

CHAPTER 2

LAND USE ELEMENT



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GUIDING PRINCIPLE

The City of Carson is committed to providing a sustainable balance of land uses, including residential, commercial, industrial, educational, recreational, and open space. The City is also committed to providing quality development that incorporates features such as integrated, walkable, and mixed use neighborhoods. Furthermore, the City is committed to facilitating the adaptive reuse of former landfills and contaminated sites. The City of Carson is committed to creating an attractive environment for its citizens by developing, implementing and enforcing community design guidelines which will assure quality development and the maintenance and beautification of properties.

1.0 INTRODUCTION

To quote the State’s General Plan Guidelines, “The land use element functions as a guide to planners, the general public, and decision makers as to the ultimate pattern of development for the city or county at buildout.”¹

The Land Use Element has perhaps the broadest scope of the mandatory elements. It plays a central role in correlating all land use issues into a set of coherent development policies. Its objectives, policies, and programs relate directly to the other elements. Although all general plan elements carry equal weight, the Land Use Element is often perceived as being most representative of “the General Plan.” The Land Use Element has

¹ State of California, *General Plan Guidelines*, Governors Office of Planning and Research, 1998, p.38.



a pivotal role in zoning, subdivision, and public works decisions. The Element's objectives and policies provide a long-range context for those short-term actions.

2.0 STATE LAW REQUIREMENTS

The State of California Government Code Section 65302(a) requires that a General Plan include:

"... a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas."

In addition to the State's requirements set forth in the Government Code, above, it has also been legally established that, while the location of a particular land use may be expressed in general terms, a property owner must be able to identify the General Plan designation for his/her parcel from the land use diagram contained in the Land Use Element.

Among the important implementation mechanisms for the Land Use Element are redevelopment, specific plans and the zoning ordinance. The California Government Code requires that a city's zoning ordinance and map be consistent with its general plan land use element and map, and that all provisions of specific plans and redevelopment projects adopted by a city must be consistent with the general plan they implement.

3.0 SUMMARY OF FINDINGS

3.1 LAND USE ISSUES

CARSON VISION

Prior to beginning work on the Carson General Plan Update, an extensive effort was made to identify citizens' concerns for the future of their City. The effort culminated in the development of the Carson Vision, adopted by the Carson City Council on September 2, 1997. A number of methods were used to identify citizens' concerns in the development of the Carson Vision. These methods included group and confidential interviews, community workshops, a random-sample community survey, meetings with a General Plan Advisory Committee, City Council/Planning Commission Workshops, articles in the Carson Report and press releases.

GENERAL PLAN UPDATE OUTREACH EFFORTS

Since the adoption of the Carson Vision, new information and concerns have been identified during the General Plan Update process via the preparation of an Existing Conditions Report, interviews and community workshops, meetings with the General



Plan Advisory Committee, City Council/Planning Commission workshops, newsletter articles, and press releases. Issues important to the City are addressed in Section 5.0, *Planning Factors, Goals, Policies, and Implementation*, of this Element.

3.2 EXISTING LAND USE DESIGNATIONS AND RELATED PLANS

EXISTING GENERAL PLAN

The Carson General Plan currently consists of the State-mandated elements, such as Land Use and Circulation, as well as what are termed “optional” elements, such as Historical Preservation and Scenic Highway. All of these elements were adopted in 1981 and 1982, with the exception of the Housing Element, which was last adopted in March 2002, and the Air Quality Element, adopted in 1994.

The Land Use Element identifies land use designations and locations and a general description of the uses permitted in each land use category. The location and extent of land uses for each designation are illustrated on the existing General Plan Map, shown as Exhibit LU-1, *Existing General Plan*. The current General Plan land use designations include:

- Low Density Residential (1-8 dus/ac.),
- Medium Density Residential (9-12 dus/ac.),
- High Density Residential (13-25 dus/ac.),
- General Commercial,
- Regional Commercial,
- Light Industry,
- Heavy Industry, and
- Public Facilities.

CITY OF CARSON ZONING ORDINANCE

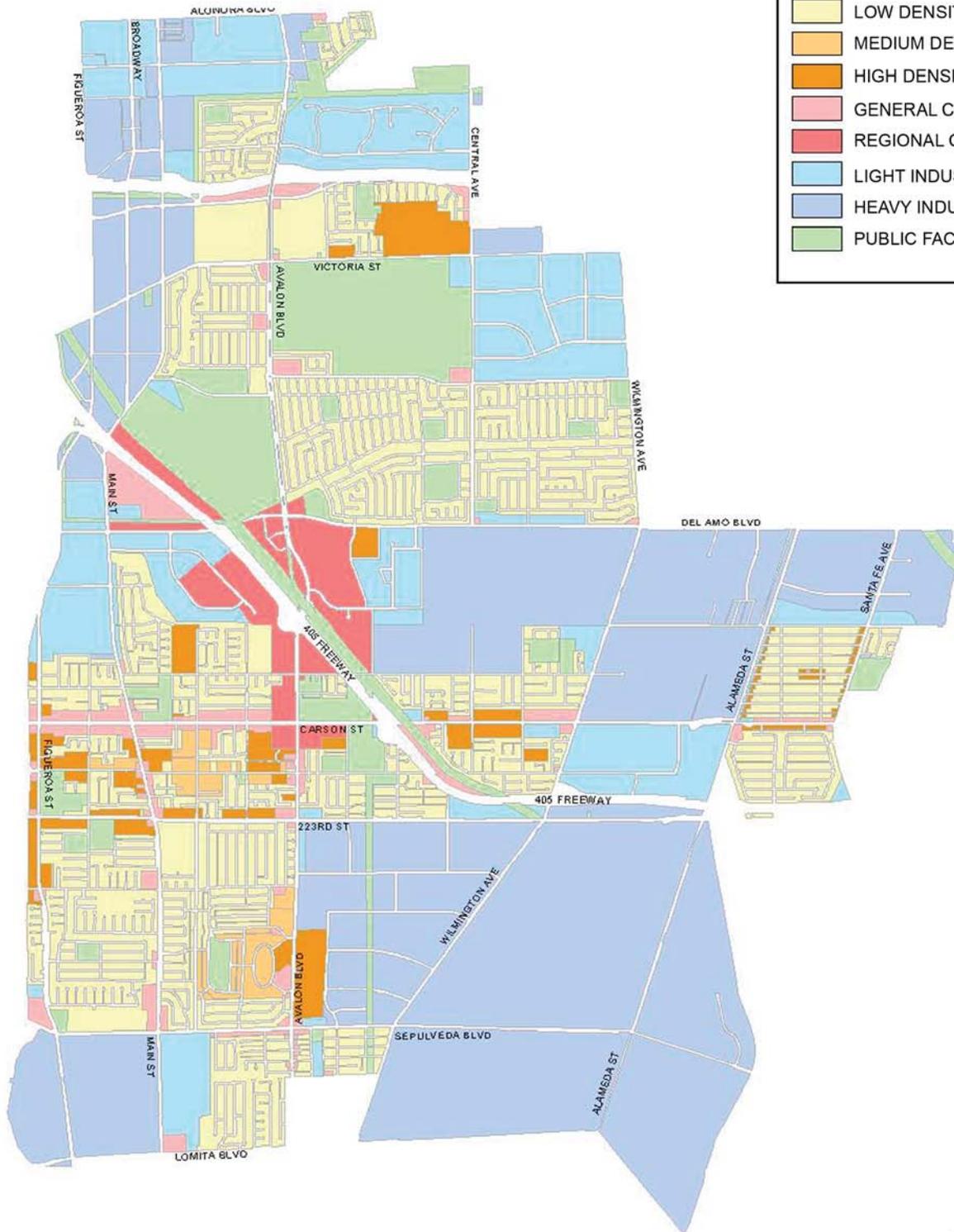
The Zoning Ordinance is the most important implementing tool for the General Plan. The Ordinance text and Zoning Map provide permitted land uses and development standards for each category of land use, consistent with the land use designations on the General Plan. The Ordinance includes the following zoning classifications:

Residential Zones

- RS - Residential, Single Family
- RM (8) - Residential, Multiple Dwelling (up to 8 dus/ac.)
- RM (12) - Residential, Multiple Dwelling (up to 12 dus/ac.)
- RM (25) - Residential, Multiple Dwelling (up to 25 dus/ac.)
- RA - Residential, Agriculture



CARSON GENERAL PLAN



- LOW DENSITY
- MEDIUM DENSITY
- HIGH DENSITY
- GENERAL COMMERCIAL
- REGIONAL COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC FACILITIES



Source: GIS Data, City of Carson, October 2002
 NOVEMBER 20, 2002

Existing General Plan

EXHIBIT LU-1



Commercial Zones

- CN - Commercial, Neighborhood Center
- CR - Commercial, Regional Center
- CG - Commercial, General

Industrial Zones

- ML - Manufacturing Light
- MH - Manufacturing, Heavy

Open Space Zone and Special Uses

- OS - Open Space
- SU - Special Uses

Overlay Districts

- Design Overlay
- Organic Refuse Landfill Overlay
- Mixed Use Residential Overlay
- Electronic Marquee Signage Overlay

More detailed descriptions of these designations are given in the *Existing Conditions Report* for the General Plan Update.

EXISTING LAND USE AND ZONING EQUIVALENCE

Table LU-1, *Existing Development By General Plan Land Use Category With Zoning Equivalence*, provides a summary of existing General Plan land use categories and their respective implementing zoning designation(s). Also shown in Table LU-1 is the acreage, density/intensity, and total number of residential units or non-residential square footage associated with each land use category.

SPECIFIC PLANS

In addition to the Zoning designations summarized above, there are five Specific Plan areas in the City of Carson: Dominguez Technology Centre, Dominguez Hills Village, Villages of Brighton and Strathmore (formerly Cambria Pines), Monterey Pines, and Carson Town Center. These areas are governed by detailed land use regulations, unique to each Specific Plan area. A full description of these Plans is given in the *Existing Conditions Report*.



**Table LU-1
Existing Development By General Plan Land Use Category With Zoning Equivalence
March 14, 2001**

| Existing General Plan Land Use Category | Existing Zoning | Acreage | Density/Intensity | No. of Units/Sq. Footage |
|---|-----------------|-----------------|--------------------------------|-------------------------------|
| Residential | | | | |
| Low Density | RS, RA, RM-8 | 2,432.9 | 1 – 8 dus/ac. | 18,244 dus |
| Medium Density | RM-12 | 109.7 | 9 – 12 dus/ac. | 1,127 dus |
| High Density | RM-25 | 350.7 | 13 – 25 dus/ac. | 4,203 dus |
| Commercial | | | | |
| General Commercial | CG, CN | 288.8 | 0.32 (avg.) 0.7 (max.) | 2,383,114 sf |
| Regional Commercial | CR | 320.3 | 0.32 (avg.) 0.7 (max.) | 1,652,268 sf |
| Industrial | | | | |
| Light Industry | ML | 1,496.6 | 0.34 (avg.) 0.5 (max.) | 17,268,562 sf |
| Heavy Industry | MH | 4,000.2 | 0.2 – 0.7 (avg.) 1.0 (max.) | 23,200,526 sf |
| Other | | | | |
| Public Facilities | OS, SU | 1,177.3 | | N/A |
| Total | | 10,176.4 | | 24,830 dus*/44,504,470 |

* Includes 989 mobile home units currently located in areas designated for non-residential uses, as well as 267 other residential units currently located in areas designated for non-residential purposes.

NOTES:

- 1) Acreage: Calculated by RBF Consulting, GIS Department, July 25, 2000, based on information provided by the City of Carson.
- 2) Residential number of units: Based on information supplied by City of Carson, GIS Department, January, 2001. Includes 989 mobile home units currently located in areas designated for non-residential uses, as well as 267 other residential units currently located in areas designated for non-residential purposes.
- 3) Square footage for non-residential uses: Non-residential square footages are based on information supplied by the City of Carson Planning Department, December 14, 2000, which was based on the City of Carson GIS data base (information provided by the Los Angeles County Assessors Office).
- 4) General Commercial: Includes Goodwill, Auto Zone, RV Center and Blockbuster projects under construction.
- 5) Light Industry – Includes Dominguez Technology Center, Lakeshore and Ducommun projects under construction. A total of 282,360 sq. ft of Light Industry are used for commercial purposes, including 110,700 sq. ft. at the Carson Depot Center (Home Depot) and 171,660 sq. ft. at the Super K-Mart Center.
- 6) Heavy Industry – Includes IDS, Watson Land (220th Street), Watson Land (Arnold Center), IDI, and the Hewson Development project on Sepulveda Boulevard, as well as the southern corners of Victoria and Figueroa Streets. A total of 361,700 sq. ft. of Heavy Industry are used for office purposes, including the Nissan headquarters.
- 7) Floor area ratios (FARs) – FARs for non-residential uses were developed using the City of Carson GIS data base (original information provided by the Los Angeles County Assessors Office). For purposes of estimating FARs, those properties with a “zero” value for either building or land area in the Assessors Office parcel information have not been included. Also these estimates do not include the following properties (due to the types of facilities on these properties): Shell/Ashland, ARCO, GATX, Fletcher Oil, and the Los Angeles County Sanitation District property in the southwestern corner of the City.



REDEVELOPMENT PLANS

The City's Redevelopment Agency has adopted three redevelopment project areas: Redevelopment Project Area No. 1, Merged and Amended Redevelopment Project Area (formerly Redevelopment Project Area No. 2 and 3), and Redevelopment Project Area No. 4. Project Area No. 1 consists of approximately 2,044 acres, the Merged and Amended Project Area consists of approximately 1,634 acres, and Project Area No. 4 consists of approximately 1035 acres. The Redevelopment Plans for all Project Areas are available for review at the City of Carson, Economic Development Group.

LIVABLE COMMUNITIES PROGRAM

Through grant funding, the South Bay Cities Council of Governments (SBCCOG) has created a guidebook entitled *Creating Livable Places*. The guidebook, containing background information, a model resolution and reference materials, describes the concepts which create livable communities. It also identifies some of the barriers which impede the creation of such communities and strategies to overcome those barriers. The concepts which are addressed in the guidebook include, among others, integrated communities, design, center focus, public spaces, balanced transportation, diversity, environmental sustainability, public safety, and full community participation.

ECONOMIC DEVELOPMENT STRATEGY

The City Council approved the City of Carson Economic Development Strategy in 1998. This Strategy contains a Mission Statement, goals, objectives and action steps (specifying the time frame within which the action should occur). The primary focus of the Economic Development Strategy, as described in the Strategy's Mission Statement, is to "Enhance the quality of life in the City of Carson through promotion of a strong local economy that offers growing employment and business opportunities and supports a healthy and diversified tax base vital to the long-term viability of the City and its citizens." The Economic Development Strategy is on file at the City of Carson Economic Development Group.

4.0 PLANNED LAND USE FOR THE GENERAL PLAN

4.1 DEVELOPMENT OF ALTERNATIVES

AREAS STUDIED FOR PURPOSES OF THE GENERAL PLAN UPDATE

Because the City of Carson is mature and generally built-out (approximately 9 percent of the City is currently vacant and 8.5 percent is considered underutilized), the focus in developing the Land Use Alternatives was on certain "Study Areas". These areas were identified through the work efforts and public outreach conducted during the development of the Carson Vision and throughout the General Plan Update process.

The alternatives which were developed for purposes of the General Plan Update were prepared with the advice of the General Plan Advisory Committee (GPAC). Land use tours were conducted and significant research and discussion occurred in evaluating appropriate alternatives for each of the targeted Study Areas. The results of these efforts were the development of a Proposed Plan and two variations of that plan. Appendix G,



Study Area Recommendations, contains a written summary of the land use and policy recommendations by Study Area and Alternative. The Study Area Location Map, shows the locations of the Study Areas evaluated in terms of land use for the General Plan Update. Appendix H, *General Plan Land Use Alternatives*, contains the alternatives discussion.

After the completion of the GPAC recommendations, additional revisions to the existing land use were suggested and added to the Land Use Plan. Additional study areas were also developed. The Land Use Plan described in this Land Use Element is the plan adopted by the City.

4.2 SPHERE OF INFLUENCE

California Law provides for county agencies called Local Agency Formation Commissions which are charged with determining a sphere of influence for each city in the State. The purpose of these determinations is to provide for the orderly growth and development of urbanizing areas. Once a sphere of influence is designated, the cities can plan and zone the areas and logical annexations to the cities can take place.

Carson's Sphere of Influence is approximately 700 acres of an unincorporated section of Los Angeles County located generally to the northeast of the current City boundaries. It was designated by the Los Angeles County Local Agency Formation Commission in 1973. The unincorporated section is divided into three city spheres of influence—Carson; Compton, to the north; and Long Beach, to the east.

Carson's Sphere is 95 percent developed with industrial uses. There is one mobile home park in the center of the area. The land has no known history of landfill or hazardous waste contaminations.

Annexation proceedings have been initiated by the City in the past but none was completed. The latest effort terminated in 1986 when Carson dropped an attempt to annex 788 acres, including the Rancho Dominguez Seminary and Del Amo Estates Mobile Home Park which are in the Compton Sphere of Influence. Two mobile home park homeowners' associations had requested the annexation.

The Sphere of Influence is included on the Land Use Plan with appropriate land uses designated. These designations reflect the land uses existing.



4.3 LAND USE DESIGNATIONS

RESIDENTIAL LAND USES

This Land Use Element classifies the residential areas of the City into Low, Medium and High Density residential land use designations. A description of each residential land use designation and its equivalent zoning follows.

Low Density Residential (LDR)

“Low Density Residential” includes all residential areas composed of single-family detached dwellings and other development considered harmonious with such low density residential development. The maximum density allowed is 8 dwelling units per acre (du/ac). This land use category will be implemented by the RS - Residential, Single-Family; RA - Residential Agriculture; and RM(8) - Residential Multiple Family zones.

Medium Density Residential (MD)

“Medium Density Residential” is intended to provide for multiple dwelling units, single-family attached and detached dwellings, and other development considered harmonious with such medium density residential development. Residential densities of up to 12 du/ac are allowed. This land use category will be implemented by the RM(12) - Residential Multiple Family zone.

High Density Residential (HD)

“High Density Residential” areas are intended to provide for multiple dwelling units, combinations of multiple- and single-family residential units, and other development considered harmonious with such high density residential development. Residential densities of up to 25 du/ac are allowed. This land use category will be implemented by the RM(25) - Residential Multiple Family zone.

Urban Residential (UR)

“Urban Residential” is intended to provide for multiple dwelling units and a range of commercial uses, including retail, offices, hospitals, and private community gathering facilities. Residential densities up to 65 du/ac are allowed. The allowable density/intensity for mixed-use development will be determined using an allowable range of FAR (1.0 to 4.0). This land use category will be implemented with a Specific Plan zone.

COMMERCIAL LAND USES

Commercial land uses encompass those retail and service establishments which are planned to serve neighborhood, city-wide or regional clientele. Below is a description of each commercial land use designation, a discussion of floor-to-area ratios (FARs), and the equivalent zoning for each designation.



General Commercial (GC)

This “General Commercial” designation includes both general and neighborhood commercial land uses, which provide both highway-oriented and smaller neighborhood retail opportunities. The maximum allowable FAR is 0.5, the average FAR which will ultimately be built out for this land use is expected to be approximately 0.25 to 0.32.

This land use designation is implemented by the CN - Commercial, Neighborhood and CG - Commercial, General zones.

Regional Commercial (RC)

The “Regional Commercial” category includes uses intended to serve a broad population base and offer a wide range of services to both the community and the region. Businesses in this designation include major department stores, specialty shops, other retail and service uses, automobile and other vehicle dealerships, and hotels and motels. Regional Commercial is intended to provide for the City’s primary regional shopping center and its peripheral areas. Although the maximum allowable FAR is 0.6, the average FAR which will ultimately be built out for this land use is expected to be approximately 0.32.

This land use designation is implemented by the CR - Commercial, Regional zone.

Office Park (OP)

The Office Park designation is intended to provide for the development of professional/administrative offices and personal services rather than commodities. Site development regulations and performance standards are designed to make such uses relatively compatible with residential uses. The Office Park is intended to provide a harmonious transition to residential development and neighborhoods by: 1) providing high quality and attractive buildings that are compatible with existing and anticipated development in the area, 2) providing open space, quality landscaping, and berms which achieve a park-like setting, and 3) including buffering of parking, loading docks, and other similar functions.

A new zoning designation will be developed to implement this new General Plan land use category.

INDUSTRIAL LAND USES

Industrial areas are intended to accommodate the manufacturing, processing, warehousing and distribution functions of the community. Below is a description of each of the three industrial designations and the equivalent zoning for each designation.



Business Park (BP)

The Business Park designation is intended to provide an attractive, high quality industrial/business park primarily for offices, light manufacturing and assembly, and research and development. Warehousing of a small scale (for example, no more than one ground level loading door per x square feet of building) in conjunction with a permitted primary use will be allowed. It may contain a very limited amount of supportive retail and service uses, when those uses are of a scale and design providing support only to the needs of businesses and their employees in the immediate industrial area. These are two scales of Business Park designated in the General Plan: one for large properties that can be planned and constructed as planned industrial/business parks, and two, for small properties that can have adequate landscaping and small scale uses. The small scale BP could allow churches and other institutional uses with a conditional use permit.

Both scales of Business Park are intended to provide harmonious transition to residential development and neighborhoods by: 1) conducting all business activities and essentially all storage inside buildings, 2) consisting of low profile, high quality, and attractive buildings that are compatible with existing and anticipated development in the area, 3) providing open space, quality landscaping, and berms that achieve a park-like setting, and 4) including buffering of parking, loading doors, and other similar functions. The maximum allowable FAR is 0.5, and the average FAR which will ultimately be built out for this land use is expected to be approximately 0.42.

Two zoning designations will be developed to implement this new General Plan land use category. The Zoning Ordinance should provide parameters for the size and intensity of buildings and uses.

Light Industrial (LI)

The Light Industrial designation is intended to provide for a wide variety of industrial uses and to limit those involving hazardous or nuisance effects. Typical uses are manufacturing, research and development, wholesaling, and warehousing. It may contain a very limited amount of supportive retail and services uses, when those uses are of a scale and design providing support only to the needs of businesses and their employees in the immediate industrial area. Uses identified as not exceeding Group 3, businesses handling acutely or highly hazardous materials, in the Hazardous Materials Disclosure Program pursuant to the Los Angeles County Fire Code would be permitted with proper safeguards. Performance and development standards are intended to allow a wide range of uses as long as those uses will not adversely impact adjacent uses. Any exterior storage and limited operations must be fully screened from any public view, and residential and commercial uses. The maximum allowable FAR is 0.5, and the average FAR which will ultimately be built out for this land use is expected to be approximately 0.42.

This land use designation is implemented by the ML – Manufacturing, Light zone.

Heavy Industrial (HI)

The Heavy Industrial designation is intended to provide for the full range of industrial uses that are acceptable within the community, but whose operations are more intensive and may have nuisance or hazardous characteristics, which for reasons of health, safety,



environmental effects, or general welfare, are best segregated from other uses. Extractive, primary processing, construction yards, rail operations, truck yards and terminals, and food processing industries are typical of this designation. Uses identified as Group 4 or 5, businesses handling acutely or highly hazardous materials in the Hazardous Materials Disclosure Program pursuant to the Los Angeles County Fire Code would be permitted with proper safeguards. Outdoor storage operations may be permitted, but extensive outdoor uses may require a conditional use permit. Performance standards still must be met, but the development standards are the minimum necessary to assure safe, functional, and environmentally sound activities. Any expansion of existing heavy industrial uses adjacent to residential must include buffered setback areas to the extent feasible. The designation may contain a very limited amount of supportive retail and service uses, when those uses are of a scale and design providing support only to the needs of businesses and their employees in the immediate industrial area. The maximum allowable FAR is 1.0, and the average FAR upon ultimate buildout is expected to range between 0.5 and 0.7.

This land use designation is implemented by the MH – Manufacturing, Heavy zone.

OPEN SPACE USES

The two open space designations under the Plan include “General Open Space” and “Recreational Open Space”.

General Open Space (GOS)

“General Open Space” consists of land or water that is essentially unimproved for the purposes of management of natural resources, production, preservation and/or enhancement of natural resources, or public health and safety. The Dominguez Channel, the Blimp Port, utility easements, and like uses are found within this land use category.

This land use designation will be implemented by the OS - Open Space zone.

Recreational Open Space (ROS)

The “Recreational Open Space” designation provides for public recreational uses designed to meet the active and passive recreational needs of the community. City-owned parks, regional parks, golf courses, and other similar uses are allowed in this category.

A more specific zoning designation, than the present OS - Open Space, will be developed to implement this new land use category.

OTHER LAND USES

Mixed Use (MU)

The “Mixed Use” designation provides opportunities for mixtures of commercial, office, business park/limited industrial and/or residential uses in the same building, on the same parcel, or within the same area. There would be two MU categories—MU-R would allow for commercial and residential uses but not business park/limited industrial and MU-BP would allow for commercial and business park/limited industrial uses but not residential.



The densities and intensities will vary within this land use designation based on actual uses proposed. In general, it is envisioned that the maximum allowable FAR will be 0.5 for the non-residential components of any mixed use project. The residential densities will also vary, but are expected to be in the Medium to High Density ranges, but may not exceed 60 du/ac for the Carson Marketplace Specific Plan and 35 du/ac for all remaining mixed use areas. Below is a description of expected square footage and number of dwelling units for each of the Mixed Use areas:

- The Carson Street Mixed Use Corridor, is designated to be MU-R, with a combination of residential and general commercial uses, as identified in the adopted Zoning Overlay for the area. It is anticipated that there will be an additional 528 dwelling units and 39,600 square feet of commercial and office uses developed over the next 20 years along this corridor. No business park/limited industrial uses would be allowed.
- All areas southwest of I-405 and north of Torrance Boulevard and the Carson Marketplace Specific Plan site are designated MU-BP, with a combination of regional commercial and business park/ limited industrial uses. No residential uses would be allowed.
- The Carson Marketplace Specific Plan site is designated MU-R for a combination of residential, general commercial and regional commercial uses. No business park/ limited industrial uses would be allowed.
- South Bay Pavilion site is designated MU-R, with a combination of regional commercial and residential uses. It is anticipated that it would be compatible with the existing commercial uses to add some high density residential to the eastern and southern portions of the site in place of some of the commercial floor area. No business park/limited industrial uses would be allowed.
- The area located south of Sepulveda Boulevard, generally between Marbella Avenue and Avalon Boulevard, is designated MU-R with a combination of residential and general commercial uses.
- The area at the northeast corner of Central Avenue and Victoria Street, part of the Dominguez Hills Village Specific Plan, is designated MU-R for a combination of residential and general commercial uses.

A new zoning overlay will be created for each of the Mixed Use areas. These zoning overlays could be patterned after the existing Carson Street Mixed Use Overlay Zone.

INDUSTRIAL/COMMERCIAL USES BUFFER (*)

The Industrial/Commercial Uses Buffer symbol has been added to the Land Use Plan to indicate those areas of industrial or commercial property, generally a 100-foot strip abutting the property line, which requires structures and uses to be set back and/or walls and landscaping to be provided in order to buffer or protect the residential uses from the impacts of the industrial or commercial uses.



Public Facilities (PF)

This land use designation includes a broad range of civic, governmental, institutional, and utility related uses in Carson. Within this category are schools, public buildings and associated grounds, and California State University at Dominguez Hills.

It is intended that a new zoning category be created to implement the Public Facilities land use designation.

4.4 LAND USE PLAN

The land use plan, shown in Exhibit LU-2, *Land Use Plan (As Amended March 2017)*, is adopted in this Land Use Element.

LAND USE SUMMARY

Table LU-2, *Land Use Summary*, shows the amount of acreage in each land use category under the Land Use Plan. Because the City is largely built out, the Plan reflects the fact that most of the land in the City is already devoted to industrial and low density residential uses. However, two new categories of Mixed Use have been added to provide for the new mixed use projects described earlier in this Element.

The square footage associated with all commercial uses is expected to increase by almost 3.7 million square feet over the next 20 years. It should be noted that the General and Regional Commercial land use categories are projected to decrease in square footage and commercial in Mixed Use is anticipated to increase. Sites such as the Dominguez Golf Course and the Cal Compact site are located in prime areas for commercial development.

Under the Land Use Plan there will be a net increase of almost 11.25 million square feet of industrial land uses in the City over the next 20 years.

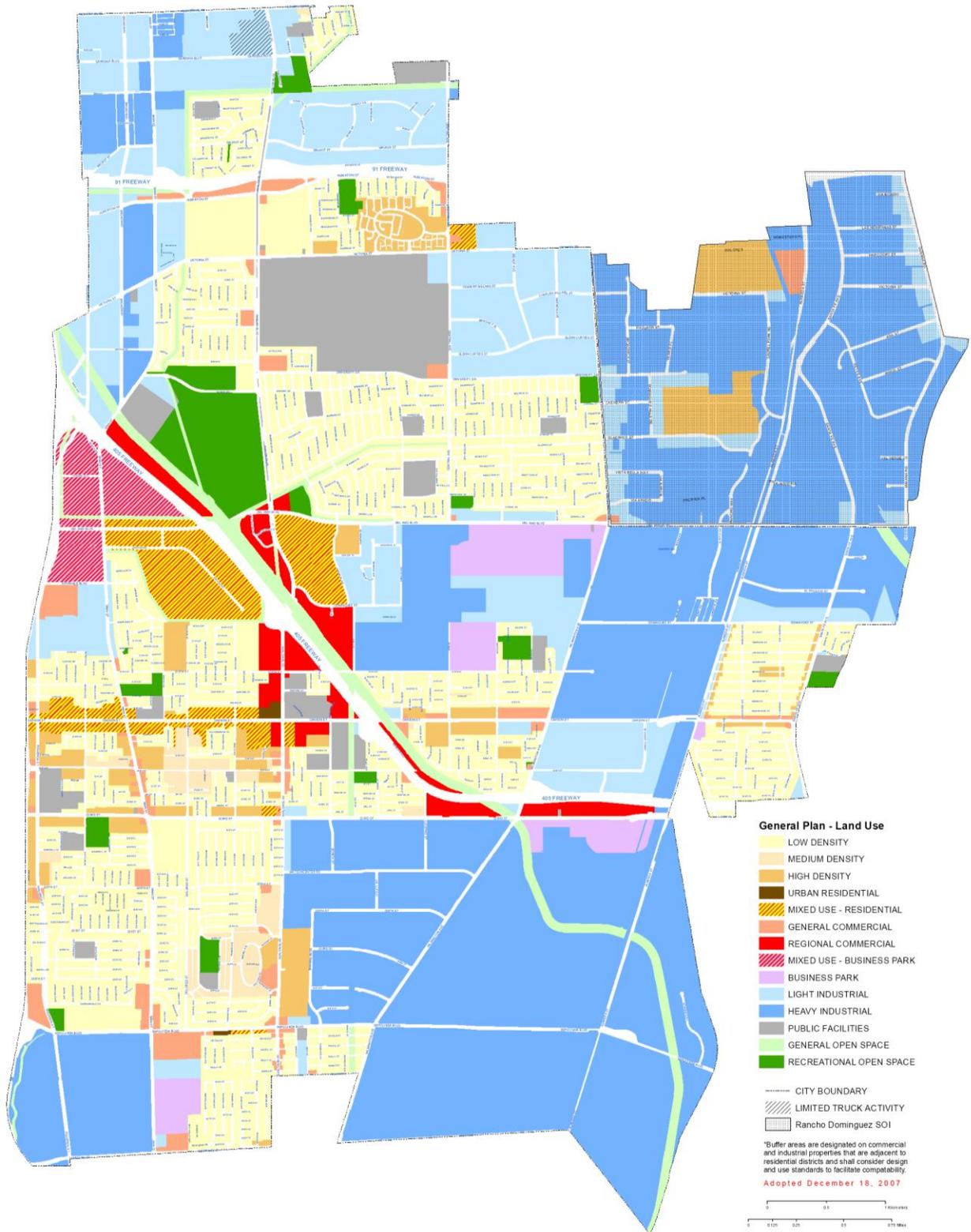


EXHIBIT LU-2, LAND USE PLAN (AS AMENDED MARCH 2017)



Table LU-2

Land Use Summary

| Land Use | Acreages |
|---------------------------|---------------------|
| Residential | |
| Low Density | 2,463.2 AC. |
| Medium Density | 129.6 AC. |
| High Density | 348.9 AC. |
| Urban Residential | 6.7 AC. |
| Commercial | |
| General Commercial | 220.1 AC. |
| Regional Commercial | 223.3 AC. |
| Industrial | |
| Business Park | 285.2 AC. |
| Light Industrial | 2,113.0 AC. |
| Heavy Industrial | 2,647.3 AC. |
| Other | |
| Mixed Use – Residential | 323 AC. |
| Mixed Use – Business Park | 134.3 AC. |
| Recreational Open Space | 314.7 AC. |
| General Open Space | 225.6 AC. |
| Public Facilities | 698.1 AC. |
| Total | 10,133.0 AC. |

More detailed information is contained in Appendix G, *Study Area Recommendations*, and Appendix A, *Existing and Buildout Land Use Projections*.

5.0 PLANNING FACTORS, GOALS, POLICIES AND IMPLEMENTATION

The acronyms listed below are used for the implementation measures:

- RA/D: Responsible Agency/Division
- FS: Funding Source
- TF: Time Frame

ISSUE: ADAPTIVE REUSE OF “BROWNFIELDS”

There are a number of sites in Carson with contaminated soils and groundwater, including not only the 14 former landfills but other properties; such uses should be remediated.

Goal: LU-1: Productive reuse of “brownfield” sites.

Policies: LU-1.1 Continue to explore the opportunities associated with the establishment of a Brownfield Redevelopment Program.



- LU-1.2 Explore the opportunities associated with the establishment of a landfill improvement district and/or like options.
- LU-1.3 Monitor Federal, State and regional programs and funding sources designed to reclaim brownfields.
- LU-1.4 As projects are proposed at brownfield sites, establish a task force to include representatives from the City and State, the prospective developer, consultant team, and if necessary, County and/or Federal representatives. The purpose of each task force will be to ensure appropriate and timely development of the brownfield site.
- LU-1.5 Support, monitor and participate in the United States Conference of Mayors and their Brownfields Redevelopment Expanded Action Agenda.

See also the Goals and Policies in the Economic Development Element.

Implementation Measures:

- LU-IM-1.1: Systematically identify contaminated sites and prioritize those sites with the most redevelopment potential. Develop remediation alternatives for those sites with the most redevelopment potential. Find resources to prepare each site for productive and desirable reuse. *(Implements LU-1.1)*
 - RA/D:** Planning, Economic Development, City Manager’s Office
 - FS:** General Fund, State and Federal Funds/Grants
 - TF:** Ongoing, until all contaminated sites are redeveloped
- LU-IM-1.2: Consider lobbying for legislation which will allow the City to issue bonds to finance the development of brownfields. Said bonds to be paid off through tenant fees within the landfill improvement district(s). *(Implements LU-1.2)*
 - RA/D:** Planning, Economic Development, City Manager’s Office
 - FS:** General Fund, State and Federal Funds/Grants
 - TF:** Ongoing, until all contaminated sites are redeveloped
- LU-IM-1.3: Continue to monitor federal, state and regional programs and funding sources to include: HUD’s and EPA’s Brownfields Economic Development Initiative, the Department of Transportation’s Brownfields Revitalization Initiative, the IRS’ and Department of Treasury’s Environmental Cleanup Cost Brownfields Tax Deduction, and similar programs. *(Implements LU-1.3)*



RA/D: Planning, Economic Development, City Manager’s Office
FS: General Fund, State and Federal Funds/Grants
TF: Ongoing, until all contaminated sites are redeveloped

LU-IM-1.4: City Staff shall establish a task force as projects are proposed at brownfield sites, to include representatives from the City and State, developer, consultant team, and if necessary, county and/or federal representatives. Each task force will ensure that permits are secured in a timely manner, financing is in place and new sources of funding are identified, environmental compliance/remediation of the site is achieved, and that state and local approval processes are coordinated. *(Implements LU-1.4)*

RA/D: Planning, Economic Development, City Manager’s Office
FS: General Fund, State and Federal Funds/Grants
TF: Ongoing, until all contaminated sites are redeveloped

LU-IM-1.5: Encourage the Federal government to enact the following measures:

- Liability protection provided to innocent parties involved in brownfield redevelopment,
- Tax incentives provided to attract potential investors to brownfield sites,
- Increased federal program resources to assist cities with site assessment, cleanup, redevelopment, infrastructure improvements, and related needs,
- Increased regulatory flexibility and latitude in the use of federal resources to address brownfields needs of cities, and
- Other similar measures. *(Implements LU-1.5)*

RA/D: Planning, Economic Development, City Manager’s Office
FS: General Fund, State and Federal Funds/Grants
TF: Ongoing, until all contaminated sites are redeveloped



ISSUE: EFFECTIVE DEVELOPMENT OF UNDERUTILIZED PROPERTIES AND REDEVELOPMENT OF THOSE PROPERTIES WHICH DETRACT FROM THE COMMUNITY



Abandoned buildings should be rehabilitated or removed. It is important that incompatible and non-conforming uses, such as scrap yards, which detract from the community be removed or relocated.

Goal: LU-2: Rehabilitation and/or removal of abandoned buildings and facilities.

Policies: LU-2.1 Aggressively enforce the Property Maintenance Ordinance in order to maintain properties in transition, abandoned residential, commercial and industrial buildings and properties.

LU-2.2 Develop an incentive rehabilitation program to complement mandatory code enforcement and property maintenance programs.

Implementation Measures:

LU-IM-2.1: Use code enforcement to require owners of all abandoned buildings and/or structures that pose safety hazards to adhere to applicable zoning and building code standards. *(Implements LU-2.1)*

RA/D: Planning
FS: General Fund
TF: Ongoing

LU-IM-2.2: Examine the potential to allow the City to fine those parties not in compliance with the City’s Ordinance. *(Implements LU-2.1 and 2.2)*

RA/D: Planning
FS: General Fund and property owner fines
TF: Ongoing

LU-IM-2.3: In the incentive rehabilitation program, explore opportunities to provide low-interest loans and other incentives to assist property owners in the redevelopment and/or rehabilitation of their properties. *(Implements LU-2.2)*

RA/D: Planning
FS: General Fund
TF: Ongoing



Goal: LU-3: Removal of incompatible and non-conforming uses which detract from the aesthetics and safety of the community.

Policies: LU-3.1 Continue to aggressively enforce the Non-Conforming Use Ordinance in order to eliminate non-conforming and/or incompatible land uses, structures and conditions.

LU-3.2 Through the zoning ordinance, control uses such as salvage yards, automobile dismantling, and scrap metal recycling operations which are not compatible with existing and anticipated development.

Implementation Measures:

LU-IM-3.1: Use code enforcement to require owners of non-conforming uses to adhere to the Non-Conforming Use Ordinance. *(Implements LU-3.1)*

RA/D: Planning
FS: General Fund
TF: Ongoing

Goal: LU-4: Implementation of the Redevelopment Plan to enhance the redevelopment project areas.

Policies: LU-4.1 Direct Redevelopment Agency investments to those economic activities and locations with the greatest potential economic return.

LU-4.2 Consider amending the boundaries of the Redevelopment Project Areas to take full advantage of redevelopment tools.

LU-4.3 Bring the site assembly tools and marketing efforts of redevelopment to bear on the revitalization of the Carson Street Corridor and the Northwest Industrial Corridor, and to other appropriate areas.

LU-4.4 Use redevelopment financing in conjunction with code enforcement efforts to assist in the rehabilitation of both non-residential and residential developments.

LU-4.5 Prioritize and coordinate redevelopment area public improvements with those in the City's Capital Improvement Program.



Implementation Measure:

LU-IM-4.1: Require a fiscal impact analysis for all new commercial and industrial projects in excess of ten acres to ensure that governmental service costs are covered by anticipated project revenues or that a finding of special circumstance is applied. *(Implements LU-4.1 through 4.5)*

RA/D: Planning
FS: Developer
TF: Ongoing



ISSUE: EXPANSION OF THE COMMERCIAL BASE

Commercial opportunities lacking in the City should be sought, including quality restaurants and retail and commercial recreation choices.

Goal: LU-5: Maximize the City’s market potential in order to enhance and retain shopping and entertainment opportunities to serve the population, increase revenues to the City, and provide new employment opportunities.

- Policies:**
- LU-5.1 Coordinate Redevelopment and Planning activities and resources to maximize commercial opportunities.
 - LU-5.2 Implement and expand strategies to market, attract, and/or retain retail commercial areas and encourage businesses to participate.
 - LU-5.3 Identify unique economic opportunities, such as niche markets, that will allow the City to capitalize on its location, its cultural diversity, and the tourism industry in the region.
 - LU-5.5 Utilize redevelopment planning and the City’s Capital Improvement Program to improve infrastructure and streetscapes throughout the City and redevelopment project areas.
 - LU-5.6 Provide rehabilitation assistance in targeted commercial districts to enable the upgrading of commercial properties.

See also the Goals and Policies in the Economic Development Element.



Implementation Measures:

LU-IM-5.1: Develop strategies to focus development in targeted areas, i.e., Carson Street, 223rd Street Corridor, Cal Compact Site (157-acre landfill), and other important areas within the City. These strategies should, at a minimum address: the amount and location of land designated for such uses, target areas, and tools necessary to implement such strategies. *(Implements LU-5.1 and 5.2)*

RA/D: Planning, Economic Development
FS: General Fund, Development Fees
TF: Ongoing

LU-IM-5.2: Periodically evaluate which retail categories are experiencing leakage. And approach existing retailers within these categories (specifically the higher-scale restaurants and retailer) and encourage their relocation to, or expansion in, Carson. *(Implements LU-5.1 through 5.4)*

RA/D: Planning, Economic Development
FS: General Fund, Development Fees
TF: Ongoing

LU-IM-5.3: Encourage higher-scale restaurants to locate in clusters in areas targeted for specialty retail. *(Implements LU-5.1 through 5.4)*

RA/D: Planning, Economic Development
FS: General Fund
TF: Ongoing

LU-IM-5.4: Monitor development of “catalyst” land uses (e.g., hotels, regional office space, etc.) to identify “follow-on” development opportunities for related land uses (e.g., entertainment and recreation facilities to serve hotel guests and business hotels to serve office users). *(Implements LU-5.1 through 5.4)*

RA/D: Planning, Economic Development
FS: General Fund, Development Fees
TF: Ongoing

LU-IM-5.5: Continue to coordinate with the Chambers of Commerce, Los Angeles County economic development groups, and other business associations to retain and attract businesses. *(Implements LU- 5.1 through 5.4)*

RA/D: Economic Development
FS: General Fund, Development Fees
TF: Ongoing



LU-IM-5.6: Encourage support services as part of industrial/ commercial development (i.e., child care, convenience shopping, personal services, restaurants, etc.). *(Implements LU-5.1, 5.2 and 5.4)*

RA/D: Planning, Economic Development
FS: General Fund, Development Fees
TF: Ongoing

LU-IM-5.7: Use redevelopment tools to assemble land, assist development and provide for on-going area improvement. *(Implements LU-5.1 through 5.6)*

RA/D: Economic Development
FS: Redevelopment Fees
TF: Ongoing

LU-IM-5.8: Encourage specialty retail development to concentrate in targeted areas of the City to enable “critical mass” thresholds of such uses to be established. *(Implements LU-5.2 through 5.4)*

RA/D: Planning, Economic Development
FS: General Fund
TF: Ongoing

LU-IM-5.9: Target, through the Capital Improvement Program, those areas and/or structures in most need of improvement, focusing on targeted redevelopment project areas. *(Implements LU-5.5 and 5.6)*

RA/D: Planning, Economic Development
FS: General Fund, Redevelopment funds
TF: Ongoing

LU-IM-5.10: Provide informational material to the owners of properties in targeted commercial areas identifying the types of assistance available and work with them in the upgrading of their properties. *(Implements LU- 5.6)*

RA/D: Planning, Economic Development
FS: General Fund, Redevelopment funds
TF: Ongoing

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ISSUE: A BALANCE OF USES

A land use plan which provides a balance of residential, commercial, industrial, educational, recreational and civic facilities which meet the needs of the citizens of Carson.



Goal: LU-6: A sustainable balance of residential and non-residential development and a balance of traffic circulation throughout the City.

Policies: LU-6.1 Monitor development trends in Carson to ensure that future development/redevelopment provides for the needs of the community.

LU-6.2 Achieve a sustainable land use balance through provision of incentives for desired uses; coordination of land use and circulation patterns; and promotion of a variety of housing types and affordability.

LU-6.3 Consider establishing minimum land use density requirements in certain areas such as mixed use zones to provide more efficient, consistent, and compatible development patterns while also promoting greater potential for pedestrian and transit-oriented development.

LU-6.4 Coordinate redevelopment and planning activities and resources to balance land uses, amenities, and civic facilities.

LU-6.5 Coordinate strategies with the County, Southern California Association of Governments (SCAG), South Bay Cities Council of Governments (SBCCG), and other appropriate agencies and/or organizations to meet housing and employment needs.

LU-6.6 Attract land uses that generate revenue to the City of Carson, while maintaining a balance of other community needs such as housing, open space, and public facilities.

LU-6.7 Implement and monitor the development intensities identified earlier in this Element. Periodically review these intensities and densities based on market demand and other conditions to confirm their appropriateness.

LU-6.8 Manage truck-intensive uses.



Implementation Measures:

LU-IM-6.1: Review the General Plan and Land Use Map to identify the effect of land development and uses in the community on City revenue and costs of providing public facilities and services. *(Implements LU-6.1, 6.4, 6.6, 6.7, and 6.8)*

RA/D: Planning
FS: General Fund
TF: Annually

LU-IM-6.2: Provide incentives for desired commercial and industrial uses. *(Implements LU-6.1, 6.2 and 6.6)*

RA/D: Planning, Economic Development
FS: General Fund
TF: Ongoing

LU-IM-6.3: Coordinate land use and circulation patterns to ensure proper circulation capacity and infrastructure. *(Implements LU-6.1, 6.2, and 6.8)*

RA/D: Planning, Public Works
FS: General Fund
TF: Ongoing

LU-IM-6.4: Promote a variety of housing types and affordability to meets the development goals of the Housing Element, and provide needed housing opportunities to support employment growth. *(Implements LU-6.1, 6.2, and 6.5)*

RA/D: Planning
FS: General Fund
TF: Ongoing

LU-IM-6.5: Periodically review the General Plan intensities and densities of development. This review should examine market demand and other conditions to confirm the appropriateness of these densities and intensities. When necessary, establish minimum land use density requirements. *(Implements LU-6.1, 6.3, and 6.6 through 6.8)*

RA/D: Planning, Economic Development
FS: General Fund
TF: Annually, or as necessary on a project-by-project basis

LU-IM-6.6: Conduct systematic monitoring of the impact and intensity of development in Carson and areas around the City to ensure that affected public agencies can provide necessary



facilities and services in support of that development. (Implements LU-6.1, 6.4, 6.6, and 6.8)

RA/D: Planning, Public Works
FS: General Fund, Development fees

LU-IM-6.7: Review carefully any zone change and/or General Plan Amendment to permit development or modify intensity. Factors to be considered include, but are not limited to: the maximum intensity allowed pursuant to the General Plan; circulation patterns; environmental constraints; and compatibility with surrounding land uses. (Implements LU-6.7 and 6.8)

RA/D: Planning
FS: General Fund
TF: Ongoing on a project-by-project basis

LU-IM-6.8: Analyze the Zoning Ordinance for truck-intensive uses, determine how such uses may impact other land uses, traffic, and truck routes, and make changes as necessary to the uses permitted and the review processes required. Such changes shall include a jobs and fiscal impact report to determine affects of the proposed changes to uses permitted and review process required. (Implements LU-6.8)

RA/D: Planning
FS: General Fund
TF: 2003-05



ISSUE: INCOMPATIBLE LAND USES

Incompatible land uses immediately adjacent to one another, such as residential and industrial uses, may significantly hinder the health of a community. Uses should be appropriately buffered or incompatibilities addressed through redesignation of uses in the area.

Goal: LU-7: Adjacent land uses that are compatible with one another.

Policies: LU-7.1 Periodically review, and amend if necessary, the City’s Zoning Ordinance to ensure the compatibility of uses allowed within each zoning district.

LU-7.2 Locate truck intensive uses in areas where the location and circulation pattern will provide minimal impacts on residential and commercial uses.

LU-7.3 Promote the use of buffers between more intensive industrial uses and residential uses.



- LU-7.4 Through the discretionary review process, ensure that the siting of any land use which handles, generates, and/or transports hazardous substances will not negatively impact existing sensitive receptor land uses.
- LU-7.5 Monitor existing uses, and carefully review all new proposals to expand intensive commercial and industrial uses.
- LU-7.6 Coordinate with adjacent landowners, cities and the County in developing compatible land uses for areas adjacent to the City's boundaries.
- LU-7.7 Coordinate with California State University at Dominguez Hills in the planning of its property to ensure compatible land uses.

Implementation Measures:

- LU-IM-7.1: Amend the Zoning Ordinance to accommodate the Office Park, Business Park, Mixed Use, General Open Space, and Recreational Open Space land use designations. And amend the Zoning Map to be consistent with the adopted General Plan Map. In addition, review and amend the Zoning Ordinance to: clarify permitted and conditionally permitted uses in all districts (i.e., churches and other uses); and to address non-conforming uses. *(Implements LU-7.1)*
 - RA/D:** Planning
 - FS:** General Fund
 - TF:** Within one year
- LU-IM-7.2: Establish zoning standards that properly designate uses appropriate for Office Park, Business Park, Light Industrial and Heavy Industrial areas. *(Implements LU-7.1)*
 - RA/D:** Planning
 - FS:** General Fund
 - TF:** Within one year, and periodically updated
- LU-IM-7.3: Where a discretionary review may be required, address compatibility issues (e.g., maneuverability of trucks on site, scheduling and hours of operation, visual screening, noise, etc.). *(Implements LU-7.2)*
 - RA/D:** Planning
 - FS:** Development
 - TF:** Ongoing
- LU-IM-7.4: Review and amend, as necessary, the Zoning Ordinance to provide consistency with new State legislation and court decisions. *(Implements LU-7.1 and 7.2)*



RA/D: Planning
FS: General Fund
TF: Annually

LU-IM-7.5: Review and amend, as necessary, the City’s Subdivision Ordinance to provide consistency with new State legislation and court decisions, and to make other desired changes to provisions of the ordinance. *(Implements LU-7.1 and 7.2)*

RA/D: Planning, Public Works
FS: General Fund
TF: Annually

LU-IM-7.6: Use buffers such as the Business Park land use designation and the Commercial Uses/Industrial Buffer symbol between more intensive industrial uses and residential uses. Require that commercial and industrial development which adjoins residential uses be adequately screened and buffered from the residential neighborhood(s). *(Implements LU-7.4 and 7.6)*

RA/D: Planning
FS: General Fund and Development Fees
TF: Annually

LU-IM-7.7: Utilize the site development permit process and the California Environmental Quality act in the review of proposed development projects to promote compatibility and minimize environmental impacts. Where uses are marginally compatible, require a Conditional Use Permit and consider special mitigation measures. *(Implements LU-7.3 through 7.8)*



RA/D: Planning
FS: Development Fees
TF: Ongoing

LU-IM-7.8: Continue to enforce the Zoning and other ordinances to achieve the desired level of regulation. *(Implements LU- 7.3 through 7.8)*

RA/D: Planning
FS: General Fund
TF: Ongoing

LU-IM-7.9: Develop landscape requirements for public and private development projects to promote greater visual and functional compatibility with residential development. *(Implements LU-7.4 and 7.6)*

RA/D: Planning
FS: General Fund
TF: Within two years



ISSUE: MIXED USE DEVELOPMENTS

There is a need for mixed use developments which provide a variety of uses, including residential, retail, office, limited industrial, and recreational. Such projects should provide an integrated development theme, quality design, easy access to public transportation, and a safe environment.

Goal: LU-8: Promote mixed use development where appropriate.

Policies: LU-8.1 Amend the Zoning Ordinance to provide for those Mixed Use areas identified on the General Plan Land Use Plan.

LU-8.2 Continue to monitor the success of mixed use projects within the Carson Street mixed use corridor and promote mixed use projects at appropriate sites within this area.

LU-8.3 Locate higher density residential uses in proximity to commercial centers in order to encourage pedestrian traffic and provide a consumer base for commercial uses.

Implementation Measures:

LU-IM-8.1: Amend the Zoning ordinance to include those Mixed Use areas identified on the General Plan Land Use plan, specifically:

- The area formerly occupied by Cal Compact (157-acre landfill), along the 405 Freeway; uses to be permitted



include a mix of High Density Residential, General Commercial and Regional Commercial.

- The Carson Street Corridor between Avalon Boulevard and the western City Limits; uses to be permitted include a mix of General Commercial, and Medium and High Density Residential.
- The area formerly occupied by the Samerika Hall northwest of the intersection of Avalon Boulevard and 223rd Street; uses to be permitted include a mix of General Commercial, and Low, Medium and/or High Density Residential.
- The South Bay Pavilion site; uses to be permitted include Regional Commercial and Medium and High Density Residential.

(Implements LU-8.1 through 8.3)

RA/D: Planning
FS: General Fund
TF: Within one year



ISSUE: PROPERTY ENHANCEMENT

Property maintenance is important in Carson. In both residential neighborhoods and non-residential areas, focus should be placed on property maintenance and improvement.

Goal: LU-9: Eliminate all evidence of property deterioration throughout Carson.

- Policies:**
- LU-9.1 Aggressively enforce the City’s codes.
 - LU-9.2 Develop incentive programs for the improved appearance of residential, commercial and industrial areas.
 - LU-9.3 Continue to promote and expand programs such as the Carson Beautiful Program which recognize excellence in property upkeep in residential areas.
 - LU-9.4 Continue to promote programs which offer loans and grants for home repairs.
 - LU-9.5 Develop design standards to address permanent and effective screening of areas in transition and heavy industrial uses such as outdoor storage yards, pallet yards, salvage yards, auto dismantling yards, and similar uses.



- LU-9.6 Continue to maintain graffiti suppression and removal programs.
- LU-9.7 Maintain and upgrade the City’s parks, eliminating evidence of vandalism, wear and deterioration.
- LU-9.8 Maintain City properties in compliance with applicable regulations and adhere to design and maintenance standards as a model for private development.

Implementation Measures:

LU-IM-9.1: Strengthen the City’s code enforcement program. To this end, conduct windshield surveys in order to identify zoning and code enforcement infractions on all times of day and days of the week. Also, consider the development of a program by which fines are imposed if properties are repeatedly not maintained. *(Implements LU-9.1)*

RA/D: Planning
FS: General Fund
TF: Ongoing

LU-IM-9.2: Develop firm and fair code enforcement policies understood and supported by residents and business owners. *(Implements LU-9.1)*

RA/D: Planning
FS: General Fund
TF: Ongoing

LU-IM-9.3: Adopt a property maintenance ordinance. *(Implements LU-9.1)*

RA/D: Planning
FS: General Fund
TF: Within two years

LU-IM-9.4: Implement the housing rehabilitation policies adopted in the Carson Housing Element. *(Implements LU-9.1 through 9.4)*

RA/D: Planning
FS: General Fund
TF: Ongoing

LU-IM-9.5: In areas where deferred maintenance is visible, assist with:

- Maintenance loans or grants,
- Rehabilitation loans or grants,
- Tool banks, and/or
- Instructional programs in property maintenance skills and techniques. *(Implements LU-9.2 and 9.4)*



RA/D: Planning
FS: General Fund, State and Federal monies
TF: Ongoing

LU-IM-9.6: Support and expand public programs, such as Neighborhood Pride and the Homes and Gardens Improvement Programs. To this end, publicize the loans and grants available, as well as the achievements of neighborhoods and non-residential areas which have improved maintenance and appearance. *(Implements LU-9.2 through 9.4)*

RA/D: Planning, Public Information, Public Services
FS: General Fund, State and Federal monies
TF: Ongoing

LU-IM-9.7: Develop a design and improvement plan based on the City Capital Improvement Plan including strengthened landscaping, identification graphics, and other physical improvements to enhance major public thoroughfares and activity areas. *(Implements LU-9.3)*

RA/D: Planning, Public Works
FS: General Fund
TF: Within two years, and annually updated with budget process

LU-IM-9.8: Review and amend the City’s Zoning Ordinance to include the screening and landscaping of commercial and/or industrial properties which have been abandoned. *(Implements LU-9.5)*

RA/D: Planning
FS: General Fund and Development Fees
TF: Within two years

LU-IM-9.9: Review and amend the City’s Zoning Ordinance to address the permanent and effective screening of heavy industrial uses such as outdoor storage yards, pallet yards, salvage yards, auto dismantling yards, and similar uses. *(Implements LU-9.5)*

RA/D: Planning
FS: General Fund and Development Fees
TF: Within two years



ISSUE: ALAMEDA CORRIDOR

While there are distinct advantages to the Alameda Corridor, there are also disadvantages. Traffic, noise and economic impacts to businesses and residential neighborhoods immediately adjacent are among the primary issues.



- Goal:** LU-10: Development along the Alameda Corridor which is beneficial to residents, property owners, businesses, and the City.
- Policies:** LU-10.1 Continue to work with regional and State agencies to ensure adequate transportation facilities along the Corridor to serve the adjacent areas.
- LU-10.2 Work with the existing applicable task forces and prepare a special study for those areas adversely impacted by the development of the Corridor.
- LU-10.3 Promote the benefits of the Alameda Corridor to businesses and industries considering relocating to Carson.

Implementation Measures:

LU-IM-10.1: Prepare a special study for those area(s) adversely impacted by the development of the Corridor, specifically that area east of the Alameda Corridor, between Dominguez Street and the southern boundary of the City. Provide appropriate mitigation for the impacts associated with the Corridor on the neighborhood. *(Implements LU-10.2)*

RA/D: Planning
FS: General Fund
TF: Within two years

See also LU-IM-85.

LU-IM-10.2: Develop a program which specifically identifies and markets the benefits of the Alameda Corridor within the City of Carson. *(Implements LU-10.3)*

RA/D: Economic Development, Development Services
FS: General Fund
TF: Within two years



ISSUE: DEVELOPMENT OF A “SIGNATURE PROJECT”

It is important to develop a focal point within the community, such as a “Main Street” along the Carson Street Corridor or a “Signature Project” along the I-405 Freeway. Quality retail and restaurant uses, as well as entertainment uses such as movie theaters, performing arts center, or other commercial recreational uses would locate in such an area. It would be an area serving the entire region, for which the City would become known.

Goal: LU-11: Development of one or more “Signature Project” to create a focal point or points for the City.



- Policies:** LU-11.1 Target potential sites or areas for the development of signature projects.
- LU-11.2 Encourage development of desired uses such as quality retail, restaurant uses, and entertainment in targeted areas.

See also the Goals and Policies in the Economic Development Element.

Implementation Measures:

LU-IM-11.1: Determine which sites or areas would be most appropriate for a “Signature Project” in Carson. Pursue development at these site(s) or area(s) which would support the purpose of creating such a project. Sites for consideration include, but are not limited to: Carson Street and the site formerly occupied by Cal Compact (157-acre landfill). *(Implements LU-11.1)*

RA/D: Planning, Economic Development
FS: General Fund
TF: Within two years

LU-IM-11.2: Determine what type of facilities/uses would be desirable in a “Signature Project.” This determination should be based on market considerations as well as community support. *(Implements LU-11.2)*

RA/D: Planning, Economic Development
FS: General Fund
TF: Within two years

LU-IM-11.3: Consider offering public incentives, such as assistance in the assembly of land, to promote the development of a project. *(Implements LU-11.1)*

RA/D: Planning, Economic Development
FS: General Fund, Redevelopment Funds
TF: As needed



ISSUE: CITY IMAGE

There are a number of unattractive and/or nonconforming land uses located along highly visible freeway corridors which impact the public’s perception of the community. Many of these properties are located in areas which can be considered “gateways” into the City. Appropriate screening, landscaping and buffering should be encouraged in order to improve the City’s image. In addition, entries into the City and key streets should be enhanced with landscaping and entry statements as appropriate.

Goal: LU-12: Create a visually attractive appearance throughout Carson.



- Policies:**
- LU-12.1 Develop and implement a Citywide Urban Design Plan.
 - LU-12.2 Adopt a “Carson Green” program to encourage public/private partnerships in the landscaping of the community.
 - LU-12.3 Review landscape plans for new development to ensure that landscaping relates well to the proposed land use, the scale of structures, and the surrounding area.
 - LU-12.4 Amend the landscaping requirements in the Zoning Ordinance to enhance the appearance of the community and to provide for the use of trees to provide shade.
 - LU-12.5 Improve City appearance by requiring landscaping to screen, buffer and unify new and existing development. Mandate continued upkeep of landscaped areas.

Implementation Measures:

LU-IM-12.1: Develop a Citywide Urban Design Plan which addresses:

- Site planning and design,
- Architectural design guidelines,
- Landscape programs,
- Entries into the city,
- View corridors such as the I-405 and I-110 Corridors,
- Streetscape programs (to include street furnishings, lighting, walls and fencing, monumentation),
- Design guidelines appropriate for each area of the City,
- Financing, and
- Priorities. (*Implements LU-12.1*)

RA/D: Planning

FS: General Fund, Development Fees

TF: Within three years

LU-IM-12.2: Provide economically feasible Urban Design Plan implementation strategies by:

- Establishing public/private partnerships,
- Researching funding sources, and
- Prioritizing design projects to be scheduled within the City’s Capital Improvement Program. (*Implements LU-12.1*)

RA/D: Planning

FS: General Fund, Development Fees

TF: Ongoing



LU-IM-12.3: Foster neighborhood participation in the program. *(Implements LU-12.2)*

RA/D: Planning, Public Information, Public Services
FS: General Fund
TF: Ongoing

LU-IM-12.4: Encourage business organizations to support and participate in the program. *(Implements LU-12.2)*

RA/D: Planning, Public Information, Public Services
FS: General Fund
TF: Ongoing

LU-IM-12.5: Collaborate with the School District and local civic organizations to celebrate Arbor Day by planting trees on public lands. *(Implements LU-12.2)*

RA/D: Planning, Public Information, Public Services
FS: General Fund
TF: Ongoing

LU-IM-12.6: Require new development to incorporate street tree planting mature enough to shade and beautify the area. *(Implements LU-12.3)*

RA/D: Planning
FS: Development
TF: Ongoing

LU-IM-12.7: Require new development processed as a Planned Unit Development to ensure permanent maintenance of landscaped areas through maintenance agreements, “Conditions, Covenants and Restrictions”, or similar contracts guaranteeing perennial maintenance. *(Implements LU-12.3 and 12.5)*

RA/D: Planning
FS: Development
TF: Ongoing

LU-IM-12.8: Address tree preservation and the removal and replacement of mature trees in the landscape section(s) of the City’s Ordinance. *(Implements LU-12.4)*

RA/D: Planning
FS: General Fund
TF: Within three years

LU-IM-12.9: Enhance landscaping requirements and maintenance standards in the landscape section(s) of the City’s Ordinance. *(Implements LU-12.4)*



RA/D: Planning
FS: General Fund
TF: Within three years

LU-IM-12.10: Encourage drought tolerant plant species, water conservation and related features in the landscape section(s) of the City’s Ordinance. *(Implements LU-12.4)*

RA/D: Planning
FS: General Fund
TF: Within three years

LU-IM-12.11: Require exposed structural sidewalls to be screened with landscaping. *(Implements LU-12.5)*

RA/D: Planning
FS: Development
TF: Ongoing

LU-IM-12.12: Require landscaping to provide visual continuity along a street, even where the buildings are in different zones or land use districts. *(Implements LU-12.5)*

RA/D: Planning
FS: Development
TF: Ongoing

LU-IM-12.13: When conflicting land uses adjoin, require a dense landscape screen to mitigate the friction between land uses. *(Implements LU-12.5)*

RA/D: Planning
FS: Development
TF: Ongoing

Goal: LU-13: Encourage interesting and attractive streetscapes throughout Carson.

Policies: LU-13.1 Promote a rhythmic and ceremonial streetscape along the City’s arterial roadways, continuing the use of landscaped medians.

LU-13.2 Develop a street tree planting and replacement program for the City’s arterial roadways.

LU-13.3 Continue and, when possible, accelerate the undergrounding of utility lines throughout the City.

LU-13.4 Encourage architectural variation of building and parking setbacks along the streetscape to create visual interest, avoid monotony and enhance the identity of individual areas. Encourage pedestrian orientation by appropriate placement of buildings.



- LU-13.5 Continue to require landscaping treatment along any part of a building site which is visible from City streets.
- LU-13.6 Consider the use of contrasting paving for pedestrian crosswalks to add visual interest to the streetscape and create pedestrian amenity.
- LU-13.7 Ensure proper maintenance of parkways along arterial streets and landscaping of private property visible from the public right-of-way.

Implementation Measures:

LU-IM-13.1: Examine the potential of extending special median treatments along the entire lengths of important arterials and prioritize these treatments. *(Implements LU-13.1)*

RA/D: Planning, Public Works
FS: General Fund, Development Fees
TF: Ongoing

LU-IM-13.2: Encourage new developments along arterials scheduled for median extension to provide landscaped medians adjacent to the development. *(Implements LU-13.1)*

RA/D: Planning, Public Works
FS: General Fund, Development Fees
TF: Ongoing

LU-IM-13.3: Require a comprehensive landscape and streetscape program to be developed for critical corridors such as Carson Street, Main Street, Avalon Boulevard, and Wilmington Avenue (with these corridors given priority). The program should include guidelines for banners, signage, landscaping, lighting, and street furniture. In addition, consideration should be given to: the incorporation of gardens and landscape areas in both public and private developments; pedestrian orientation; and public transit opportunities. *(Implements LU-13.2)*

RA/D: Planning, Public Works
FS: General Fund, Development Fees
TF: Within three years

LU-IM-13.4: Examine the potential to develop the following in an effort to facilitate the beautification of important corridors:

- Benefit Assessment District,
- Lighting and Maintenance Assessment District,
- Parking District,



- Business Association,
- Street Overlay District, and
- Merchant’s Association. (*Implements LU-13.2*)

RA/D: Planning, Public Works
FS: General Fund, Fees
TF: Within three years

LU-IM-13.5: Continue to require the undergrounding of utilities through the City’s standard list of conditions. (*Implements LU-13.3*)

RA/D: Planning
FS: General Fund, Development Fees
TF: Ongoing

LU-IM-13.6: Continue to pursue funding sources for the undergrounding of utilities throughout the City. (*Implements LU-13.3*)

RA/D: Planning
FS: General Fund, other funding sources
TF: Ongoing

LU-IM-13.7: Require electrical vaults which are placed above ground to be aesthetically screened. (*Implements LU-13.3*)

RA/D: Planning
FS: General Fund, Development Fees
TF: Ongoing

LU-IM-13.8: Require that all sides of a building visible from City streets display fully finished architectural detail, including: finished doors, and windows and exterior surfaces identical to, or which complement, the front of the building. (*Implements LU-13.4*)

RA/D: Planning
FS: Development
TF: Ongoing

Goal: LU-14: Enhance freeway corridors and major arterials which act as gateways into the City of Carson.

Policies: LU-14.1 Work with Caltrans to provide and maintain an attractive freeway environment in Carson, including access ramps.

LU-14.2 Require new commercial or industrial development adjacent to and visible from freeways and freeway ramps to incorporate full architectural and landscape treatment of the building on the freeway side.

LU-14.3 Seek all available funds and consider using redevelopment funds to enhance freeway portals into the City.



LU-14.4 Provide entry markers with landscaping on the major arterials.

Implementation Measures:

LU-IM-14.1: Provide and properly maintain appropriate freeway landscaping. *(Implements LU-14.1)*

RA/D: Caltrans with cooperation of Planning, Public Works

FS: State and Federal monies, General Fund

TF: 2003-05

LU-IM-14.2: Enhance the landscaping near freeway on- and off-ramps to announce the driver's entry into Carson. *(Implements LU-14.1)*

RA/D: Planning, Public Works

FS: General Fund, state and federal monies

TF: Ongoing

LU-IM-14.3: Improve the surfaces of freeway structures visible to travelers with scoring, tile, landscaping, or other treatments to improve the raw, unfinished appearance of these structures. *(Implements LU-14.1)*

RA/D: Caltrans with cooperation of Planning, Public Works

FS: State and Federal monies, General Fund

TF: Ongoing

LU-IM-14.4: Require the design of new buildings visible from the freeway and its ramps to include:

- Variation in plane and texture sufficient to prevent monotonous or massive appearance from the freeway,
- Adequate landscaping on all parts of the site visible from the freeway,
- Architectural accent through use of trim materials, accent color, pop-out and recessed relief features,
- Fully finished window details, and
- Concealment of mechanical equipment on the roof. *(Implements LU-14.2)*

RA/D: Planning

FS: Development

TF: Ongoing

LU-IM-14.5: Design and fund attractive entry markers and areas for the major arterials.



RA/D: Planning, Engineering
FS: General Fund, Gas Tax, grant funds
TF: 2003-05

ISSUE: LIVABLE COMMUNITIES

As part of a nationwide effort to address urban sprawl, neighborhood safety, pedestrian access and environmental protection, the South Bay Cities Council of Governments, which the City of Carson is a part, has developed a program which identifies planning concepts to be used creating Livable Communities.

Goal: LU-15: Promote development in Carson which reflects the “Livable Communities” concepts.

- Policies:**
- LU-15.1 Encourage the location of housing, jobs, shopping, services and other activities within easy walking distance of each other.
 - LU-15.2 Maintain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live in Carson.
 - LU-15.3 Ensure that community transportation facilities are connected to a larger transit network.
 - LU-15.4 Develop a center focus within the community that combines commercial, civic, cultural and recreational uses.
 - LU-15.5 Ensure that the design of public spaces encourages the attention and presence of people at all hours of the day and night.
 - LU-15.6 Ensure development of pedestrian-oriented improvements which provide better connections between and within all developments while reducing dependence on vehicle travel.
 - LU-15.7 Provide for the efficient use of water through the use of natural drainage, drought tolerant landscaping, and use of reclaimed water, efficient appliances and water conserving plumbing fixtures.
 - LU-15.8 Ensure that the street orientation, placement of buildings and the use of shading in existing and new developments contribute to the energy efficiency of the community.

Implementation Measures:

- LU-IM-15.1: Locate as many activities as possible within easy walking distance of transit stops. (*Implements LU-15.1*)



RA/D: Planning, Public Works
FS: General Fund
TF: Ongoing

LU-IM-15.2: Promote a variety of housing types and affordability to meet the development goals of the Housing Element, and provide needed housing opportunities to support employment growth. *(Implements LU-15.2)*

RA/D: Planning
FS: General Fund
TF: Ongoing

LU-IM-15.3: Continue to work with the appropriate regional agencies to develop the regional transportation network, careful to retain the character of the City. *(Implements LU-15.3)*

RA/D: Planning
FS: General Fund
TF: Ongoing

Please refer to LU-IM-15.1 through LU-IM-15.3 for implementation relating to Policy LU-15.6.

LU-IM-15.4: Review projects to ensure an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design. *(Implements LU-15.7)*

RA/D: Planning, Parks and Recreation
FS: Development
TF: Ongoing

LU-IM-15.5: Require streets design to include: promotion of pedestrian and bicycle use, creation of attractive and pedestrian friendly areas through the implementation of traffic calming techniques, human scale design of buildings, use of trees, landscaping and lighting, reduction of road widths, the use of diagonal parking, and similar measures. *(Implements LU-15.8)*

RA/D: Planning, Public Works
FS: Redevelopment funds, Development Fees
TF: Ongoing

LU-IM-15.6: Encourage materials and methods of construction which are specific to the region and show compatibility with the climate. *(Implements LU-15.8)*

RA/D: Planning
FS: Development
TF: Ongoing



ISSUE: SPECIAL STUDY AREAS

There are a number of areas in the City which offer special opportunities for development and redevelopment based on their size, location, access, or freeway visibility. These areas require more detailed study than that provided in the General Plan.

Goal: LU-16: Clear direction for development in each of the Special Study Areas.

Policies: LU-16.1 Evaluate the importance and value to the City of each of the Special Study Areas.

LU-16.2 Based on City priorities, determine whether a specific plan, redevelopment plan, urban design plan, streetscape improvement program, or other plan or program is appropriate for the identified area. The City should then embark upon such a study.

Implementation Measures:

LU-IM-16.1: Special Study Areas to be evaluated include, but are not limited to those described below:

- Carson Street (I-110 Freeway to Avalon Blvd.),
- Carson Street (north side of the street between the Alameda Corridor and Santa Fe Ave.),
- Eastern side of the Alameda Corridor between Dominguez Street and the southern boundary of the City,
- Cal Compact site (157-acre landfill),
- Scottsdale Townhomes,
- Main Street Industrial Corridor,
- Shell/Ashland site, and the
- South Bay Pavilion area.

(Implements LU-16.1)

RA/D: Planning
FS: General Fund, Development
TF: Ongoing

LU-IM-16.2: Studies of these areas should address the following, as appropriate: signage, infrastructure, financing, special curb treatment (e.g., pinched curbs, enhanced paving at crossings, etc.), banners, enhanced landscaping, hardscape features, etc. In addition, the following should be addressed in the referenced areas:



- On Carson Street, east of the Alameda Corridor, the enhancement of the commercial uses and the use of redevelopment funds to rehabilitate the storefronts should also be considered.
- Along the eastern side of the Alameda Corridor between Dominguez Street and the southern boundary of the City, land uses should provide as much flexibility as possible to more easily facilitate development/redevelopment. Previous studies of this area should be reviewed and, as appropriate, incorporated into any special study.
- At the Scottsdale Townhomes, review and, as appropriate incorporate the recommendations contained in Appendix G relating to this area. Recommendations include: use of open fencing; renovation of common areas; addition of access; development of socially-minded programs; and fostering of partnerships between Fannie Mae, lenders, and the Redevelopment Agency.
- Along the east side of the Main Street Industrial Corridor, resubdivide portions of the residential/non-residential edge to protect the residential neighborhood.

(Implements LU-16.2)

RA/D: Planning
FS: General Fund, Development, Redevelopment Funds
TF: Ongoing

