

I. INTRODUCTION

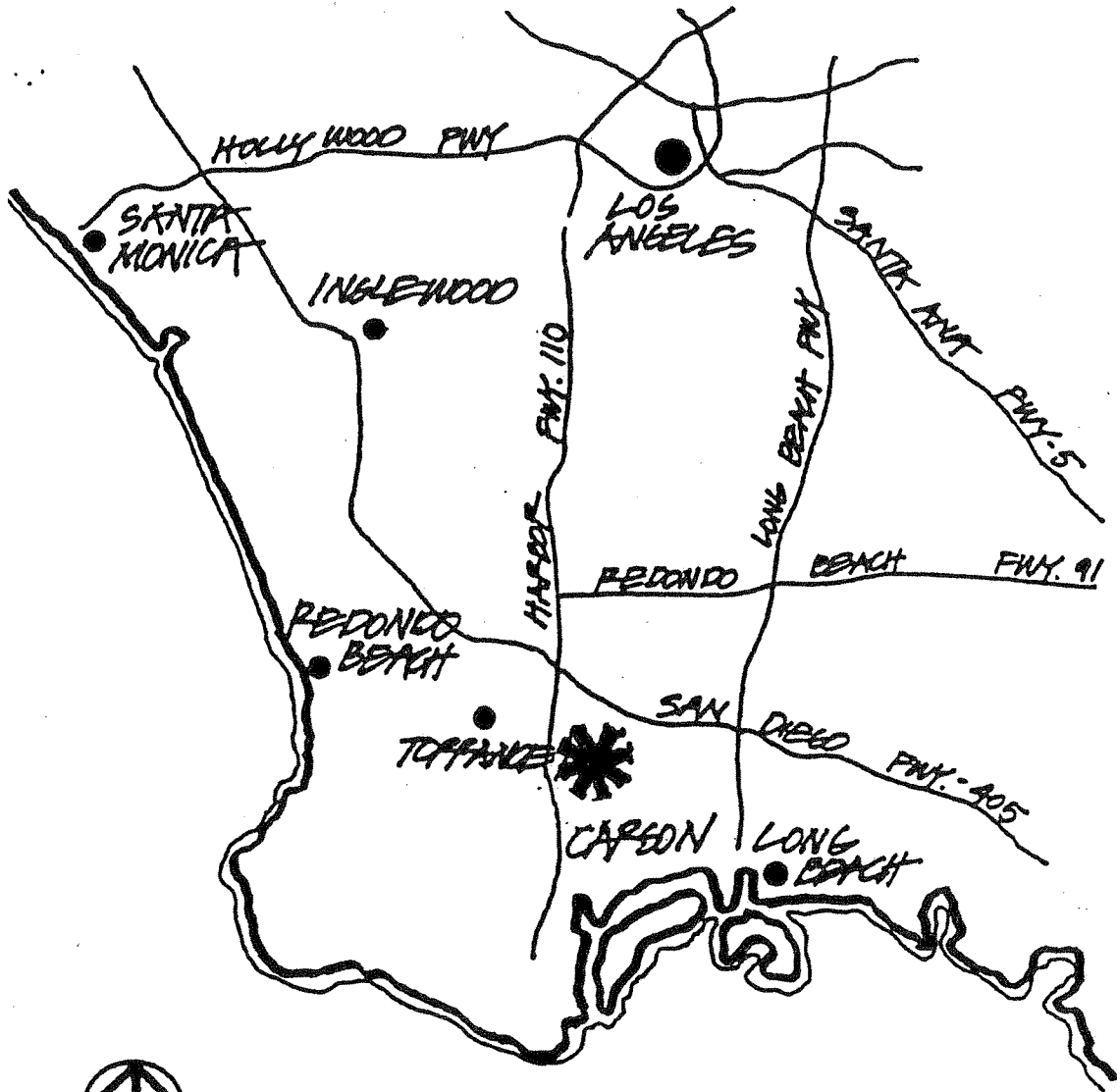
PURPOSE AND INTENT

The City of Carson has requested this Specific Plan to be a comprehensive guide for ensuring the orderly development of the Carson Town Center in a manner consistent with the General Plan. The purpose of the plan is to combine zoning standards, detailed site development standards, and other regulatory devices into one document.

As adopted by Ordinance No. 94-1044, the Carson Town Center Specific Plan has become a regulatory document for zoning. Any development agreement can only be approved if the City finds the agreement consistent with the General Plan and the Specific Plan. In the event that any portion of the Specific Plan is held invalid or unconstitutional by a California or Federal Court of competent jurisdiction, those portions will be considered a separate independent provision and shall not affect the validity of the remaining Specific Plan.

OWNERSHIP

The property is owned by Carson Town Center, Inc. and Kmart Corporation as of December 1995.



NORTH



PROJECT LOCATION

EXHIBIT 1 - VICINITY MAP

LOCATION

The project area is located in the City of Carson in the southern portion of Los Angeles County. The Carson Town Center is a 76 acre site bounded by Torrance Boulevard, Main Street, and Figueroa Street.

The Carson Town Center is approximately 1/4 mile from the San Diego (405) Freeway and adjacent to the Harbor (Route 110) Freeway. Downtown Los Angeles is about 14 miles to the northeast, and Los Angeles Harbor is about 10 miles to the southeast. LAX Airport is approximately 15 miles to the northwest, and Long Beach Airport is approximately 10 miles to the east.

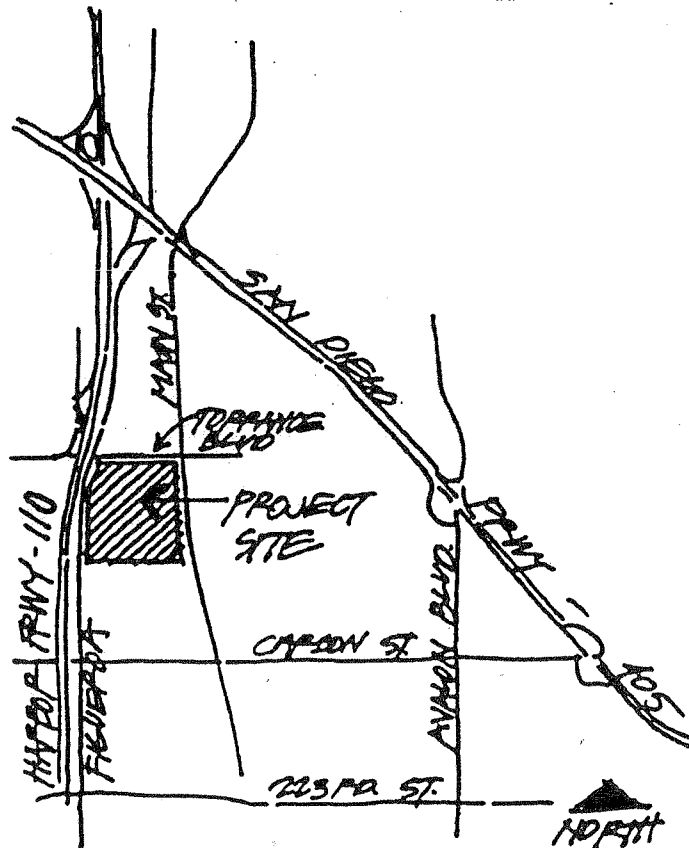


EXHIBIT 2-LOCATION MAP

PLANNING BACKGROUND

The City of Carson established an Industrial Development Project for the revitalization and rehabilitation of the industrial portion of the City. In June of 1989 an initial meeting was held with the City staff, the developer and Estrada Land Planning to establish the direction of the proposed project and to ensure that it would be consistent with the City's redevelopment goals. From this meeting a concept was developed for a high-quality business park and commercial center.

Following the meeting in June, a number of circulation and land use studies were prepared by Estrada Land Planning. These studies reflected input from the City staff and project consultants. Considerable attention was given to site entries, interior circulation, compatibility of land use and density.

On August 2, 1989 City staff reviewed several alternative concepts. From that review it was determined that the design, land uses and densities in this Specific Plan be formally presented to the City.

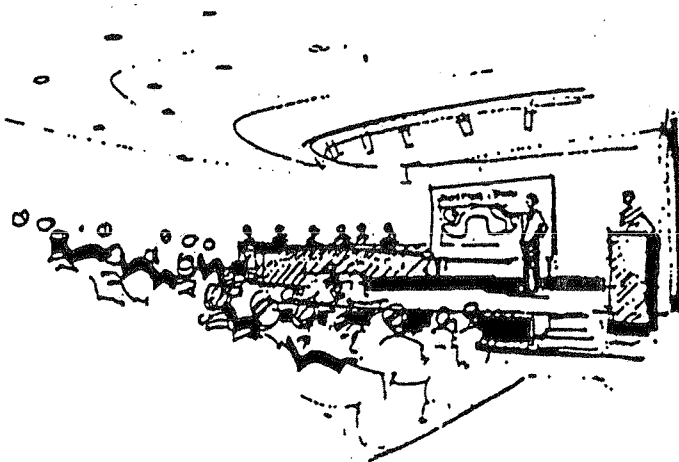
An EIR (State Clearinghouse No. 90010838) has been certified to determine the environmental impacts of the Specific Plan.

This Specific Plan reflects the refinement of many months of planning. It utilizes the site to its full potential and, when developed, will establish the Carson Town Center as a landmark in the City as well as the entire South Bay.

**DEVELOPMENT
AND
PROCESSING
ISSUES**

Consistent with City ordinances and procedures, this report and related graphics were prepared as an integral part of the Specific Plan requirements. The primary objectives of this submittal are to:

- Obtain concept approval of land uses and densities, pursuant to the Specific Plan, which will serve as a basis for subsequent Tentative Maps, Final Tract Maps, Grading Permits, and other design/engineering approvals required by the City.
- To provide design guidelines and standards for community design and for subsequent site developments.



IMPLEMENTATION

PROJECT REVIEW

Prior to actual development, project Covenants, Conditions and Restrictions (CC&Rs) will be written to address design specifics. An Architectural Review Board will be formed to determine, define and implement the CC&Rs. Initial Board members will be the Developers, and subsequent members will be appointed as provided in the CC&Rs. All projects proposed in the Carson Town Center must submit a Development Plan package as described below. The Application must be approved by the Architectural Review Board and then by the City of Carson Community Development Department for conformance with the Specific Plan.

DEVELOPMENT PLAN APPLICATION

The following items are required for submittal:

- A preliminary site plan which includes:
 - Dimensions and orientation of each lot.
 - Location, size, shape and use of structures on contiguous properties.
 - Location, size, shape and use of all proposed structures, including the square footage of buildings, parking areas and open spaces.
 - Location and height of walls, fences, trash enclosures, handicap facilities and other circulation features.
- A grading plan, if modifications to the existing graded lot are proposed.
- Building floor plans and exterior elevations, drawn to scale, adequate to show design intent. Exterior wall colors and materials must be included.

- A landscaping concept including the quantity and location of all plant materials. Plants should be identified by botanical names and keyed by number to the location on the plan. A complete sprinkler plan should be included.
- Preliminary details of project signage, including entry monuments, freeway oriented pylon signs, wall signs and address numbers.
- Preliminary details of project lighting.

CITY REVIEW AND APPROVAL

A development plan application must be submitted to the City of Carson for approval by the Director of Community Development. The Director's findings and approval will be based on the following criteria:

- Compatibility with the General Plan, this Specific Plan, and surrounding uses.
- Compatibility of architecture and design with other projects in the Carson Town Center, including aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area.
- Convenience and safety of circulation for pedestrians and vehicles.
- Attractiveness, effectiveness and restraint in signing, graphics and color.
- Development scheduling (if phased development) which will satisfy the above criteria in each phase.
- Conformance to design standards and guidelines of this Specific Plan.

If the proposed development complies with the above criteria, and the Director of Community Development finds that the criteria has been met or can be met if specified conditions are observed, approval shall be granted, subject to such specified conditions. If the Director of Community Development finds that the proposed devel-

opment cannot meet and cannot be modified to meet the requirements and criteria, the application shall be disapproved. In all cases, findings shall be made concerning the grounds for approval or disapproval. Disapprovals may be appealed to the Planning Commission within 15 days of the date of the Director's decision. Disapproval from the Commission may be appealed to the City Council as provided by the Zoning Ordinance.

After approval of the development plan and before City authorization to connect utilities, or before final inspection approval by the Building Official pertaining to any facilities constructed under the development plan, the Planning Division shall inspect the site for compliance with the approved development plan and conditions. Any deficiencies which are not corrected to the satisfaction of the Director of Community Development shall be submitted to the Commission for determination as to compliance upon written request to the Director of Community Development by the property owner or authorized representative.

Approval under the procedure described above shall not result in requirements to alter or improve any existing improvements unless:

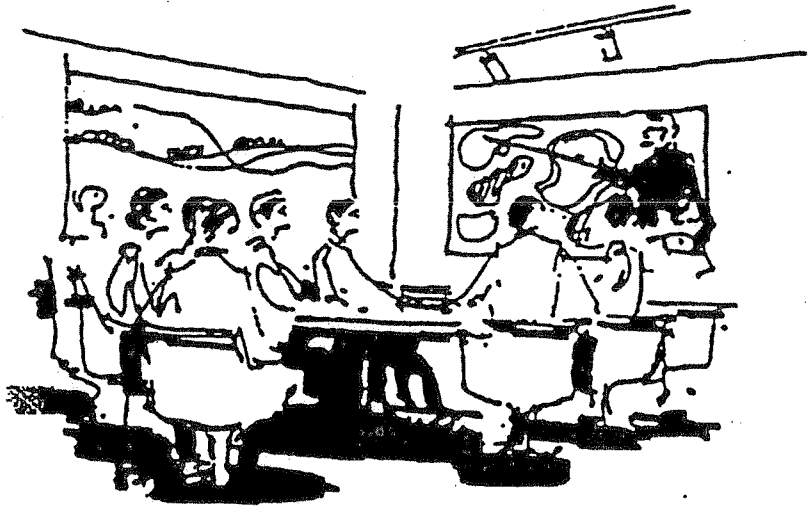
- Such existing improvements are to be altered in connection with the proposed construction, grading or remodeling; or
- Such existing improvements are directly affected by such proposed construction, grading or remodeling; or
- The value of the proposed new or replacement construction, alterations, remodeling or other improvements being made exceeds 50 percent of the value of existing improvements.

After development plan approval has been granted, proposed modifications, additions or deletions to the development plan are subject to the review process described above. The approval is valid for one year, at which time a building permit must be obtained. Work authorized by the building permit shall commence within 180 days from the date of issuance of the permit, unless the permit is extended or expires under conditions described in the Zoning Ordinance.

FINAL APPROVAL

Upon approval from the City, the plans must be resubmitted to the Architectural Review Board for a final review. This review will allow the Board to consider modifications to the plan that may have occurred during the City review process.

Conditional uses identified in the Site Development Standards section will also be required to submit a conditional use permit (CUP) and accompanying Application for Environmental Initial Study (AEIS). The approval process is as described above, but final approval will be from the Planning Commission.



**CEQA
COMPLIANCE**

A complete Environmental Impact Report (EIR) has been certified for the Carson Town Center site. The EIR addresses the land use plan, circulation and infrastructure plans, implementation mechanisms and development standards. The EIR may be applicable to future development proposals processed on conformance with this Specific Plan and the City of Carson's development regulations.

**SUPPORTING
DOCUMENTS**

Special reports and plans were prepared in support of the Specific Plan including the following:

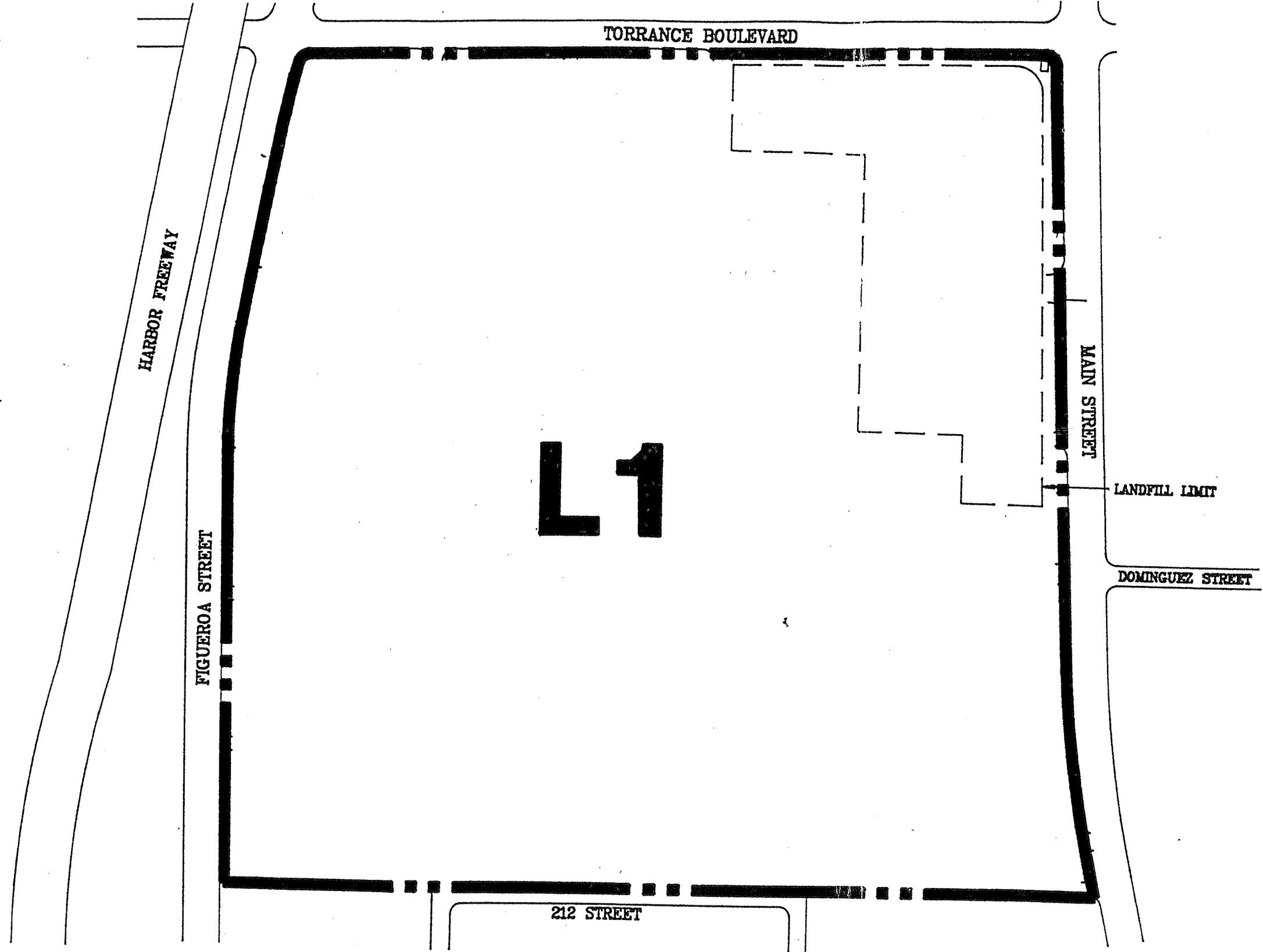
- Glossary of Terms **
- Environmental Impact Report *
- Traffic Study *
- Implementation/Fiscal Impact Analysis *

* On file with the City of Carson Community Development Department.

** See the Appendix.

LEGEND

L1 LIGHT INDUSTRIAL



GENERAL PLAN

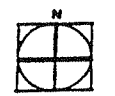
EXHIBIT 3

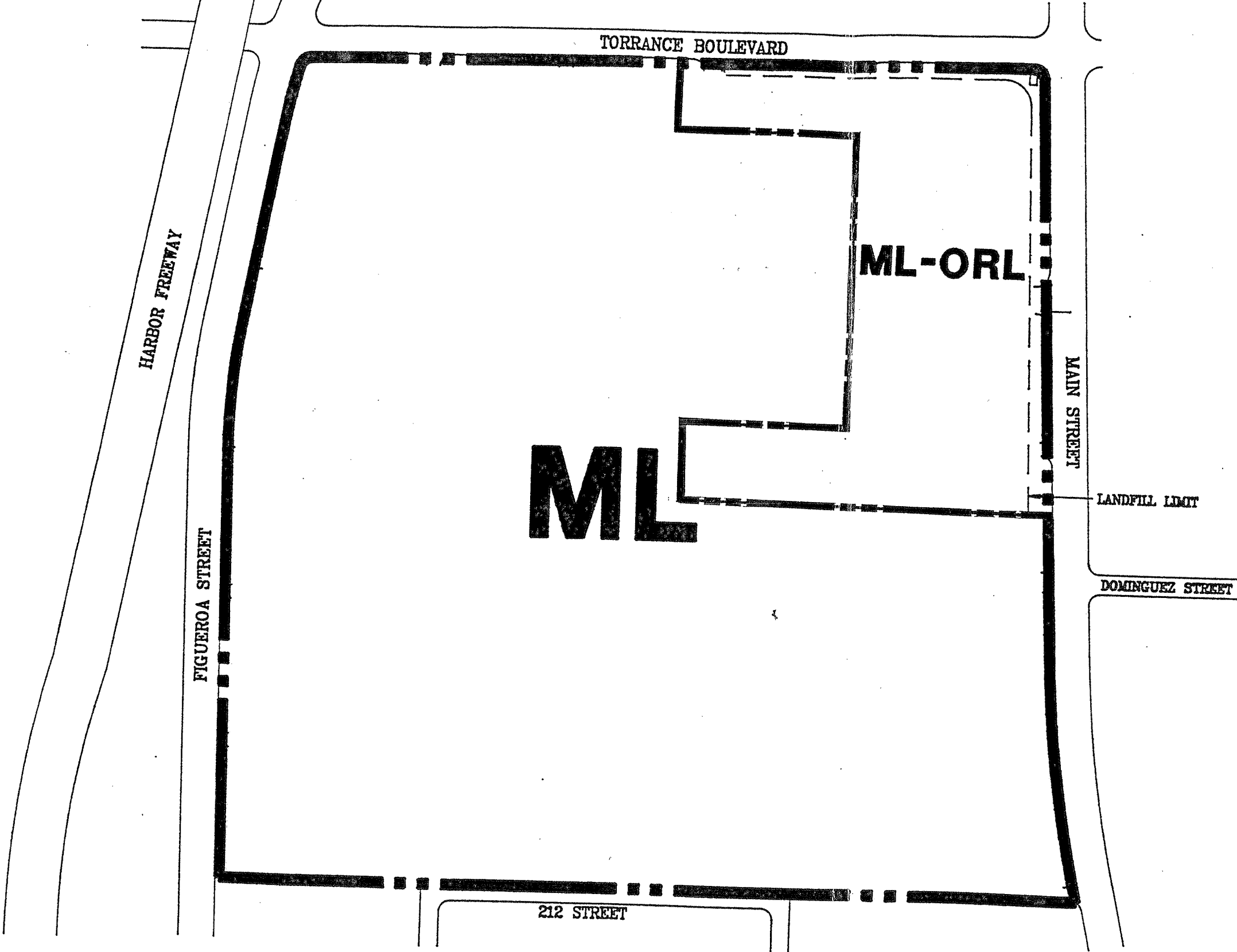
CARSON TOWN CENTER
City of Carson • California

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SAN DIEGO 619 397-0131 • SAN FRANCISCO 415 398-0131

PROJECT NO 89032 DATE 10/11/89 © SGPA

SCALE





LEGEND

- ML MANUFACTURING LIGHT
- ML-ORL MANUFACTURING LIGHT WITH ORGANIC REFUSE LANDFILL

ZONING

EXHIBIT 4

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