

3.0 LAND USE PLAN

3.1 Approach

The Boulevards at South Bay Specific Plan provides for a potential mix of approximately 2 million square feet of commercial, retail and entertainment uses; a 300-room hotel; and up to 1,550 residential units. The Land Use Plan is designed to accommodate these uses through the creation of three development districts and two land use categories: Commercial Marketplace (CM) and Mixed-Use Marketplace (MU-M). The development districts and land use categories allow for a greater variety of land uses and customized development standards. This approach enables The Boulevards at South Bay to create a truly unique and vibrant center for the City of Carson. Additionally, to respond to changing markets over time, the Specific Plan and associated Environmental Impact Report (EIR) are designed to be flexible enough to allow the project to develop a limited increase in commercial square footage with a corresponding reduction in residential units per the Equivalency Program in the Implementation Section of this Plan.

3.2 Project Objectives

The following is a list of objectives that apply to the Project.

1. Achieve productive reuse of a large brownfield site by approving a Project capable of generating the revenue necessary to pay for and effect remediation of the environmental conditions on the Project Site.
2. Promote the economic well-being of the Redevelopment Project Area by encouraging the diversification and development of its economic base, and assist in creating both short- and long-term employment opportunities for the residents of the Redevelopment Project Area and the City.
3. Maximize shopping and entertainment opportunities to serve the population and maintain a sustainable balance of residential and nonresidential uses by approving a mixed-use Project that includes entertainment, retail shopping, restaurants and residential units.
4. Stimulate private sector investment in the Project Site by implementing a Project that is fiscally sound and capable of financing the construction and maintenance of necessary infrastructure improvements.
5. Provide a Project that maximizes the advantages of the site's location in terms of visibility and proximity to the San Diego Freeway, supporting the Project's role as a signature/gateway project. Enhance freeway corridors and major arterials that act as gateways by maximizing the Project Site's visibility and creating a vibrant urban core.
6. Increase revenues to the City by approving a Project that provides for a variety of commercial and retail activities with the potential to generate substantial sales- and property-tax revenue.

7. Improve the housing stock by approving a Project that includes a substantial residential component with rental and for-sale units.
8. Promote the economic well-being of the Project Site by approving a Project that is attractive to consumers and residents and that would ensure long-term success of the development.
9. Provide hotel rooms to meet an identified market need, and in doing so, serve nearby businesses, community activities and proposed on-site uses.
10. Consistent with other objectives, provide a Project design that interfaces with surrounding uses in a manner that provides for a transition between the Project and adjacent areas.

3.3 Development Districts

As shown on Figure 3.3a, three “Development Districts” have been delineated to describe the different uses planned for the site. The delineation of the districts will remain the same regardless of how the site is ultimately developed. Each district has its own zoning, allowed uses and development standards. Development Districts 1 and 2 cover the 157-acre reclaimed landfill, while Development District 3 is across Del Amo Boulevard to the north on vacant land. To provide for flexibility, the exact location of uses within a district will be determined during the tract map and development review process. The graphics showing the proposed location of buildings are for conceptual purposes to illustrate a likely development plan that can occur within the controls established by the development standards. The following is a brief description of the conceptual uses proposed within each of the districts.

Development District 1

Development District 1 (DD 1) is approximately 31 acres north of Corridor Road and abuts the eastern edge of Main Street and the southern edge of Del Amo Boulevard between Main Street and I-405. DD 1 is designated for Mixed-Use Marketplace (MU-M) and may contain both for-sale and for-rent residential properties along with neighborhood-serving commercial uses. The residential and commercial uses may be either vertically or horizontally integrated. For example, commercial uses such as a gym/health club could be located on the ground floor of multifamily apartments. The mixed-use designation does not, however, require a mix of uses and DD 1 could be dedicated entirely to residential or commercial uses allowed by the MU-M designation.

Development District 2

Development District 2 represents approximately 126 acres and is the largest of the development districts, occupying the majority of the site. This district is surrounded by DD 1 to the north, I-405 to the east and the Torrance Lateral to the south and west. DD 2 is designated for Commercial Marketplace (CM) and may contain a combination of entertainment, large-scale commercial tenants, restaurants and a hotel.



Source: The Planning Center, 2009.

Figure 3.3a Development Districts

Development District 3

Development District 3 (DD 3) consists of approximately 11 acres located north of Del Amo Boulevard, across from the contiguous Development Districts 1 and 2. DD 3 is designated for Mixed-Use Marketplace (MU-M). DD 3 may contain a mixture of residential and neighborhood-serving commercial uses. As in DD 1, DD 3 could be dedicated entirely to residential or commercial uses allowed by the MU-M designation so long as the maximum square feet or number of units allowed in DD 1 and 3 are not exceeded. DD 3 is unaffected by the land use restrictions imposed by the landfill status of DD 1 and may, therefore, contain at-grade housing.

In Development District 3, the Specific Plan will apply as an overlay to the existing Regional Commercial (RC) zone. The Specific Plan will not replace the underlying zone completely as was done in Development Districts 1 and 2. All the regulations and development standards for the RC zone contained in Chapter 1 (Sections 9131.1 through 9138.71) of the Carson Municipal Code shall apply in addition to the regulations and development standards of The Boulevards at South Bay Specific Plan. Depending upon the types of development proposed, development shall be permitted and processed pursuant to either the regulations and development standards for the RC zone or the regulations and development standards for The Boulevards at South Bay Specific Plan.

3.4 Land Use Categories

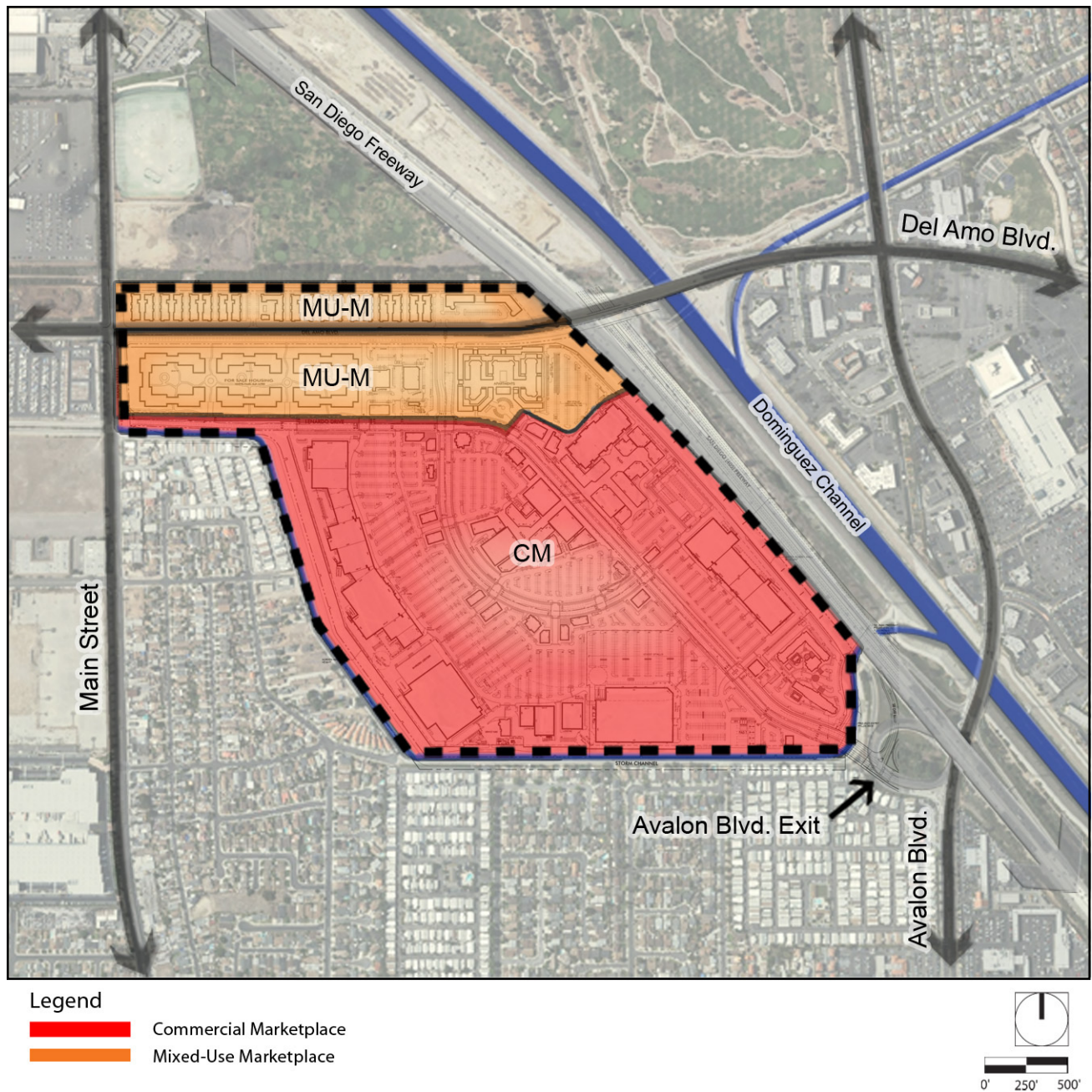
Below is a brief description of each land use category in The Boulevards at South Bay Specific Plan and the location of each use by development district. An illustration of the land use categories is provided in Figure 3.4a.

Commercial Marketplace (CM)

This category includes commercial uses intended to serve a broad population base and offer a wide range of services to both the community and the region. Typical uses in this category include larger regional commercial uses such as major department stores and promotional retail-type stores, and smaller neighborhood commercial uses such as grocery stores and banks. Additional uses include commercial recreation and entertainment uses such as movie theaters and arcades, hotels, restaurants and highway-oriented and smaller neighborhood retail and service uses. Commercial Marketplace is intended to provide the City's primary regional shopping center. These uses are allowed in all districts.

Mixed-Use Marketplace (MU-M)

The "Mixed-Use Marketplace" land use category provides opportunities for the vertical or horizontal integration of housing with smaller commercial services. MU-M does not, however, require a mix of uses and development can consist entirely of either residential or commercial uses. This category is applied to Development Districts 1 and 3. The densities and intensities will vary within this land use designation based on actual uses proposed. The minimum allowable floor area ratio (FAR) for vertical mixed-use development that includes residential uses will be 1.5. Residential densities will not exceed 60 du/ac. Density for residential components shall be calculated as the number of units divided by the acreage of the site, regardless of the presence of other land uses. This category permits all uses allowed in the Commercial Marketplace category described above, with the exception of stand-alone stores greater than 50,000 square feet.



Source: The Planning Center, 2009.

Figure 3.4a Land Use Categories

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