



INTRODUCTION

**1.1 PURPOSE**

The purpose of this document is to ensure the responsible and orderly development of the Dominguez Technology Centre West - Phase One. This specific plan establishes the necessary standards, guidelines and implementation measures to carry out the policies and programs of the City of Carson General Plan. The specific plan, when adopted by city legislative action, serves both a planning function and a regulatory function.

**1.2 AUTHORITY**

California Government Code Section 65507 establishes the authority for a legislative body to adopt an ordinance or resolution requiring that a specific plan be prepared when it is in the public interest to do so. As with general plans, the Planning Commission must hold a public hearing before the planning agency can recommend the adoption of a specific plan. The City Council may then adopt a specific plan by ordinance or resolution.

After it is adopted, a specific plan has an effect similar to the local general plan. The Subdivision Map Act requires the legislative body to deny approval of a final or tentative subdivision map if it is not consistent with applicable specific plans. In addition, a development agreement cannot be approved unless the legislative body finds the agreement is consistent with the general plan and any applicable specific plan.

The California Government Code provides that a specific plan may include the following:

Land Use: The location of housing, business, industry, open space, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback lines.

Circulation: The plan may include the location of streets, road standards, maintenance provisions and other transportation needs. This plan may include standards for both private and public facilities.

Density: Standards for population density and building density may be included. This may include lot size, permissible types of construction, provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.

Design: The City, through the specific plan process, may provide basic design criteria for the study area.

The Dominguez Technology Centre West - Phase One Specific Plan is established through the authority granted to the City of Carson through the California Government Code.

### 1.3 LOCATION

The Dominguez Technology Centre West - Phase One planning area encompasses approximately forty-five acres of land at the northeastern limits of the City of Carson at the northwest corner of Wilmington Avenue and

University Drive (190th Street). The site is a portion of the 400-acre master-planned Dominguez Technology Centre.

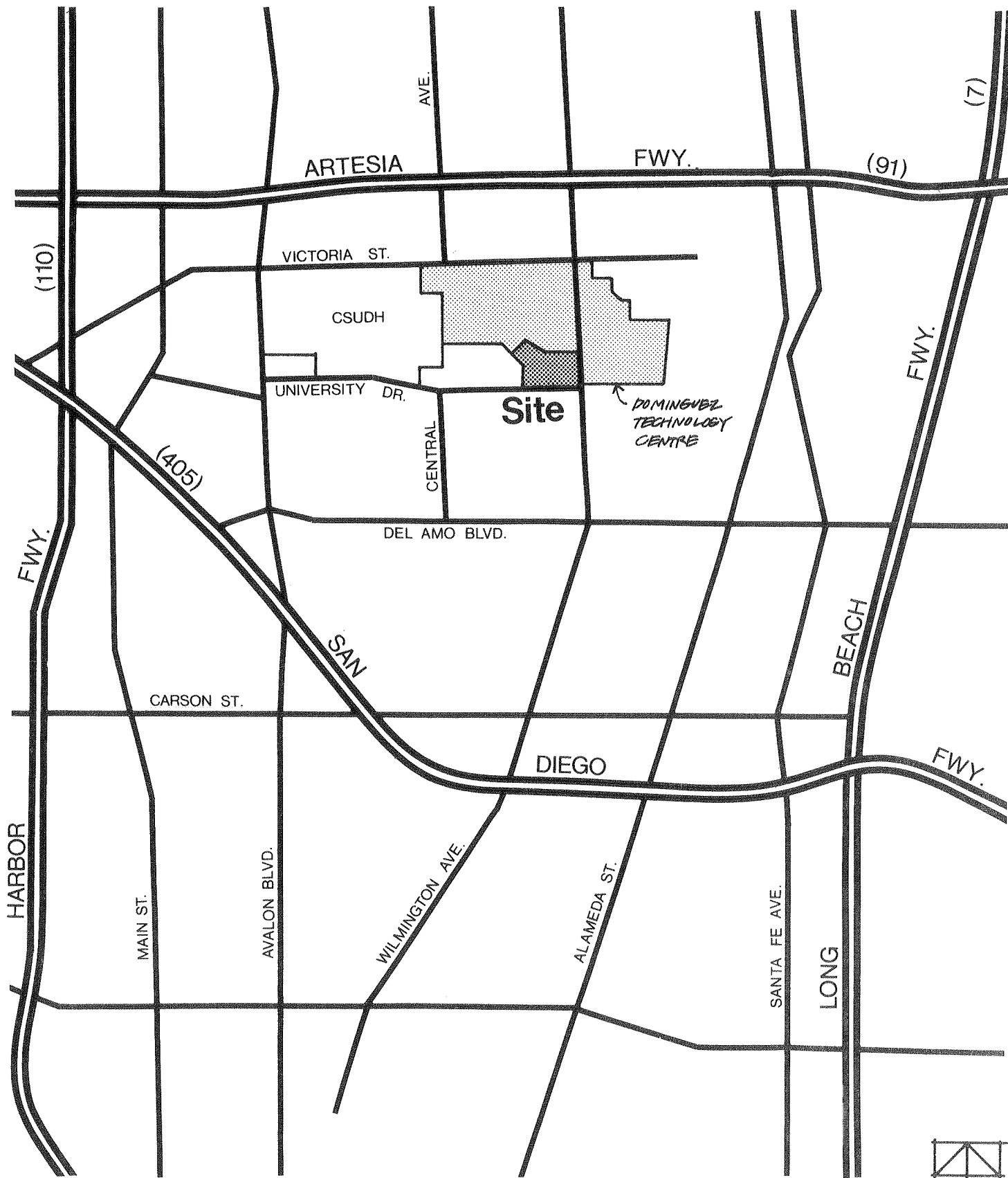
Access to the project site from the greater Los Angeles area is provided by the Artesia Freeway to the north, the Harbor Freeway to the west, the San Diego Freeway to the south and the Long Beach Freeway to the east. (See Exhibit 1.)

#### **1.4 BACKGROUND**

Dominguez Technology Centre's legacy dates back to the year of 1794 when King Carlos III of Spain deeded 75,000 acres of land - a large section of the South Bay area - to Juan Jose Dominguez. Grazing of livestock, primarily cattle and horses, occupied much of the land. In later years the land was used for dairy farms and small ranchos, until the discovery of oil brought industry and development to the area.

In the late nineteenth century Rancho Dominguez was divided into six parts and distributed to the daughters of Manuel Dominguez, grandnephew of Juan Jose. Dominguez Properties was established in 1967 as an outgrowth of this individual ownership, to provide the leadership in the effective, planned utilization of the land.

The following year, 1968, saw the incorporation of the City of Carson, which included approximately 330 acres of the 400-acre Dominguez Properties land holdings. In December of 1981 the City's General Plan was amended to change the land use designations for the property to Light Industrial



# LOCATION MAP

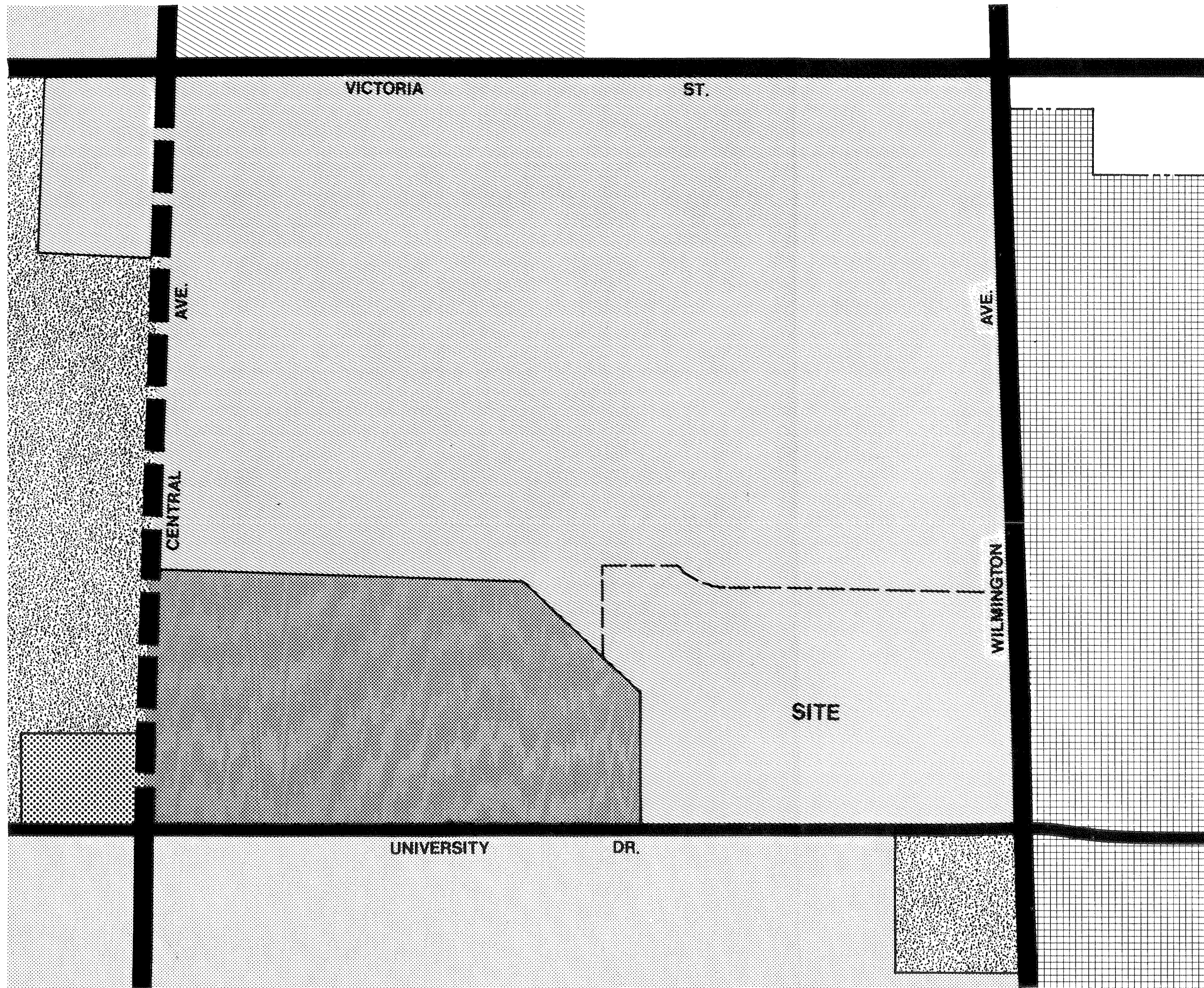
EXHIBIT 1


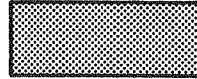
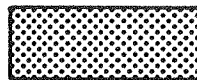
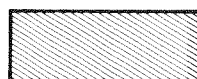
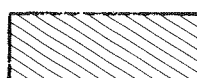





(approximately 260 acres), Medium Density Residential (approximately 60 acres) and General Commercial (approximately 10 acres). (See Exhibit 2.)

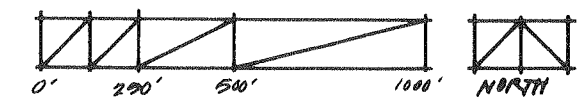
Since the entire property had been zoned previously as MH (Manufacturing, Heavy), a zone change was required to make the zoning consistent with the new General Plan designations. In April of 1982 the zoning was changed from MH to ML (Manufacturing, Light), RM-12 (Residential, Multiple Dwelling - 12 Units Per Acre Maximum) and CN (Commercial, Neighborhood Center). (See Exhibit 3.)

#### 1.5 OWNERSHIP

The Dominguez Technology Centre West - Phase One planning area is presently owned, in fee, by Dominguez Properties, a California limited partnership.

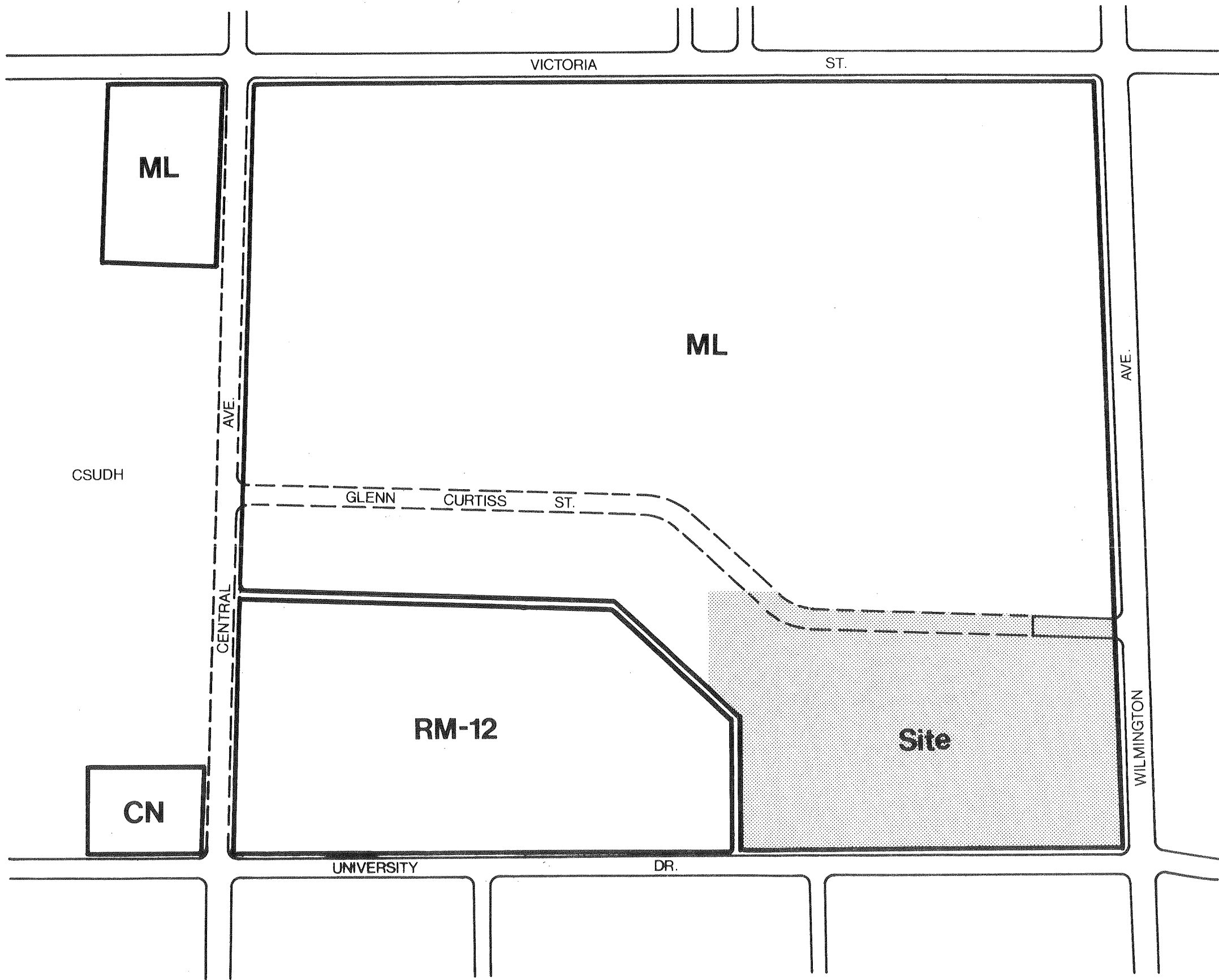


-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  GENERAL COMMERCIAL
-  LIGHT INDUSTRIAL
-  HEAVY INDUSTRIAL
-  PUBLIC
-  MAJOR HIGHWAY
-  FUTURE MAJOR HIGHWAY
-  SECONDARY HIGHWAY
-  HEAVY MANUFACTURING (COUNTY)

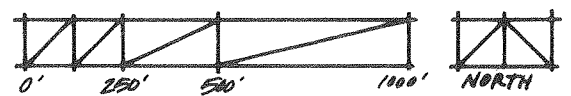


# GENERAL PLAN

EXHIBIT 2



- ML** MANUFACTURING, LIGHT
- RM-12** RESIDENTIAL MULTIPLE DWELLING  
12 UNITS PER ACRE MAXIMUM
- CN** COMMERCIAL, NEIGHBORHOOD CENTER



**EXISTING ZONING**  
EXHIBIT 3