends the Project Description in the Certified EIR to include the Modified Project is appropriate and fully complies with the

requirements of PRC Section 21166 and CEQA Guidelines Sections 15162, 15163, and 15164, and the Addendum properly does so.

The City Council determines, in the exercise of its independent judgment, after consideration of the whole of the administrative record, that the Modified Project was assessed in the Certified EIR, and pursuant to CEQA Guidelines 15162 and 15164, some changes or additions to the Certified EIR are necessary in order to provide an environmental review of the Modified Project in accordance with the requirements of CEQA, but that none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred, and the Addendum has been prepared for that purpose and includes the necessary changes or additions. The City Council further finds that the Addendum reflects the independent judgment of the City as lead agency for the Modified Project and has been prepared in compliance with all requirements of CEQA and the CEQA Guidelines.

SECTION 3. With respect to General Plan Amendment No. 2-24, which is attached hereto as Exhibit “C” and incorporated herein by reference, the City Council finds that:

- a) The proposed amendment will contribute to the public health, safety, and general welfare or will be of benefit to the public. The proposed amendment modifies the text of the Corridor Mixed Use (CMU) General Plan land use designation description to provide that notwithstanding any otherwise-conflicting provisions or restrictions of the CMU land use designation, areas so designated that are within the Perry Street Specific Plan Area shall be developed in accordance with the permitted land uses in the Perry Street Specific Plan, as well as any other provisions of the CMU land use designation. The effect of the proposed amendment is to allow the previously approved Perry Street self-storage project to be consistent with the General Plan. The Project (as defined in the first recital of this resolution to refer to the townhome development) is consistent with the General Plan with or without the proposed General Plan amendment. The Project will be developed in accordance with a proposed amendment to the existing Development Agreement No. 27-21, under which Developer will provide public benefits as detailed in Ordinance No. 25-2506.
- b) The proposed General Plan Amendment for the Property is consistent with the spirit and the intent of the existing CMU land use designation in that it allows the self-storage use which has been determined to be compatible with surrounding areas through the specific plan rather than via a conditional use permit requirement.
- c) The proposed amendment retains the internal consistency of the General Plan and is consistent with other adopted plans unless a concurrent amendment to those plans is also prepared and will result in consistency. The proposed amendments will not create any inconsistencies in the General Plan. The concurrent amendment to the Perry Street

Specific Plan (SP No. 2-24), approval of which is included in this resolution, will result in consistency between the General Plan land use element and the Perry Street Specific Plan.

- d) The proposed General Plan Amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act, as discussed in Section 2 above. The City Council is approving the Addendum with respect to the General Plan Amendment as set forth in Section 5 below.

SECTION 4. With respect to Specific Plan Amendment No. 2-24, which is attached hereto as Exhibit “D” and incorporated herein by reference, the City Council finds that:

- a) The proposed Specific Plan Amendment will contribute to the health, safety, and general welfare or will be of benefit to the public. The proposed amendment allows for the development of 62 townhomes on the Property, which will benefit the public by creating new opportunities for homeownership. The Project will be developed in accordance with Development Agreement No. 27-21, as proposed to be amended and restated by approval of DA No. 2-24, under which Developer will provide public benefits as detailed in Ordinance No. 25-2506.
- b) The proposed Specific Plan Amendment is consistent with the General Plan goals. The proposed amendment will allow the development of townhome condominiums on the Property. The development of the residential condominium project on the Property is consistent with the following General Plan policies:
 - 1. Policy LUR-P-2: “Promote development of a range of housing types, including single-family homes on small lots, accessory dwelling units, townhomes, lofts, live-work spaces in transitioning industrial districts, and senior and student housing to meet the needs of future demographics and changing family sizes.” The Specific Plan Amendment will allow for the development of a project with 62 townhomes, which is consistent with General Plan policy of providing a range of housing types.
 - 2. Policy LUR-P-15 Focus new residential, commercial and employment-generating land uses along Carson Street and Avalon Boulevard in order to support higher-frequency transit service. The Property fronts on Carson Street.
 - 3. Policy HE 2-1: “Facilitate production of a variety of housing types in a diversity of settings and neighborhoods.” The Specific Plan Amendment will allow for the development of a project with 62 townhomes, which is consistent with General Plan policy of providing a range of housing types.
 - 4. Policy HE 2-5: “Increase the number of owner-occupied units within condominiums and planned unit developments.” The Specific Plan Amendment will allow for the development of a project with 62 townhome condominiums,

which is consistent with the General Plan policy of increasing the number of owner-occupied units within condominiums.

- c) The proposed Specific Plan Amendment retains the internal consistency of the Perry Street Specific Plan and is consistent with other adopted plans unless concurrent amendments to those plans are also proposed and will result in consistency. The Perry Street Specific Plan, as amended by SP-2-24, will be consistent with the General Plan, as amended by GPA-2-24.
- d) The Perry Street Specific Plan, as proposed to be amended by SP No. 2-24, includes all required contents set forth in Government Code Section 65451.
- e) The proposed Specific Plan Amendment has been reviewed in compliance with the requirements of the California Environmental Quality Act, as discussed in Section 2 above. The City Council is approving the Addendum with respect to the Specific Plan Amendment as set forth in Section 5 below.

SECTION 5. Based on the aforementioned findings, the City Council hereby (1) approves the Addendum with respect to General Plan Amendment No. 2-24 and Specific Plan Amendment No. 2-24, (2) approves General Plan Amendment No. 2-24, and (3) approves Specific Plan Amendment No. 2-24, subject to the Conditions to the extent applicable to Specific Plan Amendment No. 2-24.

SECTION 6. This resolution shall take effect upon the effectiveness of City of Carson Ordinance No. 25-2506.

SECTION 7. The City Council declares that, should any provision, section, paragraph, sentence or word of this resolution be rendered or declared invalid by any final court action in a court of competent jurisdiction or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this resolution as hereby adopted shall remain in full force and effect.

SECTION 8. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

[signatures on the following page]

PASSED, APPROVED and ADOPTED this ___ day of _____ 2025.

Lula Davis-Holmes, Mayor

ATTEST:

Dr. Khaleah K. Bradshaw, City Clerk

APPROVED AS TO FORM

Sunny K. Soltani, City Attorney

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 15 OF TRACT NO. 4054, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44 PAGE 39 OF MAPS, .IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF SAID LOT WITH A LINE PARALLEL WITH AND NORTHEASTERLY 27 FEET, MEASURED AT RIGHT ANGLES, FROM THE SOUTHWESTERLY LINE OF SAID LOT; THENCE ALONG SAID PARALLEL LINE NORTH 39° 21' 48" WEST 245.64 FEET; THENCE SOUTH 89° 22' 27" WEST 25.48 FEET; THENCE NORTH 39° 21' 48" WEST 2.11 FEET; THENCE NORTH 0° 37' 33" WEST 17.38 FEET TO A LINE PARALLEL WITH AND NORTHEASTERLY 18 FEET, MEASURED AT RIGHT ANGLES, FROM SAID SOUTHWESTERLY LINE; THENCE ALONG SAID LAST MENTIONED PARALLEL LINE NORTH 39° 21' 48" WEST TO THE SOUTHERLY LINE OF TRACT NO. 29360, AS PER MAP RECORDED IN BOOK 734, PAGE 45 OF MAPS; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 15; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO SAID NORTHERLY LINE; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESIGNATED AS PARCELS 2-36 INCLUSIVE IN THE FINAL DECREE OF CONDEMNATION ENTERED IN SUPERIOR COURT, LOS ANGELES COUNTY, CASE NO. 909461, A CERTIFIED COPY OF WHICH WAS RECORDED AUGUST 26, 1969, AS INSTRUMENT NO. 2734, IN BOOK D-4478, PAGE 350, OFFICIAL RECORDS OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT WITH THE NORTHERLY LINE OF THE SOUTHERLY 20 FEET OF SAID LOT; THENCE WESTERLY ALONG SAID NORTHERLY LINE 19.99 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15 FEET, TANGENT TO SAID NORTHERLY LINE AND TANGENT TO THE WESTERLY LINE OF THE EASTERLY 5 FEET OF SAID LOT; THENCE NORTHEASTERLY ALONG SAID CURVE 23.55 FEET TO SAID WESTERLY LINE; THENCE EASTERLY AT RIGHT ANGLES FROM SAID WESTERLY LINE 5 FEET TO SAID EASTERLY LINE; THENCE SOUTHERLY ALONG SAID EASTERLY LINE 14.99 FEET TO THE POINT OF BEGINNING.

ALSO, EXCEPT 1/2 OF ALL OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY MARY M. REGAN, IN DEED RECORDED OCTOBER 4, 1957 AS INSTRUMENT NO. 504, IN BOOK 44767, PAGE 300, OFFICIAL RECORDS.

APNs: 7327-010-014 & 015

EXHIBIT “B”

ADDENDUM

Available at <https://ci.carson.ca.us/CommunityDevelopment/PerrySt.aspx>

EXHIBIT “C”

GENERAL PLAN AMENDMENT NO. 2-24

The section entitled “Corridor Mixed Use” on page 2-14 of the Land Use and Revitalization Element of the City of Carson 2040 General Plan is hereby amended as follows (new language in **bold underline**):

Corridor Mixed Use (CMU)

This designation is applied to corridors where a mix of commercial and residential uses are permitted—although purely commercial or purely residential uses are allowed—to support retail and services that cater to the daily needs of local residents. Permitted uses include housing, retail, restaurants, personal services, public uses, and professional business offices. Mixed use may be in either a vertical format (multiple uses in the same building) or horizontal format (multiple single-use buildings on the same parcel). Other uses that are determined to be compatible with surrounding areas, including sensitive uses, would require a conditional use permit.

Notwithstanding any otherwise-conflicting provision governing the Corridor Mixed Use land use designation, properties located within the Corridor Mixed Use land use designation that are also within the Perry Street Specific Plan area shall be developed in accordance with the permitted land uses in the Perry Street Specific Plan, including any amendments thereto, as well as any other provisions of the Corridor Mixed Use land use designation.

Typically, mid-rise building heights would be found in this designation. The maximum FAR is 1.0. Residential development up to 40 units per acre is permitted with provision of new or retention of existing 0.2 FAR minimum commercial space. Base FAR and base residential density may be increased by up to 15 percent with inclusion of additional (beyond minimum) active ground floor commercial use and/ or community benefits, independent of increases permitted under State density bonus laws for affordable housing. Ground level active commercial uses are not included in FAR calculations, and the City may, in circumstances where ground floor commercial use is not desirable or practical, permit substitution of commercial uses with community benefits.

For provisions relating to existing (as of 2021) commercial development replacement, see Policy LUR-P-16.

EXHIBIT “D”

SPECIFIC PLAN AMENDMENT NO. 2-24

Available at: [00.PERRY STREET SPECIFIC PLAN AMENDMENT \(SP-2-24\).pdf](#)