

II. DEVELOPMENT PLAN

INTRODUCTION

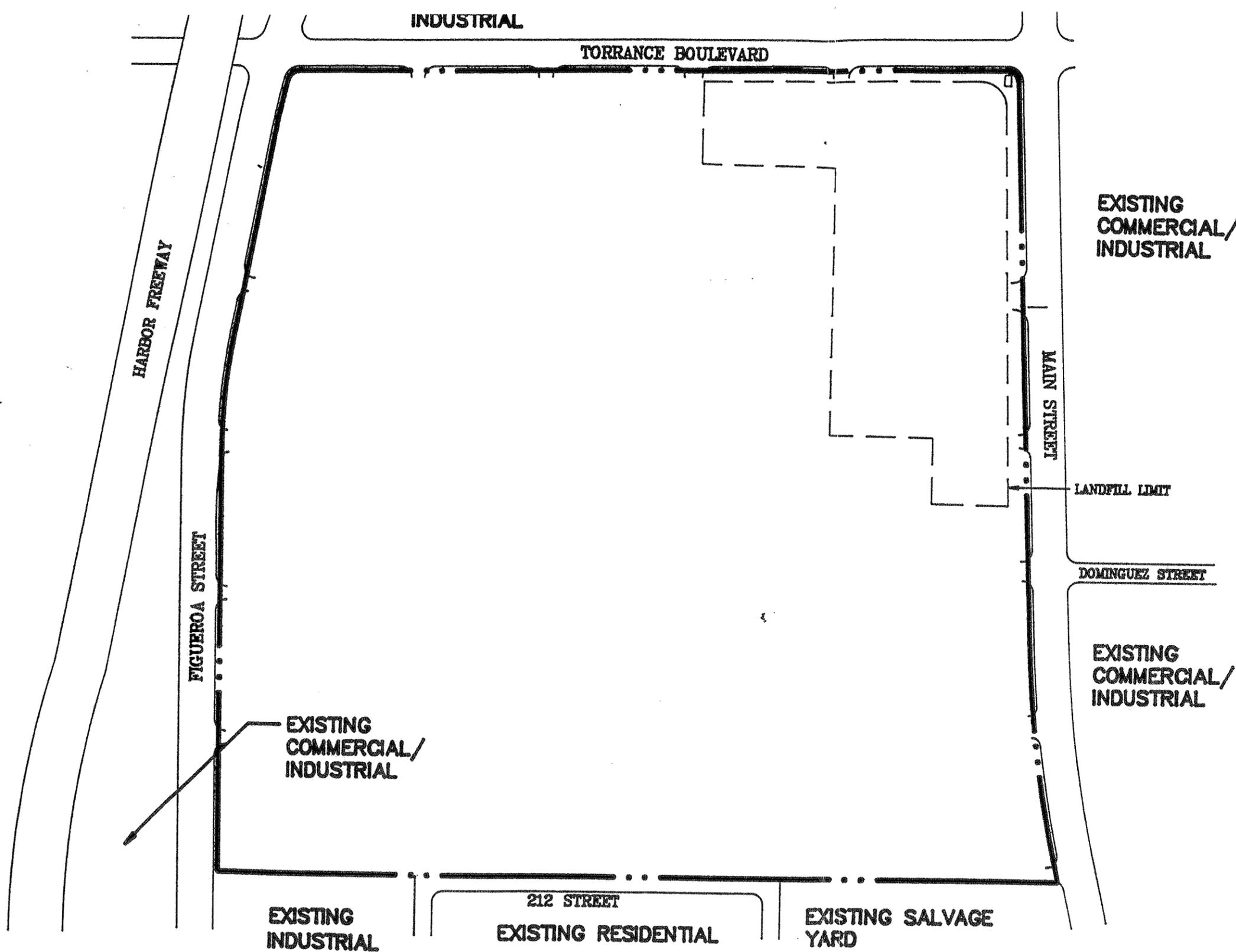
The Development Plan provides a schematic design which illustrates development within the permitted potential of the site. The design provides for Retail Commercial (including recreational/entertainment uses), Office, Research and Development, and Light Industrial land uses, such as single and multi-tenant warehousing, light manufacturing, etc. This mix of land use offers a synergy of professional, economic, fiscal (tax base) and aesthetic interactions not possible in a single-use office, industrial or commercial park. The Plan responds to the General Plan's stated policies and supports the City's redevelopment goals which are:

- To effect a positive climate that encourages the highest and best land uses while adequately and effectively addressing economic, social and environmental concerns, and to create a physically attractive and functionally efficient environment which encourages and sustains quality development, redevelopment and revitalization.
- Promote the City of Carson's image as a desirable location to establish and conduct business, and as a City that promotes and encourages quality development/ redevelopment while eliminating detrimental and undesirable conditions.
- Create a strong economic climate in the City of Carson that encourages and is conducive to the desired quality of development and which maximizes economic and social benefits to the City as a whole.
- Ensure the availability of adequate public infrastructure to support planned development/redevelopment activities.

CONTEXT

The site is located within the City of Carson Redevelopment Planning Area 1-D where heavy manufacturing uses are being replaced with limited manufacturing and business parks. Changing economics and increased awareness of environmental concerns has phased out many of the large, heavy industries such as the Golden Eagle Refinery, the previous occupant of the Carson Town Center site. Currently the site is partially vacant as an interim between the removal of the oil refinery and the proposed retail/business park. Because of its previous use and its urban context, the site is devoid of positive environmental features. The proposed use will environmentally improve the site from its previous use. It will be less pollutive, less consumptive of natural resources, quieter, more aesthetically pleasing and more compatible with the surrounding area as redevelopment takes place. Currently surrounding the site are:

- North - Torrance Boulevard and a mixture of commercial developments which are also part of the Redevelopment Area.
- East - Main Street and small parcels of mixed commercial and industrial developments. Some of the businesses fronting on Main Street extend east into a residential neighborhood. A high priority in the City's redevelopment efforts is to remove incompatible uses from the residential neighborhood. An aggressive code enforcement program will eliminate non-conforming uses. The City may also assist in consolidation of small parcels to make way for more unified and substantial development.
- South - A residential neighborhood and an auto salvage yard border the site on the south. The salvage yard is a heavy manufacturing use, so it may be redesigned for light industrial or office use.
- West - Figueroa Street and the Harbor Freeway border the site to the west. There is also a narrow strip of small commercial parcels between Figueroa and the freeway along the southwest part of the site. An aggressive code enforcement program, coupled with implementation of a low interest rehabilitation loan program, is proposed to improve this area in conjunction with the development of the Carson Town Center.



SURROUNDING LAND USES

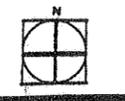
EXHIBIT 5

CARSON TOWN CENTER
City of Carson • California

SGPA ARCHITECTURE AND PLANNING
SAN DIEGO 619 297 1111 • SAN FRANCISCO 415 448-0131

PROJECT NO. 89032 DATE 10/11/89 © SGPA

SCALE 1" = 100'



PLANNING CONCEPTS

Flexibility is one of the key issues in the design of this project. Basic patterns of circulation and parcel configuration have been designed to allow for alternate land uses and parcel consolidation. In this way, the design can respond to market conditions and other unforeseen changes in Carson's commercial and industrial needs. Adjustments may be desirable to keep pace with the success of this and nearby projects as they move from drawing board to construction, then to actual occupancy and public use.

A unifying character for the project will be accomplished through the coordination of architectural, landscape, signage and lighting elements. These elements are addressed in the Community Design Section. Elements of the planning concept which directed the organization of land uses in the site are:

RETAIL/VISITORCOMMERCIAL

S. W. District

Retail and Visitor Commercial uses (including recreational / visitor commercial uses) in the site will optimize accessibility and visibility from the freeway and the surrounding streets. A retail center is proposed for approximately the western half of the project area facing Figueroa Street. Additional retail uses are possible on the northeastern portion of the site. Retail uses in this area may be destination commercial, and will not need to rely on direct freeway visibility, but can still take advantage of freeway proximity. Storefronts in these areas will be oriented to Main Street and Torrance Blvd. Signalized entries and additional entries on the surrounding streets will expedite traffic movement through the commercial areas.

OFFICE / RETAIL COMMERCIAL

N.E. Quad

Office or retail commercial uses (including recreational / visitor commercial uses) are proposed for the northeastern portion of the site. Because the proposed commercial businesses are "destination commercial" they will not need to rely on direct freeway visibility, but can still take advantage of freeway proximity. The storefronts will be oriented to Torrance Boulevard and Main Street. A signalized entry and additional entries on those streets will expedite traffic movement through the commercial area.

A major development constraint of Carson Town Center is the former landfill area in this portion of the site. This area cannot support structures without using special construction technique so it may only be used for parking. The large commercial or office business with high parking demands make ideal use of this area.

OFFICE/R&D/LT. INDUSTRIAL/RETAIL COMMERCIAL

SE, QUAD

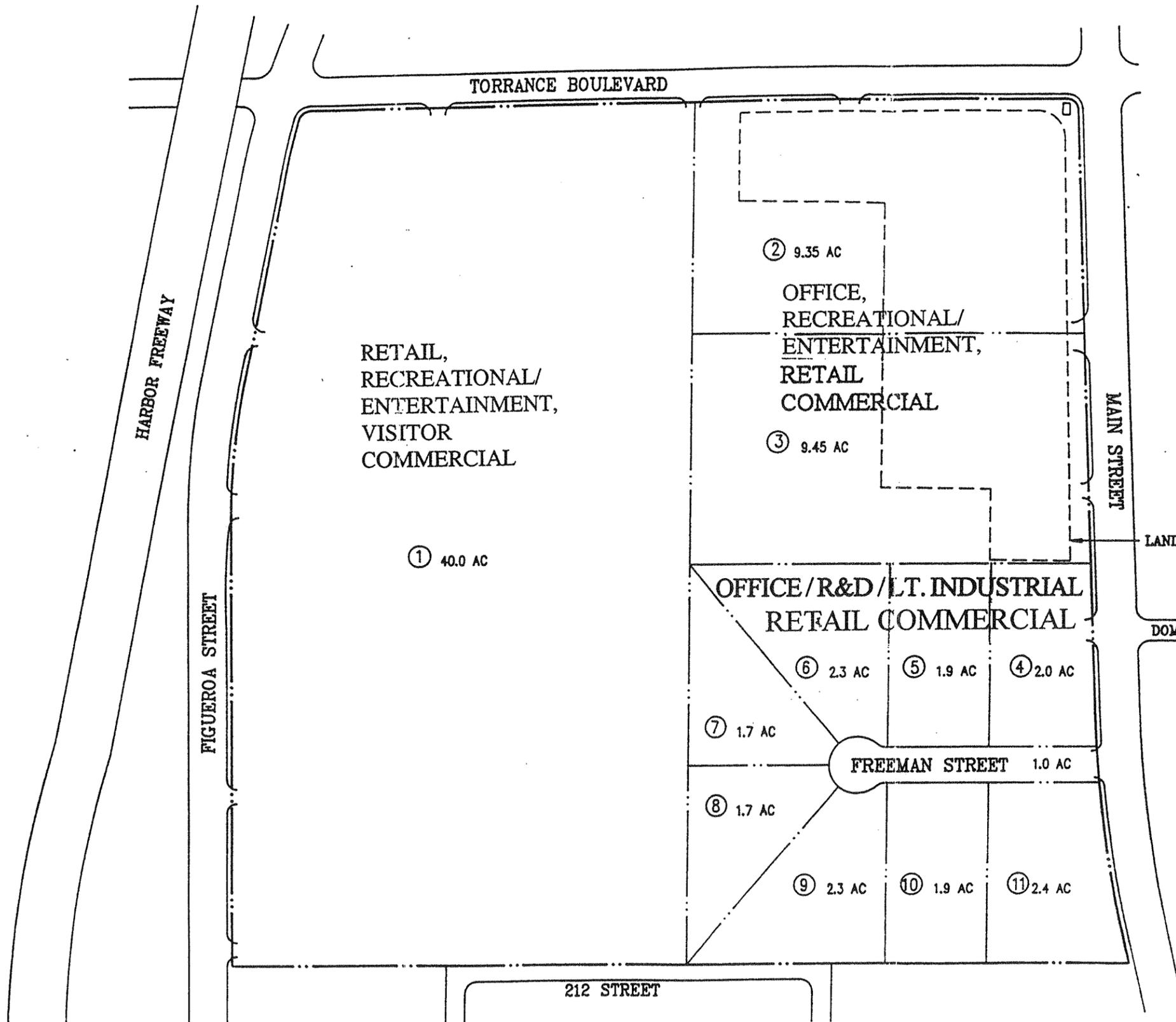
Business park development is proposed for the southeastern portion of the site. The site's proximity to the freeway will optimize its potential for corporate identity and accessibility. The business park is envisioned as a composition of office and light industrial buildings ranging from 1 to 6 stories facing a formal, tree-lined entry street.

LAND USE SUMMARY

The Land Use Plan on the following page is a schematic design which illustrates the maximum potential development of the site. Suggested land uses are shown on the Plan, however, due to the need for flexibility in the development program, alternate uses have been identified in the Site Development Standards section. Alternate uses are considered to be in conformance with this Specific Plan and will be processed in the same manner as described in the Implementation section.

The property is currently subdivided into 14 lots. To provide flexibility to the Map, individual projects may occupy multiple parcels or, if necessary, Lot Line Adjustments may be made to better accommodate development needs. At a future date, an additional subdivision map may be provided if required. Multiple related buildings, such as the 40 acre retail commercial center, may require further subdividing, but they are to be considered a single development. Actual building footprints and parking layouts will be submitted as development proceeds. All development within the Center will conform to the minimum criteria found in the Site Development Standards section of this report.

The Land Use Table provides a detailed description of the Plan, including land uses, acreage and other technical information.



LAND USE SUMMARY

LAND USE	PARCEL NUMBERS	ACRES	F.A.R.	BUILDING SQ. FT.	MAXIMUM STORIES
RETAIL, RECREATIONAL/ ENTERTAINMENT, VISITOR COMMERCIAL *	1	40.0	.35	640,000	2/RETAIL 10/VISITOR
OFFICE, RECREATIONAL/ ENTERTAINMENT, RETAIL COMMERCIAL **	2 & 3	18.8	.35	158,500	6
OFFICE/R&D LT. IND./RETAIL COMMERCIAL ***	4-11	16.2	.55	158,500	6
STREETS		1.0	-	-	-
TOTAL		76.0		957,000	-

- * Square footage is based on Retail Commercial use only. Visitor Commercial and Recreational/Entertainment uses would require an additional traffic analysis to assure conformance with the Specific Plan traffic report.
- ** Square footage is based on Office use only. Retail Commercial and Recreational/Entertainment uses would require an additional traffic analysis to assure conformance with the Specific Plan traffic report.
- *** Square footage is based on Office use only. Retail Commercial uses would require an additional traffic analysis to assure conformance with the Specific Plan traffic report.

LAND USE CONCEPT

EXHIBIT 6

