



REDEVELOPMENT PLAN

City of Carson

CARSON REDEVELOPMENT AGENCY
CITY OF CARSON, CALIFORNIA

REDEVELOPMENT PLAN
FOR
PROJECT AREA NO. 1

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DECEMBER 13, 1971

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REDEVELOPMENT PLAN
FOR
PROJECT AREA NO. 1

I. INTRODUCTION

The Redevelopment Plan for Project Area No. 1 consists of Part I (Text) and Part II (Map). This Plan has been prepared by the Carson Redevelopment Agency, City of Carson, California, pursuant to the Community Redevelopment Law of the State of California, the California Constitution and all applicable laws and local ordinances.

II. GENERAL DEFINITIONS

The following references will be used in this Plan unless the context otherwise requires:

- A. "Agency" means the Carson Redevelopment Agency, City of Carson, California.
- B. "City" means the City of Carson, California.
- C. "County" means the County of Los Angeles, California.
- D. "Map" means the Redevelopment Plan Map for Project Area No. 1 (Part II herein).
- E. "Owner" means any individual or entity owning "real property" as defined herein.
- F. "Person" means any individual, or any public or private entity.
- G. "Plan" means the Redevelopment Plan for Project Area No. 1.
- H. "Planning Commission" means the Planning Commission of the City of Carson, California.
- I. "Project" means Redevelopment Project No. 1.
- J. "Project Area" means the area included within the boundaries of Project Area No. 1.

K. "Real Property" means land; including land under water and waterfront property; buildings, structures, fixtures, and improvements on the land; and property appurtenant to or used in connection with the land; every estate, interest, privilege, easement, franchise, and right in land, including rights-of-way, terms for years, and liens, charges, or encumbrances by way of judgment, mortgage or otherwise and the indebtedness secured by such liens.

L. "Redevelopment Law" means the Community Redevelopment Law of the State of California (California Health and Safety Code, Section 33000 et seq.).

M. "State" means the State of California.

III. PROJECT AREA BOUNDARIES

The boundaries of the Project Area are illustrated on the Map. The legal description of the boundaries of the Project Area is as follows:

All the real property in the City of Carson, County of Los Angeles, State of California, within the following described boundaries:

Beginning at the intersection of the easterly line of Main Street with the southerly line of Torrance Boulevard; thence northerly along said easterly line to the northerly line of Tract No. 8245 (M.B. 93-36-38); thence easterly along the northerly line of Tract No. 8245 to the easterly line of said tract; thence southerly along the easterly line of Tract No. 8245 to the westerly prolongation of the northerly line of Tract No. 29135 (M.B. 725-75-78); thence easterly along said westerly prolongation and said last mentioned northerly line to the westerly line of Grace Avenue; thence southerly thereon to the westerly prolongation of the northerly line of Lot 42, Tract No. 3848 (M.B. 42-68-69); thence easterly along said last mentioned westerly prolongation and along said last mentioned northerly line to the westerly line of Lot 49, Tract No. 3848 (M.B. 42-68-69); thence southerly

along said last mentioned westerly line and the southerly prolongation thereof to the southerly line of 213th Street; thence easterly along the southerly line of 213th Street to the westerly line of Avalon Boulevard; thence southerly thereon to the southerly line of Carson Street; thence easterly thereon to the southwesterly line of the San Diego Freeway; thence northwesterly thereon to the easterly prolongation of the southerly line of Tract No. 26399 (M.B. 699-91-92); thence westerly along said easterly prolongation and said last mentioned southerly line to the westerly line of said Tract No. 26399; thence northerly along said last mentioned westerly line and the northerly prolongation thereof to the southerly line of 213th Street; thence easterly thereon to its intersection with a line that is parallel with and one (1) foot distant (measured at right angles) northeasterly from the aforementioned southwesterly line of the San Diego Freeway; thence southeasterly along said last mentioned parallel line to its intersection with the westerly prolongation of the northerly line of Tract No. 29360 (M.B. 734-45-46); thence easterly along said last mentioned westerly prolongation and along said last mentioned northerly line to the easterly line of Perry Street; thence northerly thereon to the

southerly line of 213th Street; thence easterly thereon to the southerly prolongation of the westerly line of Lot 29, Tract No. 4054 (M.B. 44-39-41); thence northerly along said last mentioned southerly prolongation and westerly line and the northerly prolongation thereof to the northerly line of Del Amo Boulevard; thence westerly thereon to the northerly prolongation of the westerly line of Campaign Drive; thence southerly along said last mentioned northerly prolongation and along said last mentioned westerly line to the northerly line of Dovlen Place; thence westerly thereon to the easterly line of Dovlen Place; thence westerly thereon to the easterly line of Leapwood Avenue; thence northerly thereon and the northerly prolongation thereof to the northerly line of Del Amo Boulevard; thence westerly thereon to the easterly prolongation of the northerly line of the Los Angeles City Department of Water and Power right-of-way, 100 feet wide; thence westerly along said last mentioned easterly prolongation and said last mentioned northerly line to a point in said last mentioned northerly line, easterly thereon 850 feet from the easterly line of Main Street; thence northerly parallel with said last mentioned easterly line of Main Street 400 feet; thence westerly parallel with said last mentioned northerly line of Los Angeles City Department of Water and Power right-of-

way to said easterly line of Main Street; thence northerly thereon to the northerly line of Francisco Street; thence westerly thereon to the westerly line of Figueroa Street; thence southerly thereon to the southerly line of Torrance Boulevard; thence easterly thereon to the point of beginning.

IV. PROPOSED REDEVELOPMENT ACTIONS

The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

- (1) Acquisition of certain real property;
- (2) Demolition or removal of certain buildings and improvements;
- (3) Relocation assistance to displaced residential and non-residential occupants;
- (4) Installation, construction, or reconstruction of streets, utilities, landscaping, and other on-site and off-site improvements;
- (5) Disposition of property for uses in accordance with this Plan;
- (6) Redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan.
- (7) Providing for open space and recreational land use.

A. Property Acquisition

1. Acquisition of Real Property

Except as specifically exempted, the Agency may, but is not required to, acquire or obtain options upon,

all real property located in the Project Area, by gift, devise, exchange, purchase, eminent domain or any other lawful method.

It is in the public interest and is necessary in order to eliminate the conditions requiring redevelopment and in order to implement this Plan, for the power of eminent domain to be employed by the Agency to acquire real property in the Project Area.

The Agency is not authorized to acquire real property owned by public bodies which do not consent to such acquisition. The Agency is authorized, however, to acquire property devoted to a public use, if it is transferred to private ownership before the Agency completes land disposition within the entire Project Area, unless the Agency is not authorized to acquire such property under other provisions of this Plan.

The Agency shall not acquire real property to be retained by an owner either as a conforming owner or pursuant to a participation agreement if the owner fully performs under the agreement. The Agency is authorized to acquire structures without acquiring the land upon which those structures are located. The Agency is also authorized to acquire any other interest in real property less than a fee.

The Agency shall not acquire real property on which an existing building is to be continued on its present site and in its present form and use without the consent of the owner, unless (1) such building requires structural alteration, improvement, modernization, or rehabilitation, or (2) the site or lot on which the building is situated requires modification in size, shape, or use, or (3) it is necessary to impose upon such property any of the standards, restrictions and controls of this Plan and the owner fails or refuses to participate in this Project by executing a participation agreement.

2. Acquisition of Personal Property

Generally personal property shall not be acquired. However, where necessary in the execution of this Plan, the Agency is authorized to acquire personal property in the Project Area by any lawful means except eminent domain.

B. Conforming Owners and Participation by Owners and Business Tenants

1. Opportunities for Owners and Business Tenants

The Agency shall extend reasonable preferences to persons who are engaged in business in the Project Area, to continue or re-enter in business within the redeveloped area if they meet the requirements prescribed in this Plan.

For that purpose the Agency has adopted rules for re-entry of business in the Project Area.

It is the intention of the Agency that owners of parcels of real property within the Project Area, where consistent with this Redevelopment Plan, be allowed to participate in this redevelopment by: retaining all or a portion of their properties, by acquiring adjacent or other properties in the Project Area; by selling their properties to the Agency and purchasing other properties in the Project Area and by upgrading and developing their properties in conformance with this Plan.

In the event a participant fails or refuses to rehabilitate or develop his real property pursuant to this Plan and/or the participation agreement, as an alternate thereto, the real property or any interest therein may be acquired by the Agency and sold or leased for rehabilitation or development in accordance with this Plan.

The Agency may determine that certain real property within the Project Area presently meets the requirements of this Plan and the owners of such properties will be permitted to remain as conforming owners without

a participation agreement with the Agency provided such owners continue to operate and use the real property within the requirements of this Plan.

The Agency may also determine that certain real property within the Project Area is substantially in conformance with the requirements of this Plan and the owners of such properties shall be allowed to remain as conforming owners provided said owners adequately landscape such property.

The Agency shall not acquire, through the use of eminent domain, conforming property owned by conforming owners.

In the event any of the conforming owners desire to: (1) construct any additional improvements or substantially alter or modify existing structures on any of the real property described above as conforming; or (2) acquire additional real property within the Project Area, then such conforming owners shall be required to enter into a participation agreement with the Agency in the same manner as required for owners.

Any real property owned by conforming owners outside of the designated conforming parcels and within the Project Area shall be considered and treated in the

same manner as real property owned by other owners, i.e., may be subject to a participation agreement with the Agency.

2. Rules for Participation Opportunities, Priorities and Preferences

Owners of property and business tenants may participate in the redevelopment of property in the Project Area in accordance with the Preference Rules and Participation Rules adopted by the Agency.

In general, these rules provide that existing business owners and business tenants within the Project Area be given preference for re-entry into business within the redeveloped Project Area. Owners will be required to submit proof to the Agency of their qualifications and financial ability to carry out their agreement with the Agency.

3. Participation Agreements

Each participant not a conforming owner shall enter into a binding agreement with the Agency by which the participant agrees to rehabilitate, develop, or use the property in conformance with the Plan and to be subject to the provisions hereof. In such agreements, participants who retain real property shall be required to join in the

recordation of such documents as are necessary to make the provisions of this Plan applicable to their properties.

C. Cooperation with Public Bodies

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of this Project. The Agency shall seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of redevelopment and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by public bodies without the consent of such public bodies. The Agency, however, will seek the cooperation of all public bodies which own or intend to acquire property in the Project Area. The Agency shall have the right to impose on all public bodies the planning and design controls contained in the Plan to insure that present uses and any future development by public bodies conform to the requirements of this Plan. Any public body which owns or leases property in the Project Area will be afforded all the privileges of owner and tenant participation if such public body is willing to enter into a participation agreement with the Agency.

D. Property Management

During such time as property in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for redevelopment.

The Agency may in any year during which it owns property in the Project Area pay to the City of Carson, Los Angeles County or any district or other public corporation which would have levied a tax upon such property had it not been exempt an amount of money in lieu of taxes; provided that no such payment shall be made for any period during which such property is devoted to a public use.

E. Relocation of Persons Displaced

1. Assistance in Finding Other Locations

The Agency shall assist all families and single persons displaced by the Project in finding other locations and facilities. There are in areas of the City of Carson, other than the Project Area, areas not generally less desirable in regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons displaced

from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment, In order to carry out the Project with a minimum of hardship to persons displaced from their homes, the Agency shall assist individuals and families in finding housing that is decent, safe, sanitary, within their financial means, in reasonably convenient locations, and otherwise suitable to their needs. The Agency is also authorized to provide housing outside the Project Area for displaced persons.

2. Relocation Payments

The Agency may pay reasonable moving expenses to persons (including families, business concerns and others) displaced by the Project. This provision is not intended to provide incentives for commercial and industrial businesses to move out of the Project Area. The Agency may make such relocation payments for moving expenses where the Agency determines it is in the best interest of the Project and not to do so would create a hardship on the persons involved. The Agency may make such other payments as may be in the best interest of the Project and for which funds are available.

F. Demolition, Clearance, Public Improvements,
Building and Site Preparation

1. Demolition and Clearance

The Agency is authorized to demolish, clear or move, buildings, structures, and other improvements from any real property in the Project Area as necessary to carry out the purposes of this Plan.

2. Public Improvements

The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements and public utilities (within or outside the Project Area) necessary to carry out this Plan. Such public improvements include, but are not limited to, over or underpasses, bridges, streets, curbs, gutters, sidewalks, street lights, sewers, storm drains, traffic signals, electrical distribution systems, natural gas distribution systems, water distribution systems, buildings, parks, off-street parking, plazas, playgrounds, and landscaped areas.

3. Preparation of Building and
Development Sites

The Agency is authorized to prepare or cause to be prepared as building and development sites any real property in the Project Area owned or acquired by the Agency.

G. Rehabilitation and Moving of Structures by the Agency

1. Rehabilitation

The Agency is authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area acquired by the Agency. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation of property in the Project Area not acquired by the Agency.

2. Moving of Structures

As necessary in carrying out this Plan, the Agency is authorized to move or to cause to be moved any building or other structure to a location within or outside the Project Area.

H. Property Disposition and Development

1. Real Property Disposition and Development

a. General

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property.

To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated leases or sales without public bidding.

All real property acquired by the Agency in the Project Area shall be sold or leased for development for the uses permitted in the Plan. Real property may be conveyed by the Agency to the City or any other public body without charge. Property containing buildings or structures rehabilitated by the Agency shall be offered for resale within one year after completion of rehabilitation or an annual report concerning such property shall be published by the Agency as required by law.

The Agency shall reserve such powers and controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan.

All purchasers or lessees of property within the Project Area shall be required to use their property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

b. Purchase and Development by Participants

Pursuant to the provisions of this Plan and

the rules adopted by the Agency, the Agency shall offer real property in the Project Area for purchase and development by owner and business-tenant participants prior to the time that real property is made available for purchase and development by persons who are not owners or business-tenants in the Project Area.

c. Purchase and Development Documents

To provide adequate safeguards to insure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the zoning ordinance, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the office of the Recorder of the County.

The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary to carry out this Plan.

All property in the Project Area is hereby subject to the restriction that there shall be no discrimination or segregation based upon race, sex, color, creed, religion, national origin, or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area. All property sold, leased, conveyed, or subject to a participation agreement shall be made expressly subject by appropriate documents to the restriction that all deeds, leases, or contracts for the sale, lease, sublease, or other transfer or use, occupancy, tenure or enjoyment of land in the Project Area shall contain such nondiscrimination and nonsegregation clauses as are required by law.

d. Development

To the extent now or hereafter permitted by law, the Agency is authorized to pay for all or part of the value of the land for and the cost of the installation and construction of any building, facility, structure, or other improvement either within or outside the Project Area for itself or for any public body or entity to the extent that such improvement would be of benefit to the Project Area.

During the period of development in the Project Area, the Agency shall insure that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules.

The Agency shall require that development plans be submitted to it for approval and review. All development must conform to this Plan and all applicable Federal, State, and local laws, except as such may be modified by requirements of this Redevelopment Plan or Agency agreements entered into to carry out the purposes of this Plan.

2. Personal Property Disposition

For the purposes of this Plan the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property.

V. USES PERMITTED IN THE PROJECT AREA

A. Map

The map illustrates the location of the Project Area, the immediately adjacent streets, the principal public rights-of-way and public easements, and the proposed land uses to be permitted in the Project Area (both public, semi-public and private).

B. Industrial

Industrial areas shall be developed for industrial uses including, but not limited to, manufacturing, wholesale trade and distribution, research and development and other related uses. New industrial uses within industrial areas of the Project Area shall be developed, as industrial parks, if industrial park development is feasible.

No new petroleum drilling or refining uses shall be permitted within the Project Area. Any new industrial facilities shall not be approved unless the industrial operations are conducted within enclosed buildings. No industrial uses will be permitted which do not comply with the existing air and water pollution standards of the appropriate governmental agencies regulating such matters.

The Plan contemplates, as indicated on the Map,

that that portion of the Project Area west of Main Street, other than that part which may be developed as a part of a larger regional park site, will be developed for industrial purposes. The Agency intends to seek the cooperation of the owners or other potentially interested developers in converting such dump site areas and abandoned commercial portions of this area to industrial uses. The Agency will seek to determine whether the abandoned partially completed commercial structures along East Torrance Boulevard can be rehabilitated and converted to accommodate industrial uses.

The Agency proposes to assist in or provide for the development of compatible industrial uses in the areas of the Project Area North of 213th Street and East of the San Diego Freeway.

C. Commercial

Commercial areas shall be developed for uses including, but not limited to, business offices, retail stores, professional offices, automobile or other distributorships, restaurants, financial institutions and similar or related uses. The Plan contemplates that a large regional commercial center will be developed, with Agency

assistance, north of the Dominguez Channel. It is contemplated that the establishment of such a center will give a much needed focal point to commercial development within the Project Area and the City of Carson and provide shopping facilities currently non-existent within the City.

The Agency contemplates assisting in further commercial development along the west side of Avalon Boulevard between 213th Street and the San Diego Freeway. Additionally, in the event there develops no need or limited need for the development of the area bounded by the San Diego Freeway, 213th Street and Avalon Boulevard, for public facilities, the Agency proposes to assist in the redevelopment of that area with offices and other commercial uses compatible with the existing civic center zoning for that area.

D. Residential

Those areas in the Project Area designated for residential development will be developed with low density (6 - 7 units per acre) single family dwelling units. Such developments will be encouraged to provide maximum common open space within such residential developments.

Existing substandard dwellings shall not be permitted to remain in the Project Area. There are approximately five (5) dwelling units presently in the Project Area of which four (4) are substandard.

B. Public Uses

1. Rights-of-Way and Easements

The principal existing public streets in the Project Area as illustrated on the Map are listed on Exhibit "A".

Other public streets (some new) in the street layout are also shown on the Map.

Such streets may be widened, altered, abandoned, or closed as necessary for proper development of the Project. Additional public streets, alleys and easements may be created in the Project Area as needed for proper development.

The public rights-of-way shall be used for vehicular and/or pedestrian traffic as well as for public improvements, public and private utilities, and activities typically found in public rights-of-way.

2. Property Devoted to Public Purposes

The Civic Center area of the Project Area shall be developed as the focal point for the location

of governmental institutions, serving the Project Area and City. The Civic Center area shall include police facilities, postal facilities, a city hall and other municipal, federal, county or state governmental facilities. The Civic Center area shall be developed in a manner to provide for compatible land uses for such facilities.

3. Other Public Property and Open Spaces

The area designated for development for park purposes is intended to be developed as a regional park serving the Project Area and surrounding areas and communities. Open space usage of such park areas may vary from approximately 180 to 220 acres. In addition, open space usages within the project include all areas within public rights-of-way and open areas around public and private buildings and structures.

Development of the park will require the joint participation of the Agency and County of Los Angeles. The Agency will seek to obtain Federal financial assistance in conjunction with that development.

F. General Controls and Limitations

All real property in the Project Area is hereby made subject to the controls and requirements of this Plan.

No real property shall be developed, rehabilitated, or otherwise changed after the date of the adoption of the plan except in conformance with the provisions of this Plan.

1. NEW CONSTRUCTION

All new construction shall comply with all applicable State and local laws in effect from time to time, except as inconsistent with this Plan or agreements entered into by the Agency under the authority of this Plan.

All setback areas shall be landscaped and maintained by the owner. Portions necessary for access shall be paved. Parking facilities for the joint use of two or more parcels of a size sufficient to meet the combined requirements of such parcels may be constructed with prior written approval of the Agency. No parking space shall be located in a setback area except with prior written approval of the Agency. Parking spaces shall be paved and drained so that storm and surface waters draining from parcels will not cross public sidewalks. Parking spaces visible from streets shall be landscaped as necessary to prevent unsightly or barren appearance.

Off-street loading spaces shall be located in a manner to avoid interference with public use of sidewalks and streets. Off-street loading spaces shall be paved

and drained so that storm and surface waters draining from parcels will not cross public sidewalks. Loading spaces visible from streets shall be landscaped to prevent an unsightly or barren appearance. Whenever feasible, loading spaces shall be located to avoid fronting on public streets.

Rights-of-way, public or private, for streets, pedestrian paths, malls, vehicular access to parking and loading areas, service roads, and easements for utilities may be established or constructed by the Agency or by others upon approval of the Agency.

The Agency may establish setback and other development requirements for all development within the Project Area which may exceed, modify, or otherwise alter the requirements of the City's zoning and subdivision regulations.

The Agency may require that adequate landscaping and screening be provided to create a buffer between industrial, commercial and residential use areas. All outdoor storage of materials or equipment shall be enclosed or screened by walls, landscaping or other enclosure to the extent and in the manner required by the Agency.

2. Existing Non-Conforming Uses

The Agency is authorized to permit an existing use to remain in an existing building in good condition, which use does not conform to the provisions of this Plan, provided that such use is generally compatible with the developments and uses in the Project Area. The owner of such a property must be willing to enter into a participation agreement and agree to the imposition of such restrictions as are necessary to protect the development and use of the Project Area.

3. Rehabilitation

Any existing structure within the Project Area which the Agency shall approve for retention and rehabilitation shall be repaired, altered, reconstructed, or rehabilitated in such manner that it will meet the following requirements: Be as safe and sound in all physical respects as would be required for a new building of equivalent size, location, use and occupancy, and be attractive in appearance and not detrimental to the surrounding areas.

4. Open Spaces and Landscaping

The approximate amount of open space to be provided in the Project Area is set forth in subsection V E. 3. of this Plan and includes, but is not limited to, the total of all areas which will be in the public rights-

of-way, parks and recreational areas, the space around buildings, and all other outdoor areas not permitted, through applicable limits on land coverage, to be covered by buildings. Landscaping plans shall be submitted to the Agency for review and approval.

5. Signs

Exterior signs necessary for identification of buildings, premises and uses of particular parcels shall be permitted within the Project Area, provided the design and specifications for such designs shall be approved by the Agency prior to their erection or installation. When reviewing said designs and specifications, the Agency shall determine before approval that said signs will not create hazards because of their characteristics, such as protruding, overhanging, blinking, flashing or animation.

6. Utilities

The Agency shall require that all utilities be placed underground whenever physically and economically feasible, or when not feasible, all above ground utilities shall be placed in a location which will minimize any detriment to the aesthetics of the area.

7. Incompatible Uses

No use or structure which by reason of appearance,

traffic, smoke, glare, noise, odor, or similar factors that would be incompatible with the surrounding areas or structures shall be permitted in any part of the Project Area.

8. Nondiscrimination and Nonsegregation

There shall be no discrimination or segregation based upon race, sex, color, religion, national origin, or ancestry permitted in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of property in the Project Area.

9. Resubdivision of Parcels

After rehabilitation and development pursuant to this Plan, no parcel in the Project Area, including any parcel retained by a conforming owner or participant, shall be resubdivided without the approval of the Agency.

10. Variations

Under exceptional circumstances the Agency is authorized to permit variations from the limits, restrictions, and controls established by the Plan. In order to permit such a variation the Agency must determine that:

(1) The application of one or more of the provisions of this Plan would result in unnecessary hardship to the property owner; and

(2) There are exceptional circumstances or conditions applicable to the property or to the intended development of the property which do not apply generally to other properties having the same standards, restrictions, and controls; and

(3) That permitting a variation from the limits, restrictions or controls of this Plan will not be materially detrimental to the public welfare or injurious to property or improvements in the area; and

(4) That permitting a variation will not be contrary to the objectives of this Plan.

No such variation shall be granted which changes a basic land use pursuant to this Plan or which permits other than a minor departure from the provisions of this Plan. In permitting any such variation the Agency shall impose such conditions as are necessary to protect the public health, safety, or welfare, and to assure compliance with the objectives of the Plan.

G. Standards for Development

Within the limits, restrictions and controls established in the Plan, the Agency is authorized to establish heights of buildings, land coverage, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development

of both private and public areas within the Project Area.

No new improvement shall be constructed and no existing improvements shall be substantially modified, altered, repaired, or rehabilitated except in accordance with architectural, landscape, and site plans submitted to and approved in writing by the Agency unless allowed pursuant to the procedures of the following Subsection H. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

H. Building Permits

1. Review of Applications for Issuance of Permits

Upon the adoption of this Plan no permit shall be issued for the construction of any new building or any addition to an existing building in the Project Area until the application for such permit has been processed in the manner herein provided. Any permit that is issued hereunder must be for construction which conforms to the provisions of this Plan.

Upon receipt of an application for a building permit the Building Department of the City shall submit it to the Executive Director of the Agency for review to determine if the proposed improvements will conform to this Plan. Within 15 days thereafter the Executive Director shall file with the Building Department a written report setting forth his findings of fact, including, but not limited to, the following:

- a. Whether the proposed improvements would be compatible with the standards and other requirements set forth in this Plan and design requirements of the Agency; and
- b. What modifications, if any, in the proposed improvements would be necessary in order to meet the requirements of this Plan and the design requirements of the Agency; and
- c. Whether the applicant has entered into an agreement with the Agency for the development of said improvements and submitted architectural landscape and site plans to the Agency.

After receipt of said report or after said 15 day period, whichever occurs first, the Building Department may issue the permit with conditions

if any, required by the Executive Director and approved by the Agency, or, it shall withhold the issuance of the permit, if the Executive Director finds that the proposed improvement does not meet the requirements of this Plan and the design requirements of the Agency. Within 7 days after allowing or withholding issuance of the permit, the Building Department shall notify the applicant and the Agency by certified mail of its decision.

2. Appeal by Applicant

The applicant or the Agency may appeal the decision to withhold, conditionally allow, or allow the issuance of such permit to the City Council. Within 10 days from the mailing of the notice of such decision, the appellant shall file his notice of appeal in duplicate with the City Clerk, who shall immediately forward one of the duplicates to the City Administrator. The notice of appeal shall set forth the grounds relied upon by appellant. Within 10 days following the filing of the appeal, the City Council shall set the matter for hearing and shall give notice of the time and place for said hearing to the applicant and to the Agency.

The City Council may reverse or affirm wholly

or partly, or may modify any decision or determination or may impose such conditions as the facts warrant, and its decision or determination shall be final. Any hearing may be continued from time to time.

VI. METHODS FOR FINANCING THE PROJECT

A. General Description of the Proposed Financing Methods

Upon adoption of this Plan by the City Council, the Agency is authorized to finance this Project with financial assistance from the City of Carson, State of California, Los Angeles County, Federal Government, Property Tax Increments, Interest Income, Agency notes and bonds, or any other available source.

The advances for survey and Planning and the operating capital for administration of this Project will come through loans from the City. Such loans shall be on terms established by the City and the Agency. The City may also supply additional assistance through City loans and grants for various public facilities.

As available, gas tax funds from the State of California and the County of Los Angeles may be used toward the cost of the street system. There will also be some revenue accruing to the Project from interest earned on investments of Agency funds.

It is estimated that the total Project costs will be \$9,800,000 and it is estimated that total Project revenues will be in excess of \$9,800,000, more than sufficient to meet the cost of the Project. Agency bonds will be issued if needed and feasible in an amount estimated to be approximately \$8,300,000, provided the Agency is advised by appropriate financial counsel that the Agency has or will have adequate revenues to meet principal and interest payments on such bonds when they become due and payable.

The Agency is hereby authorized to obtain advances, borrow funds and create indebtedness and other obligations in carrying out this Plan. The principal and interest on such advances, funds, indebtedness and other obligations may be paid from tax increments or any other funds available to the Agency.

B. Tax Increments

All taxes levied upon taxable property within the Project Area each year by or for the benefit of the State of California, County of Los Angeles, City of Carson, any district, or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving this Plan, shall be divided as follows:

(1) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of the taxing agencies upon the total sum of the assessed value of the taxable property in the Redevelopment Project as shown upon the assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory of the Redevelopment Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County of Los Angeles last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on the effective date); and

(2) That portion of said levied taxes each year in excess of such amount shall be allocated to and when

collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, this Redevelopment Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total assessed value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (1) hereof, all of the taxes levied and collected upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other property are paid.

The portion of taxes mentioned in subdivision (2) above may be irrevocably pledged by the Agency for the payment of the principal of and interest on money advanced, loans, or any indebtedness (whether funded, refunded, assumed or

otherwise) by the Agency to finance or refinance in whole or in part redevelopment Project No. 1.

The Agency is authorized to make such pledges as to specific advances, loans, indebtednesses and other obligations as appropriate in carrying out the Project.

C. Other Loans and Grants

Any other loans, grants, or financial assistance from the United States, or any other public or private source may be utilized if available.

VII. ACTIONS BY THE CITY

The City shall aid and cooperate with the Agency in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the purposes of the Plan and to prevent the recurrence or spread in the area of conditions causing blight. Action by the City may include, but shall not be limited to, the following:

A. Initiation and completion of proceedings for opening, closing, vacating, widening, or changing the grades of streets, alleys, and other public rights-of-way, and for other necessary modifications of the streets, the street layout, and other public rights-of-way in the Project Area. Such action by the City shall include proceedings for the abandonment and relocation of public utilities in the public rights-of-way as appropriate to carry out this Plan.

B. Initiation and completion of proceedings necessary for changes and improvements in publicly-owned public utilities within or affecting the Project Area.

C. Initiation of proceedings for revision of zoning, where necessary within the Project Area, to permit the land uses and development authorized by this Plan.

D. Imposition wherever necessary (by conditional use permits or other means) of appropriate controls, within the limits of this Plan, upon parcels in the Project Area to ensure their proper development and use.

E. Provision for administrative enforcement of this Plan by the City after development. The City and the Agency shall develop and provide for enforcement of a program for continued maintenance by owners of all real property, both public and private, within the Project Area throughout the duration of this Plan.

F. Performance of the above, and of all other functions and services relating to public health, safety, and physical development normally rendered in accordance with a schedule which will permit the redevelopment of the Project Area to be commenced and carried to completion without unnecessary delays.

G. The undertaking and completing of any other proceedings necessary to carry out the Project.

VIII. ENFORCEMENT

After development, the administrative enforcement of this Plan or other documents implementing this Plan shall be performed by the City or the Agency.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, re-entry, injunctions, or any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

IX. DURATION OF THIS PLAN

Except for the nondiscrimination and non-segregation provisions, which shall run in perpetuity, the provisions of this Plan shall be effective and the provisions of other documents formulated pursuant to this Plan may be made effective for 45 years from the date of adoption of this Plan by the City Council.

X. PROCEDURE FOR AMENDMENT

This Plan may be amended by means of the procedure established in the Redevelopment Law (see California Health & Safety Code Sections 33450 to 33458), as the same now exists or as hereafter amended, or by any other procedure hereafter established by law.

List of Principal Streets
Existing in Project Area

1. Avalon Boulevard
2. Carson Street
3. Main Street
4. 213th Street
5. DeI Amo Boulevard
6. Torrance Boulevard
7. Figueroa Street
8. Francisco Street
9. Leapwood Avenue
10. Dovlen Place
11. Campaign Drive
12. Chico Street
13. Desford Street
14. Newkirk Avenue
15. Grace Avenue

EXHIBIT A