



DEVELOPMENT
STANDARDS

4.1 GENERAL PROVISIONS

a. Continued Agricultural Uses

Legally established agricultural uses, together with accessory structures and uses thereto, shall be permitted to continue within the undeveloped portions of the property pursuant to the provisions of Part 5 - Open Space Zone and Special Uses of the Carson Zoning Ordinance.

b. Conflicting Regulations

In the case of conflict with the City of Carson Municipal Code, the provisions established by the Dominguez Technology Centre - Phase One Specific Plan shall prevail. Any aspect of the use or development of the property which is not provided for herein shall be subject to the provisions of the City of Carson Municipal Code.

c. Construction Codes

Construction shall comply with applicable provisions of the Uniform Building Code and the various other mechanical, electrical and plumbing codes related thereto as administered by the City of Carson and County of Los Angeles.

d. Grading

Grading shall be permitted within the property owned by Dominguez Properties outside of the planning area, or outside of the area of immediate development, when it is consistent with an approved grading plan.

e. Geological and Soils Investigation

Prior to actual grading or development of the property, a preliminary geological and soils engineering investigation shall be conducted. The recommendations of the geologist and soils engineer shall be incorporated into the grading plan.

f. Water Service

Water service will be supplied by the Dominguez Water Corporation.

g. Wastewater Service

Wastewater collection and treatment service will be furnished by the Los Angeles County Sanitation District.

h. Drainage

Drainage facilities will be furnished by the Los Angeles County Flood Control District.

i. Conditions, Covenants and Restrictions

Prior to the issuance of any certificates of use and occupancy, CC&R's or other methods or procedures which will guarantee the provision of necessary services and maintenance shall be approved by the Director.

j. Subsurface Utilities

All utility lines shall be subsurface throughout the planning area.

k. Incorporated by Reference

All applicable provisions of the City of Carson Municipal Code, except as expressly modified herein, are incorporated by reference in these regulations for the use and development of the Dominguez Technology Centre - Phase One Specific Plan.

l. Effect on Invalidation

If any provision of these regulations is held to be invalid by any court, the invalidity of such provision shall not affect the validity of the remaining provisions thereof.

m. Development Review Procedures

Procedures for the review of precise developments such as Site Plan and Design Review, as well as variances and conditional use permits are

established by Part 7 - Procedures of the Carson Zoning Ordinance which is incorporated herein by reference.

4.2 DEFINITIONS

The words, terms and phrases used in the Dominguez Technology Centre - Phase One Specific Plan shall have the meaning and construction set forth in Part 9 - Definitions of the Carson Zoning Ordinance, as modified in the following section, except where used in a context which clearly indicates a different meaning or construction.

Dominguez Technology Centre - Phase One Specific Plan

Shall mean the combined text, maps, exhibits, standards and guidelines which set forth the requirements for the use and development of the planning area.

Guidelines

Shall mean the descriptions, maps and exhibits which recommend the type, character and style of design treatment for architectural, landscape and grading features. Such guidelines establish general intent and concepts only and do not prescribe mandatory standards or specifications. Determination of consistency with the guidelines of the Dominguez Technology Centre - Phase One Specific Plan will be made by the Director.

Planning Area

Shall mean the lot or combination of lots, whether or not held in the same ownership, which are contained within the area of the legal description and which are used or intended to be used for development subject to the provisions of the Dominguez Technology Centre - Phase One Specific Plan.

Specific Plan

Shall mean the Dominguez Technology Centre - Phase One Specific Plan.

4.3 USE REGULATIONS

a. Uses Permitted

Uses are permitted in the Dominguez Technology Centre - Phase One Specific Plan as indicated in the following table:

USES PERMITTED IN THE SPECIFIC PLAN

Legend

- X - Automatically permitted use.
- L - Automatically permitted use provided special limitations and requirements are satisfied as noted herein, in Division 8 of Part 3 and in Division 8 of Part 4, of the Carson Zoning Ordinance.
- D - Use permitted subject to the approval of the Director.
- LD - Use permitted provided special limitations and requirements are satisfied as noted herein, in Division 8 of Part 2 of the Carson Zoning Ordinance, and subject to the approval of the Director.
- C - Use permitted upon approval of a Conditional Use Permit.
- CC - Use permitted upon approval of the City Council as prescribed under other provisions of the Carson Municipal Code.

Note: In the following list, industrial activities are classified by product, by materials used, and by processes employed. Since many industrial uses are complex in nature, it is necessary to consider all three of the abovementioned elements in classifying any specific industrial use. Uncertainties as to the proper classification for a specific use are to be resolved through Interpretations adopted in accordance with Section 9172.24, of the Carson Zoning Ordinance.

Manufacturing of the Following Products:

Pharmaceuticals - drugs, medicines, vitamin tablets. X

Jewelry, watches, clocks, optical goods, musical instruments, scientific instruments, electronic instruments, phonographs, phonograph records, radios, television sets, electronic parts, precision metal products, wire, springs, tools, sandpaper, emery cloth, grinding wheels, printer's type. X

Industrial Activities Involving the Following Processes:

Photo finishing, film developing and processing, photo-engraving, lithography, block printing, silk screening, printing, book binding. X

Glass silvering, optical grinding, fitting and mounting, glass blowing (no blast furnace). X

Plastic molding (including hydraulic press). X

Service and Repair:

Laboratory - product testing, product research. X

Laboratory - chemical, biological, anatomical. C

Wholesale:

Wholesale activities of all types (except livestock and poultry). X

Storage:

Warehousing of furniture, household goods, dry goods, clothing, textiles, durable goods, no perishable foods. X

Glass, lumber (no boxes or crates), naval stores, plaster, empty barrels, metal (no scrap), machinery, equipment. X

Polyurethane foam. C

Petroleum and petroleum products:

Not more than 2,500 barrels X

Natural gas:

Below ground - any amount X

Above ground:

Not more than 500,000 cubic feet. X

Oxygen, acetylene (subject to Fire Code requirements) X

Agricultural chemicals (must be at least 100 feet from any residential zone, public school, public park, hospital or long-term health care facility). L

Liquid petroleum gas:

Not more than 30,000 gallons. X

Fuel yard (not covered elsewhere, including propane). X

Motor vehicles (not including impounding yard). X

Transportation, Communications, Utilities and Public Service:

Blimp port, heliport, helistop. C

Access to other property lawfully used for purposes not permitted on subject property. X

Education:

Trade school. X

Uses Permitted in Commercial Zones:

Any permanent use permitted in any commercial zone, whether automatically (X), with limitation (L) or by Conditional Use Permit (C), is automatically permitted except the following uses which are permitted as shown below:

Residential

Mobile home park Not permitted

Group quarters for members of a religious order. Not permitted

Community residential care facility, boarding or rooming house, fraternity or sorority house, dormitory, residential hotel or similar group quarters, motel units with kitchens. Not permitted

Transient hotels and motel units with no kitchens except one manager's unit. Not permitted

Health services:

Hospital, long-term health care facility, public health center. Not permitted

Ambulance service. Not permitted

Arcades, subject to the requirements of Section 9138.4. Not permitted

Public and quasi-public uses:

Archaeological dig, provided the Director determines there is a reasonable prospect that significant scientific, cultural or historical information will be obtained from the site.

D

Education:

Elementary or secondary school - public or private.

Not permitted

Recreation:

Golf driving range, pitch-and-putt course, golf course, subject to the limitations of Section 9138.3 of the Carson Zoning Ordinance.

L

Retail services and offices:

Massage parlor, turkish bath, escort bureau.

Not permitted

Vehicle sales and service:

Automobile service station, subject to the requirements of Sections 9148.3 and 9138.12 of the Carson Zoning Ordinance.

L

Automobile laundries, subject to the requirements of Sections 9148.3 and 9138.13 of the Carson Zoning Ordinance.

C

Miscellaneous retail petroleum outlet.

Not permitted

Vehicle repair.

Not permitted

Alcoholic Beverage Sales and Services:

Alcoholic beverage sales in conjunction with a variety store, drug store, mini-market, drive-through market, food store, or grocery store excluding a supermarket, take-out food, liquor store (subject to the requirements of Section 9138.5 of the Carson Zoning Ordinance).

C

Alcoholic beverage sales and services in conjunction with a cocktail lounge, bar, arcade, pool hall, billiards, card room, bowling alley, indoor theater, night club and eating establishment other than a bona fide restaurant (subject to requirements of Section 9138.5 of the Carson Zoning Ordinance).

C

Heliports, helistops.

C

Temporary Uses:

Election campaign office in a trailer. (Not permitted earlier than 90 days before the election. To be removed within 11 days after the election.)

L

Office or other permitted commercial use in a trailer or other mobile unit. (Permitted for a period of not exceeding 6 months during construction of a building on the same lot while a building permit is in effect. The director may approve reasonable time extensions if he finds construction is proceeding in good faith.)

L

Storage of construction materials and equipment at a construction site without the screening which would be required for permanent outdoor storage (only during the period a building permit is in effect).

L

Subdivision directional sign. (See Sections 9128.31 - 9128.35 of the Carson Zoning Ordinance).	LD
Tradefair, outdoor/sidewalk sales.	Not permitted.
Fireworks stand, fireworks storage.	Not permitted.
Tent revival.	Not permitted.
Carnival, mechanical rides, pony rides, outdoor festival and similar uses.	Not permitted.
Circus, rodeo.	Not permitted.
Yard sales.	Not permitted.

1. Interpretation of Uses Permitted

Further definition and enumeration of uses permitted within the Specific Plan shall be determined by means of Interpretation in accordance with Section 9172.24 of the Carson Zoning Ordinance.

2. Prohibited Uses

All uses are prohibited except as expressly permitted by the provisions of this section.

b. Accessory Uses

Section 9142, Accessory Uses, of the Carson Zoning Ordinance is incorporated herein by reference.

c. Conditional Use Permit

Section 9143, Conditional Use Criteria, of the Carson Zoning Ordinance is incorporated herein by reference.

4.4 SITE REQUIREMENTS

Sections 9145.1 - 9145.4 of the Carson Zoning Ordinance are incorporated herein by reference.

4.5 SITE DEVELOPMENT STANDARDS

a. Height of Buildings and Structures

1. Buildings - No building shall exceed a height of 50 feet.
2. Unoccupiable Structures - No unoccupiable structure shall exceed a height of 75 feet.

b. **Yards and Open Spaces**

1. Future Rights-of-way - This section is applicable only where portions of a lot are within areas planned to be part of future streets, alleys or public rights-of-way, as determined by the Director.

In cases to which this Section is applicable, unless otherwise approved by the Planning Commission, the portions of any lot within such future right-of-way areas shall not be occupied by structures other than those encroachments allowed in future right-of-way areas as provided in Section 4.5.b.7 herein, except parking areas and drives may also be permitted. All other required setbacks, yards and open spaces shall be provided in addition to the future right-of-way areas, and the future right-of-way lines shall be considered to be lot lines for purposes of measuring such other setbacks, yards and open spaces.

2. University Drive - Notwithstanding other provisions contained herein, where any lot abuts University Drive there shall be a building setback from the street right-of-way line with a depth of at least 100 feet. Parking areas are permitted within this required setback, but shall not be located closer than 25 feet.
3. Front Yard - Each lot shall have a front yard with a required depth of 25 feet.

No portion of a required front yard shall be utilized for parking and all required front yards shall be landscaped. A required front yard shall not be occupied except as provided in Subsection 4.5.b.7 herein.

4. Side Yards - Where the side of a lot abuts a street, there shall be a side yard with a width of at least 25 feet.

Where the side of a lot abuts a lot in a residential zone, there shall be a side yard with a width of at least 25 feet. For any building (but not for an unoccupiable structure whether detached or attached to a building) over 30 feet in height, the required side yard setback shall be increased by one foot for each 2 feet of height over 30 feet.

Where the side of a lot abuts a lot in other than a residential zone, no side yard is required. If any side yard greater than approximately one inch is required or provided, it shall be at least 10 feet.

Required side yards shall not be occupied except as provided in Subsection 4.5.b.7 herein.

5. Rear Yard - Where the rear of a lot abuts a lot in a residential zone, there shall be a rear yard with a depth of at least 25 feet. For any building (but not for an unoccupiable structure whether detached or attached to a building) over 30 feet in height, the

required yard setback shall be increased by one foot for each 2 feet of height above 30 feet.

Where the rear of a lot abuts a lot in other than a residential zone, no rear yard is required. If any rear yard greater than approximately one inch is required or provided, it shall be at least 10 feet.

A required rear lot shall not be occupied except as provided in Subsection 4.5.b.7 herein.

6. Space Between Buildings - Buildings (but not including unoccupiable structures whether detached or attached to buildings) on the same lot either shall be abutting each other or there shall be a separation of at least 10 feet. Where there is a separation and both buildings are more than 30 feet in height, the required separation shall be increased by one foot for each two feet of height above 30 feet on the lower building.
7. Encroachments - Every part of a required yard or open space shall be open and unobstructed from finished grade to the sky except for facilities and activities as follows:
 - a. Projections from buildings (such as eaves, awnings and shading devices; signs; architectural features; utility meters; conduits and pipes; unenclosed and unroofed stairways, landings, porches and balconies; chimneys; and

mechanical equipment) may project into a required yard not more than one-half of the width of the required yard, except that the only such projections permitted into a required front yard or a required side yard abutting a street shall be for eaves, awnings, shading devices, architectural features and signs. No projections are permitted into future right-of-way areas as determined under Subsection 4.5.b.1 herein.

- b. Free-standing mechanical equipment is not permitted in any required yard except those additional yard areas required because of building height.
- c. Utility-owned facilities are permitted in any required yard if also located in an approved utility easement.
- d. Signs are permitted in required yards other than in existing or future street rights-of-way in accordance with the provisions of Section 4.6 herein.
- e. Fences, walls, and hedges are permitted as required by other laws or regulations, or as a condition of a tract or parcel map approval, or shall not be higher than 8 feet above finished grade in a future right-of-way area, front yard, side yard abutting a street or yard abutting a residential zone. In a required front yard and any abutting future right-of-way area, any portion of a fence, wall or hedge above 3-1/2 feet in height shall not impair vision by obscuring more than 10 percent of the area in the vertical plane.

way area, such wall shall be 3-1/2 feet in height, except fencing material of any type may extend above the 3-1/2 foot solid masonry portion to a height not exceeding 8 feet, provided such extended portion does not impair vision by obscuring more than 10 percent of the area in the vertical plane.

- b. No fence, wall or hedge shall exceed a height of 8 feet.
 - c. The height of fences, walls and hedges shall be measured from the finished grade at each point along the fence, wall or hedge. Where there is a difference between the grade on the two sides of the fence, wall or hedge, the higher grade shall be used.
2. Trash Areas - Trash areas shall be provided in accordance with Division 4 of Part 6 of the Carson Zoning Ordinance.
3. Parking, Loading, Truck Maneuvering and Driveways - Parking spaces and loading areas for each use and the areas required for access and truck maneuvering shall be provided in accordance with Division 2 of Part 6 of the Carson Zoning Ordinance, modified as follows:

For the purposes of this specific plan, Section 9162.52 of the Carson Zoning Ordinance is hereby modified to permit the substitution of a landscaped and mounded earthform in lieu of a 2 to 3-

1/2 foot high decorative masonry wall. This optional substitution is deemed warranted in consideration of the broad, 25-foot landscaped setback area separating any parking facility and a public street or walkway.

4. Screening - Parking areas which abut a public street or walkway shall be screened from view by the installation of a decorative masonry wall, a landscaped earthen berm or landscaping with trees and shrubs, or any combination thereof. Except as otherwise provided, the screening shall have a total height of not less than 36 inches. Where there is a difference in elevation on opposite sides of the screen, the total height shall be measured from the highest elevation. Screening shall have a height not greater than 36 inches within 20 feet of the intersection of a vehicular driveway and a street, two vehicular driveways, or two streets.
5. Utilities - Section 9146.8 of the Carson Zoning Code is incorporated herein by reference.
6. Site Planning and Design - Section 9146.9 of the Carson Zoning Code is incorporated herein by reference.

- f. Landscaping (other than hedges) is permitted in any required yard or open space.
- g. Outdoor storage is permitted only in yards other than a required front yard and abutting future right-of-way area, but not in a required parking area. Outdoor storage areas shall be screened from view from any adjoining public street, walkway or parcel.
- h. Employee recreation and eating facilities (no buildings) are permitted in any yard other than a required front yard and adjacent future street right-of-way, but not in a required parking area.
- i. Parking is permitted in required yards except the area within 25 feet of a public street right-of-way.

c. Other Site Development Standards

1. Fences, Walls and Hedges

- a. A solid masonry wall shall be placed along any lot line abutting or separated only by an alley from property in a residential zone. Except in a required front yard area and any abutting future right-of-way area, such wall shall be at least 6 feet, but not more than 8 feet in height. In a required front yard area and any abutting future right-of-

4.6 SIGN REGULATIONS

a. Project Identification Signs

Signs identifying or describing the Dominguez Technology Centre are permitted, subject to the following:

1. Not more than one sign structure shall be permitted on a lot.
2. The total sign area per lot shall not exceed an area in square feet equal to two times the linear feet of lot frontage on a public street or streets for the first 100 feet of frontage, plus one-half times the frontage in excess of 100 feet.

When the total frontage of a lot is less than the square root of the lot's area, said frontage shall be deemed to be equal to the square root of the lot's area for the purpose of determining the permitted sign area.

3. A ground sign in excess of 8 feet in height shall not be permitted. The distance between ground elevation and the bottom of a ground sign shall not exceed one foot. No ground sign shall be erected until written approval is obtained from the City Traffic Engineer. Such signs shall be in conformance with the development plans which have been approved pursuant to the Site Plan and Design Review procedure as provided in Section 9172.23 of the Carson Zoning Code.

b. Business Signs

Business signs are permitted, subject to the following:

1. Not more than two sign structures shall be permitted on a lot, except the Director may approve additional signs if he finds there are more than two separate businesses on the same lot, the location of not more than two sign structures would constitute an unnecessary hardship on the property owner, and the additional signs would not be materially detrimental to the public health, safety and general welfare.
2. The total sign area per lot shall not exceed an area in square feet equal to two times the linear feet of lot frontage on a public street or streets for the first 100 feet of frontage, plus one-half times the frontage in excess of 100 feet. Lot frontage on a freeway shall not be considered in computing this figure.

When the total frontage of a lot is less than the square root of the lot's area, said frontage shall be deemed to be equal to the square root of the lot's area for the purpose of determining the permitted sign area.

Any primary use which is developed commercial may be permitted to have a sign area equal to that permitted by Section 9136.7 B.2, of the Carson Zoning Ordinance, provided that a deed restriction

is recorded, in the Offices of the County Recorder, restricting the use on the property to a commercial use, and such proof of recordation is submitted to the satisfaction of the Director.

3. A pole sign in excess of 50 feet in height shall not be permitted. The distance between ground elevation and the bottom of such sign shall be not less than 10 feet.
4. A ground sign in excess of 8 feet in height shall not be permitted. The distance between ground elevation and the bottom of a ground sign shall not exceed one foot. Not more than one (1) ground sign shall be permitted on a lot. No ground sign shall be erected until written approval is obtained from the City Traffic Engineer. Such signs shall be in conformance with development plans which have been approved pursuant to the Site Plan and Design Review procedure as provided in Section 9172.23.
5. A sign may be affixed to a building but shall not project above the height of the building wall or roof fascia.
6. A sign shall not project into an existing or future right-of-way.
7. No "A" frame or "sandwich" sign or scintillating, flashing or revolving sign shall be permitted.

c. Real Estate Advertising Signs

Real estate advertising signs are permitted, subject to the following:

1. One unlighted sign structure is permitted per lot, except on parcels larger than five acres, one such sign structure is permitted for each street frontage of the parcel.
2. A sign structure may have any number of sign faces but the total sign area shall not exceed 100 square feet per sign structure.
3. All portions of a sign structure shall be not less than 10 feet from the inside line of the sidewalk, or if there is no sidewalk, from the lot line, except, if the building setback is less than 10 feet, the sign structure shall be not less than one-half the setback from the inside line of the sidewalk or lot line.
4. A free-standing real estate advertising sign shall not exceed 30 feet in height.
5. A sign may be affixed to a building but shall not project above the height of the building wall or roof fascia.

6. Advertising copy shall pertain only to the premises upon which the sign is located.
7. Any such signs shall be removed within two weeks after the execution of a sales agreement, escrow instructions or lease agreement.

d. Uses and Signs Prohibited

All uses and signs not expressly permitted by this section shall be prohibited, including, but not limited to the following:

1. Outdoor advertising signs and billboards.
2. Outdoor advertising structures.
3. Roof-mounted signs.
4. Advertising devices and displays.
5. Streamers, banners, penants and similar displays.
6. Rotating, revolving, flashing or moving signs.
7. Electronic message centers, other than time and temperature signs.
8. Vehicles or other devices when used as advertising displays.

e. General Provisions

1. Christmas decorations displayed between 30 days prior to and 15 days after December 25 are not subject to this section.

2. Any illuminated sign or lighting device shall employ only lights which emit a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating or moving lighting or lights. In no event shall an illuminated sign or light source be so placed or so directed as to permit the illumination therefrom to be directed upon a public street or walkway or adjacent premises so as to cause glare or reflection that might constitute a hazard or nuisance.

4.7 ENVIRONMENTAL EFFECTS

Sections 9147.1 - 9147.3 of the Carson Zoning Code are incorporated herein by reference.

4.8 SPECIFIC PLAN AMENDMENT PROCESS

Minor Revisions

Minor revisions to the plans, guidelines, regulations and standards set forth in the specific plan may be approved by the Director of Planning and Community Development, provided such deviations are not detrimental to the public health, safety and welfare. Minor revisions may be approved without amending the specific plan. Minor revisions shall be limited to the following:

- A reduction in lot, yard and building area requirements by not more than ten percent (10%) of that specified;
- Increase of the total maximum building floor area within the specific plan by not more than ten percent (10%);
- Minor modifications to architectural or landscape design guidelines;
- Addition of new information or data to the specific plan maps or text which does not change the effect of any concepts or regulations;
- Changes to the community infrastructure systems which do not change the concepts nor significantly change the capacities of the systems.

Major Amendments

A. Amendment Procedures

1. The City Council may amend, supplement or change the regulations and districts herein or subsequently established after recommendation thereupon by the Planning Commission after public hearings as required by law. An amendment, supplement or change may be initiated by the City Council, by the Planning Commission or by petition of the owners of the subject property.
2. A request for a change of the land use district or regulations pertaining to a property shall be presented by the landowner or a duly authorized agent to the Planning Commission on a form furnished by the Planning Department. The form, setting forth the request and any related facts, circumstances or information, shall be filed with the Director together with the fee established by resolution of the City Council. The Planning Commission shall hear the request and shall take such action as it deems necessary in order to proceed with any studies, surveys, investigations or hearings as may be required by law. Within fifteen (15) days after the hearing, the written recommendation of the Planning Commission together with findings or other matters as may be related to the request shall be transmitted to the City Council.
3. In the case of action by the Planning Commission on a landowner's request recommending against the adoption of a change of the land

use district or regulations pertaining to a request, the City Council shall take no further action thereon unless the owner of the land, a duly authorized agent or any member of the City Council shall request a hearing by filing a written request with the Planning Director within ten (10) days after the recommendations of the Planning Commission have been transmitted to the City Council. Failure to file a written request within ten (10) calendar days shall result in termination of the request.

4. The City Council, after receipt of the report recommending approval of the application or the written request for hearing shall hold at least one public hearing and shall thereafter proceed to act on the report and recommendation as provided by the California Planning and Zoning Law (California Government Code, Section 65854 et seq.).
5. When it is found necessary for the preservation of the health, safety and general welfare of the public, the orderly development of the City of Carson and the implementation of the General Plan, the City Council or Planning Commission may require as a condition precedent to an amendment to this specific plan, the dedication of property or the installation of facilities either onsite or offsite as may be deemed necessary to protect the public interest and to make the affected properties suitable for the uses permitted by the amendment, supplement or change in regulations or district. The facilities or matters so required shall be completed or reasonable guarantees acceptable to the City shall be

provided for their completion prior to the adoption of any such amendment, supplement or change in regulations or district.

6. Changes made per this section shall not abrogate established general plan or specific plan regulations deemed necessary to the effectuation of the goals and policies of the general plan or the specific plan.

B. Notice and Hearings

The Planning Commission and City Council shall hold a public hearing on the proposed amendment of the specific plan. Notice of the hearing shall be published in a newspaper having general circulation within the affected area, not less than 10 days prior to said hearing. All affected property owners and those within 300 feet of the proposed specific plan amendment shall be notified by mail, prior to the hearing date. Any hearing may be continued, as deemed appropriate and necessary by the Planning Commission and City Council.

C. Findings and Conditions

In order for a specific plan amendment to be approved or conditionally approved, the Planning Commission and the City Council shall make all appropriate findings concurrent with any amendment. Such findings shall include, but not be limited to:

1. Substantial compliance with the following objectives:
 - a. Ensure development consistent with the purpose and intent of the specific plan.
 - b. Maintain maximum development flexibility while ensuring equality.
 - c. Ensure that development does not exceed the City's ability to provide essential urban services.
 - d. Maintain well-articulated land use and circulation relationships through sound planning application.
 - e. Facilitate the provision and appropriate location of community facilities, services and facilities.
 - f. Ensure aesthetic and quality control through adequate consideration of design in the development review process.
 - g. Ensure suitable consideration and protection of the community's natural environment during the development review process.
 - h. Consider innovative and unique land development techniques.

- i. Ensure that plans developed under this section will be implemented in a timely manner.
 - j. Ensure that the urban form and character envisioned at the time of approval is attained upon development.
2. Consistency with the City of Carson's General Plan goals, objectives and policies.
 3. Findings required per CEQA.

The Planning Commission and City Council may establish conditions to assure that the proposed specific plan amendment is consistent with the provisions of state law and the intent and purpose of the specific plan.

D. Effective Date

Specific plan amendments adopted per this section by ordinance shall take effect thirty (30) days after final adoption by the City Council.

Specific plan amendments adopted by resolution shall take effect immediately upon City Council approval.

E. Fees

Any application for an amendment to the specific plan shall be accompanied by a fee established by resolution of the City Council to cover the cost of handling the application as prescribed in this section.