

# Introduction

The City of Carson (City or Carson) is situated in the South Bay/Harbor area of Los Angeles County, approximately 13 miles south of downtown Los Angeles. Located near the country's two busiest maritime ports—ports of Los Angeles and Long Beach—Carson has historically been an industrial community, that today is also a growing residential, education, and commercial hub. The city's roots in oil extraction and refining, and its location along the country's busiest freeway and freight corridor, led to extensive manufacturing, warehousing and distribution uses. Since incorporation as a city in 1968, government and community efforts have been focused on improving the quality of life of Carson residents in addition to strengthening the community as a jobs and economic powerhouse.

As Carson continues to flourish, it needs to respond to a number of new and ongoing challenges – providing for opportunities for additional housing; lessening pollution and promoting environmental justice; facilitating multi-modal mobility; ensuring provision of public facilities and services, parks and urban greenery; and promoting economic vitality and community vibrancy. Continued new development in the Core can help invigorate the community and foster community identity, while revitalization of the corridors can help provide neighborhood amenities and housing along pedestrian- and bicycle oriented greenways, knitting together the community. Continued efforts are also needed to remediate and productively use the several remaining closed landfills in the City.

The General Plan is the City's overarching policy document to guide growth and development. The General Plan is required by law in the State of California, and it identifies future needs related to land use, transportation, housing, open space, conservation, safety, and noise, and other topics germane to the city's development and conservation. The General Plan outlines the community's long-term vision and goals, but is also designed to serve as a useful a day-to-day implementation tool. It reflects the City's aspirations to foster a city that is family-friendly, affordable with a high-quality of life, and economically and socially vibrant, and engender civic pride.







## 1.1 The General Plan Purpose, Scope, and Process

### PURPOSE AND SCOPE OF THE GENERAL PLAN

The general plan is a statement of the community's vision of its long-term or ultimate physical form and development policies. The State of California mandates that "...each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning." (Govt. Code 65300). A city's general plan has been described as its development constitution – the set of policies within which development regulations and decisions must fit—and serves to:

- Establish a long-range vision that reflects the aspirations of the community and outlines steps to achieve this vision through its policies;
- Guide decision-making related to development, housing, transportation, environmental quality, public services, parks, open space, and environmental justice;
- Help Carson achieve compliance with applicable State and regional policies, including housing production and environmental regulations;

- Allow City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve environmental resources, and minimize hazards; and
- Provide the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance and future specific plans.

### GENERAL PLAN UPDATE PROCESS

The General Plan update (Carson2040 or Plan) is a comprehensive re-examination of Carson's planning context and the community's vision. It involved close collaboration with Carson residents and elected officials in a variety of forums to ensure that the Plan closely reflects the community's goals and priorities through the Plan's 2040 planning horizon. The General Plan update process went through multiple steps to culminate into a finished plan, which included:

- **Vision and Issue Identification.** Included community engagement and issue identification, and was undertaken via stakeholder meetings, meetings with City bodies, engagement with the General Plan Advisory Committee (GPAC), community workshops, and a citywide survey.



- **Existing Conditions, Trends, and Opportunities Assessment.** Included preparing background reports about existing conditions, opportunities, and challenges.
- **Alternatives, Preferred Plan, and Key Goals.** Included formulating three alternative land use and circulation strategies for the city, assessing public opinion about the alternatives, and identifying opportunities that warrant further analysis followed by identifying the community's preferred land use plan and developing policies that support this vision.
- **Draft and Final General Plan Environmental Impact Report (EIR).** Included preparing a Draft EIR for the General Plan and responding on comments received on this draft to produce the Final EIR.
- **The Housing Element for the 6th Cycle (2021-2029)** was adopted separately by the City Council in February 2022.

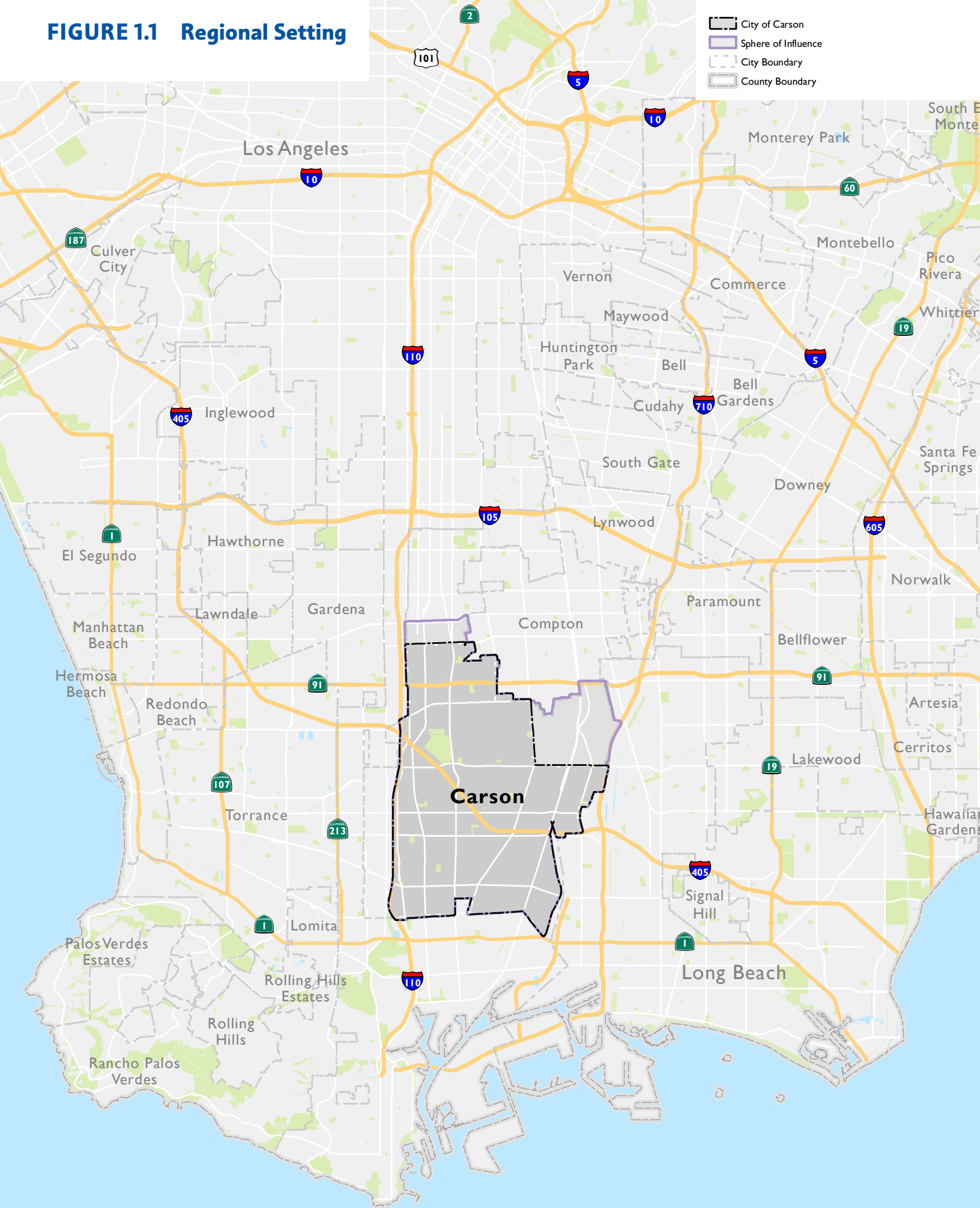
## 1.2 Planning Context

### REGIONAL LOCATION

Carson is approximately 19.2 square miles and is surrounded by other jurisdictions, including the City of Torrance to the west, City of Compton to the north, the City of Long Beach to the east, and the City of Los Angeles (which contains the Port of Los Angeles) to the South. The City is relatively flat with most elevations ranging from between 20 to 40 feet, with the exception of the Dominguez Hills in the northeast area of the City where elevations climb to 195 feet. The City's lowest points are at Del Amo Park with an elevation of 5 feet below sea level, and under water in the Dominguez Channel with an elevation of almost 15 feet below sea level. I-450 runs through Carson, and I-110 and I-710 are located just outside city boundaries, connecting Carson to other communities throughout the region. In addition, Carson is accessible via public transportation, including via bus and Los Angeles Metro light rail lines. The regional setting is depicted in Figure 1-1.



**FIGURE 1.1 Regional Setting**



Source: County of Los Angeles, 2017; City of Carson, 2020; Dyett & Bhatia, 2021





## PLANNING BOUNDARIES

The General Plan Planning Area (Planning Area), shown in Figure 1-2, is defined as the land area addressed by the General Plan. State law requiring each city to include in its General Plan all territory within the boundaries of the incorporated area as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code Section 65300). The Planning Area includes land within Carson’s City Limits and its Sphere of Influence (SOI). The SOI is defined as the ultimate physical boundary and service area of the city, and it encompasses both incorporated and unincorporated territory that is envisioned to be the City’s ultimate service area, and is established by the Los Angeles County Local Agency Formation Commission (LAFCO).

The Planning Area encompasses about 14,300 acres (approximately 22.3 square miles), of which 85 percent is in City Limits and the remaining 15 percent is in the SOI. As shown on Figure 1-2, the Planning Area is bounded by West Redondo Beach Boulevard and the City of Compton on the north, the City of Long Beach on the east, the Los Angeles neighborhood of Wilmington on the south, and I-110 and South Figueroa Street on the west. The SOI includes a portion of unincorporated Los Angeles County, located in the northeast section of the Planning Area north of Del Amo Boulevard and east of Wilmington Avenue.

## 1.3 Community Outreach

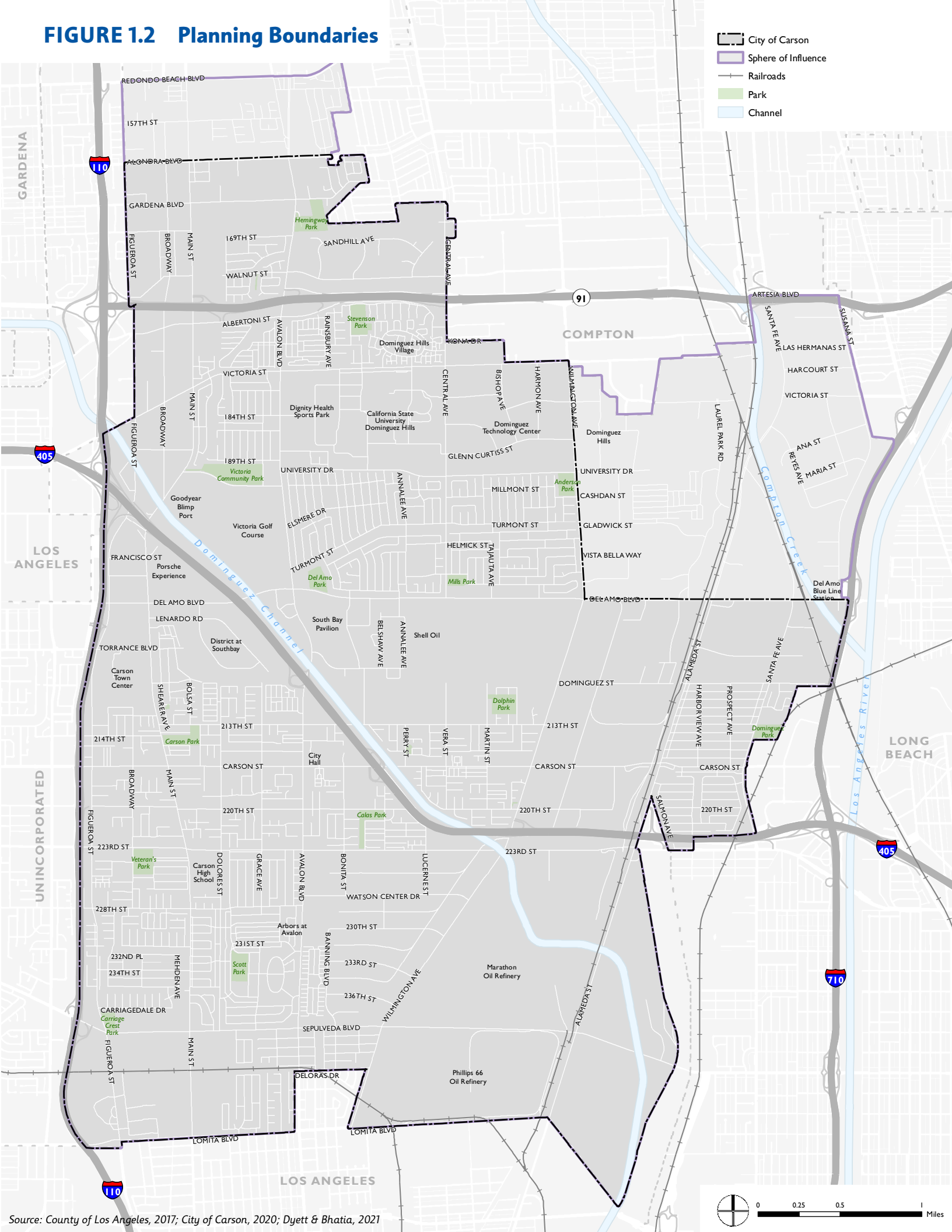
The General Plan update would not be possible without the input of Carson community members, stakeholders, elected officials, advisory groups, and all others that have an interest in the future of Carson. At the kickoff, a community visioning workshop held at Juanita Millender-McDonald Community Center, supplemented with neighborhood-scaled outreach, helped to establish early direction for this General Plan. An online community survey elicited community members’ visions for the future of Carson and major issues related to various aspects of life. Additional virtual and in-person public workshops and surveys were conducted to gather input on different plan alternatives as well as on the development of the final General Plan.

The City Council established a General Plan Advisory Committee (GPAC) to serve in an advisory role to the Planning Commission and the City Council on the General Plan update; the GPAC met regularly throughout the course of the project to help define community input into a shared vision, brainstorm issues and ideas, and review the policy content of the General Plan to ensure that it met the needs and desires of the community. Other community members also attended the GPAC meetings and provided input, along with City Council and Planning Commission workshops and hearings that were held throughout the General Plan Update process.

The ideas and feedback gathered through the community outreach process helped shaped the policies and approaches that are embedded within the Plan.



FIGURE 1.2 Planning Boundaries



Source: County of Los Angeles, 2017; City of Carson, 2020; Dyett & Bhatia, 2021





## 1.4 Vision for the Future

A vision is an aspirational description of what the community would like to be in the future. It is a summary of the shared goals to be achieved by the Carson General Plan and, along with the guiding principles, sets policy direction. The Vision Statement and Guiding Principles are based on input from the community, developed through stakeholder interviews, a community workshop and pop-up outreach, GPAC meetings, City Council and Planning Commission workshops, and an online community survey. Through the process of creating a vision as part of preparing the General Plan, community members provided their perceptions of future challenges, opportunities, and possibilities.

### VISION STATEMENT

*Carson in 2040 is a vibrant, diverse, and energetic place that embraces technology, creativity, and innovation. Residents have access to quality jobs, housing, education, services and a fiscally-sound government. Businesses have access to infrastructure, investment, workforce training, and a collaborative environment. The community is filled with thriving neighborhoods and strategically located new development with inviting spaces for working, living, learning, dining, gathering, and recreation.*







## GUIDING PRINCIPLES

The General Plan is organized into elements structured around the core values of the Vision and Guiding Principles, while meeting State law requirements for comprehensiveness. This section includes the Guiding Principles which guide the goals and policies listed in each element. Table 1-1 shows the relationship of each Guiding Principle to the General Plan elements.

### **Embrace development and technology that fosters an adaptable, modern city.**

As Carson's demographics and economy evolve, the city welcomes new technologies that complement an adaptive environment, such as public infrastructure for electric vehicles, wireless communication, and renewable energy. The General Plan encourages the development of flexible spaces that can adapt to changing patterns in population, retail trends, and job production. The "Future Unlimited" city will be promoted as a 21st century city that leverages new industries and ideas to shape the city of the future.

### **Promote vibrant, safe, and walkable mixed-use districts and neighborhoods, and revitalized corridors.**

The General Plan promotes "complete neighborhoods" with a range of everyday amenities within easy distances, and a richer array of activities and uses in all parts of the city. Districts and buildings should accommodate a diversity of complementary uses, including mixed flexible office space, retail, dining, residential, hotels, and other compatible uses, to foster vibrant, safe, and walkable environments. Public amenities are incorporated into mixed-used districts that are attractive to residents, workers, and students. The Plan aims to extend the energy of the successes of Carson Street's redevelopment to other major corridors, such as Avalon Boulevard, Main Street, Del Amo Boulevard, and Broadway. The General Plan promotes development that fosters revitalization, while ensuring scale and building heights are compatible with surrounding uses.



3

**Provide a diverse array of housing types to meet the needs of all segments of the community.**

The General Plan encourages and enables the development of a mix of housing types that provide Carson residents with choice and flexibility. Carson will meet its need for new housing to support future population growth and ensure that affordable and market-rate housing needs are met. Housing will be available across generations so that new residents, aging residents, workers, students, and families have access to quality housing. New housing can be provided on underutilized opportunity sites, as well as through the rehabilitation of older, lower-quality housing. The General Plan also seeks to promote live-work places in transitioning industrial districts.

4

**Support a diversified economy with a range of employment opportunities for all residents, a fiscally-sound local government, and investment in infrastructure.**

The General Plan promotes a diversified economic base and seeks to capitalize on Carson's location and assets—strong industrial economy, access to major freeways, rail corridors, airports, and the ports of Long Beach and Los Angeles, and the presence of California State University Dominguez Hills—by supporting and assisting business development and mitigating constraints to economic investment. The Plan identifies opportunity sites in a variety of infill locations that can attract hotel, office, industrial, and research and development uses, which in turn will provide jobs, cement Carson's importance in the regional and national economies, and help the City achieve fiscal sustainability. More jobs will be created within Carson, enhancing social and economic mobility for residents and reducing need for commuting into and out of the city. Carson will seek public-private partnerships and outside investment in order to improve infrastructure and attract major businesses and facilities.





5

**Encourage development of regional-scale destinations, as well as neighborhood-serving retail and amenities.**

Carson has a unique opportunity to develop a retail, entertainment, and hospitality destination center to serve the entire South Bay region at the confluence of the region's two major freeways—I-405 and I-110—an area historically dominated by landfills, waste transfer, recycling and other similar uses, where environmental remediation is nearly complete. Complementing this, the General Plan locates new neighborhood mixed-use centers to enhance resident access to neighborhood-serving stores, restaurants and other commercial uses that are presently (2018) principally clustered along Carson Street, at great distances from many neighborhoods.



6

**Foster harmony between industrial and residential land uses.**

Residential and industrial land uses, including heavy industrial and logistics, often border each other. Though many industrial facilities were designed to be compatible with nearby residential uses, there are abrupt transitions in some places between residential and industrial uses. The General Plan promotes developing greenways and transitional land uses along these edges to create buffers. Creating buffers will minimize noise and air pollution impacts on residents. The General Plan also explores the possibility of adjusting truck routes to limit areas of impacts on residential neighborhoods. Streetscapes along corridors will be enhanced in transition areas through planting of trees, attractive and visually consistent walls and fences, and high-quality design.



## 7

**Improve public health and sustainability.**

The General Plan addresses both the social and physical determinants of health. Public health is promoted through enhanced access to housing, education, and jobs; environmental remediation of sites; and minimizing exposure to hazardous materials. Carson will become a leader in clean industrial development with state-of-the-art facilities, pollution control measures, air quality monitoring, renewable and reliable energy sources, and brownfield redevelopment.

Greenhouse gas emissions from energy use and transportation—the two largest sources of emissions in Carson—are reduced by promoting green building techniques, renewable energy, and energy efficiency in new construction, and retrofit of existing buildings. The city will decrease its reliance on automobiles through increasing access to public and active transportation, and infrastructure improvements to promote walking, biking, ride-sharing, and zero emissions vehicles.

## 8

**Promote development of a cohesive open space system.**

The General Plan seeks to promote development of a cohesive urban open space system, anchored by an open space recreational corridor along Dominguez Channel, with pedestrian and bicycle linkages to surrounding neighborhoods and community parks. The General Plan supports a balance of active and passive recreational opportunities to serve all segments of the population, while ensuring that these facilities can be maintained over time.

As the city grows, Carson will provide adequate park and recreational facilities for both an increased population and changing demographics. New open spaces may be created through extending the concept of the public realm with new open space developed as plazas, privately-owned public open spaces, publicly owned park facilities, multi-use paths, and greenways.





9

### Enhance the public realm and promote quality design.

A cohesive image for Carson can be cultivated through consistent streetscapes, improved sidewalks, well-maintained landscaping, and building design integrated with the public realm. Design diversity and visual richness are encouraged by promoting a variety of architectural building styles and promoting high-quality design.



10

### Emphasize a diversity of transportation modes and choices.

The General Plan incorporates the development of “complete streets,” which aims to improve connectivity, accessibility, and safety for all modes of transportation, and promotes redesign of arterials that traverse the city to promote bicycle movement and easier pedestrian crossings. New roadway and pedestrian connections will result in less circuitous traffic, and help connect neighborhoods to schools, daily services, recreation, and other amenities, and key destinations such as the Del Amo Blue Line Station and the Carson Street corridor. Pedestrian safety can be improved through crosswalks, bulbouts, and signal timing.





**TABLE 1.1: GUIDING PRINCIPLES AND GENERAL PLAN RELATIONSHIP**

		GENERAL PLAN ELEMENT									
CARSON2040 GUIDING PRINCIPLES		Land Use and Revitalization	Circulation	Community Character and Design	Recreation and Active Lifestyle	Community Health and Environmental Justice	Community Services, Education, and Safety	Open Space and Environment Conservation	Noise	Economic Development	Housing (separate update from GP)
1.	Embrace development and technology that fosters an adaptable, modern city.	○	●							●	
2.	Promote vibrant, safe, and walkable mixed-use districts and neighborhoods, and revitalized corridors.	●	●	●			○				
3.	Provide a diverse array of housing types to meet the needs of all segments of the community.	●		●		○					●
4.	Support a diversified economy with a range of employment opportunities for all residents, a fiscally-sound local government, and investment in infrastructure.	○		○		●				●	○
5.	Encourage development of regional-scale destinations, as well as neighborhood-serving retail and amenities.	●		●						●	
6.	Foster harmony between industrial and residential land uses.	●		○	●	●	●	●			
7.	Improve public health and sustainability.	○	●	○	○	●	●	●	○		○
8.	Promote development of a cohesive open space system.				●			●			
9.	Enhance the public realm and promote quality design.	○		●						○	
10.	Emphasize a diversity of transportation modes and choices.		●	○	○	○				○	



Most Closely Related to Core Value



Closely Related to Core Value



## 1.5 Related Plans, Programs, and Reports

The City maintains specific, area, and master plans to implement policies addressing specific geographic areas (such as along Carson Street); a specific topic of importance to the community (such as bicycle infrastructure or economic development); or the provision of public facilities. State law requires that such plans and implementing programs such as the Capital Improvements Program, be consistent with the General Plan. In 2018, the City of Carson became a California chartered city; recently-adopted State laws also extend requirements for zoning consistency with general plan to charter cities.<sup>1</sup> Plans and studies that play a significant role in the development or implementation of the General Plan are described in this section.

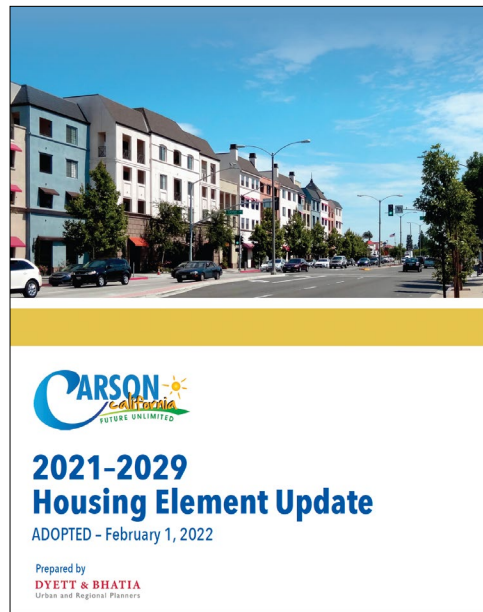
### CARSON HOUSING ELEMENT

As part of a jurisdiction's General Plan, California state law requires the adoption of a Housing Element to identify and address the community's housing needs. Unlike the General Plan, however, the Housing Element must be updated every eight years to reflect changing conditions, community objectives, and goals. The 2021-2029 Housing Element for the City of Carson coincides with the City's 2040 General Plan Update and sets forth the City's housing priorities and goals, as well as its vision for both short- and long-term development.

The Housing Element reflects the Regional Housing Needs Assessment (RHNA) as determined by the Southern California Association of Governments (SCAG) for the Sixth Cycle Housing Element Update, covering the years 2021-2029. The Element sets forth a strategy to address the City's identified housing needs, including specific implementing programs and activities.

### CARSON MUNICIPAL CODE AND ZONING ORDINANCE

The Zoning Ordinance is an important tool for implementing the General Plan proposals on privately-owned sites and should be updated to be consistent with the General Plan once the plan is adopted by the City. The Zoning Ordinance provides permitted land uses and development standards for



each category of land use. In addition to zoning designations, specific plan and overlay areas are governed by unique detailed land use regulations. As with the General Plan, zoning designations do not always coincide with existing land uses and development intensities as built. Carson's Zoning Ordinance only applies within City Limits, whereas the SOI is under Los Angeles County zoning regulations.

### RELATED GENERAL PLAN REPORTS

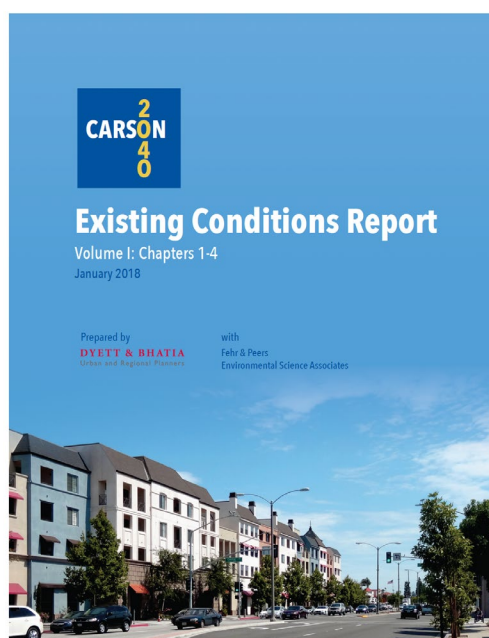
The General Plan update process involved preparation of several reports that contain background information and technical analysis. These reports do not represent adopted City policy but provide information that may be useful to consult as need arises.

#### Existing Conditions Report

As part of the General Plan update process, an Existing Conditions Report was produced to provide background information and technical analysis to inform the planning process. The report describes Carson's planning context and delves into the topics of land use and development, community design, the economy and demographics, transportation, public services and facilities, environmental resources, environmental justice, hazards, noise, and planning issues and options.

<sup>1</sup> Govt. Code 65860.





## Environmental Impact Report

The General Plan is accompanied by a program Environmental Impact Report (EIR) prepared according to the California Environmental Quality Act (CEQA). The EIR is a detailed analysis of the potential environmental effects of the General Plan by evaluating alternatives to the proposed project. The EIR ensures environmental opportunities and constraints are identified and incorporated into the planning process and informs policies that can mitigate any adverse environmental effects of the Plan. This General Plan is "self-mitigating" in that it includes policies and programs designed to mitigate adverse impacts of growth. The EIR was prepared in parallel with the General Plan to inform policies that can mitigate or reduce adverse environmental effects of the Plan.

## RELATED CITY PLANS

The following plans adopted by the City helped inform the direction of policies within the General Plan.

### City of Carson Climate Action Plan (2017)

Carson's Climate Action Plan (CAP) serves as a guide for action by setting Greenhouse Gas (GHG) emission reduction goals and establishing strategies and policy to achieve desired outcomes over the next 20 years. The CAP summarizes

existing sustainability efforts and sets reduction measures across five broad categories—land use and transportation, energy efficiency, energy generation and storage, solid waste, and urban greening.

### Carson Neighborhood Villages Plan Study (2019)

The Neighborhood Villages Plan was completed in the early stages of the General Plan update through a parallel process. The plan is a study that was meant to inform the General Plan rather than be adopted by the City. Thus, this plan does not necessarily represent adopted City policy. This plan identifies four residential areas in Carson—called "Neighborhood Villages"—and includes overall design strategies and policy frameworks for streetscape and transportation improvements within these areas. In addition to urban design considerations, the plan proposes a "slow-speed" street network for bicycle improvements and a Neighborhood Electric Vehicle (NEV) Network for increase different transportation options and reducing GHG emissions. Improving connectivity to goods and services through neighborhood nodes is also a key theme for Neighborhood Villages. Chapter 4: Community Character and Design and Chapter 5: Circulation supports the strategies identified in the Neighborhood Villages Plan.



## Carson Street Mixed-Use District Master Plan (2006)

The Carson Street Master Plan is intended to achieve the vision of “the creation of a distinct district along the Carson Street corridor with a ‘main street’ character, featuring a unique pedestrian-friendly mixed-use environment.” The plan contains a series of recommendations, design guidelines, and implementation strategies intended to encourage economically feasible development along Carson Street. The plan focuses on a nearly two-mile section of Carson Street between I-405 and I-110. Since the plan was adopted, the City has implemented or is in the progress of implementing several of the plan’s recommendations, including bicycle lanes, signage, gateways, and mixed-use development.

## Carson Vision Plan (2016)

The Carson Vision Plan pertains to a 640-acre area around the 168-acre Boulevards at South Bay Specific Plan site. The Vision Plan provides a framework for how the area can be utilized over time in a way to better serve the needs of Carson and the South Bay community. The Vision Plan includes the Victoria Golf Course, Porsche Experience, Goodyear Blimp, K-Mart, the former landfill, and commercial development on the southwest corner of Del Amo and Avalon boulevards. The Plan details a land use plan for the area, evaluates market potential for new development, and establishes implementation strategies.



# 1.6 General Plan Organization

## GENERAL PLAN STRUCTURE

California grants local authorities’ power over land use decisions. As a result, cities have considerable flexibility in preparing their general plans as long as State requirements are met. The California Government Code establishes both the content of general plans and rules for their adoption and subsequent amendment. Together, State law and judicial decisions establish three overall guidelines for general plans; they should be:

- **Comprehensive.** The general plan must be geographically comprehensive, applying throughout the entire incorporated area and the SOI. The general plan must also address the full range of issues that affect the city’s physical development.
- **Internally Consistent.** The general plan must fully integrate its separate parts and relate them to each other without conflict. “Horizontal” consistency applies as much to figures and diagrams as to the general plan text. It also applies to data and analysis as well as policies. All adopted portions of the general plan, whether required by State law or not, have equal legal weight. None may supersede another, so the general plan must resolve conflicts among the provisions of each element.
- **Long-Range.** Because anticipated development will affect the city and the people who live or work there for years to come, State law requires every general plan to take a long-term perspective. This General Plan uses the year 2040 as its planning horizon.

Additionally, State law requires all general plans to include eight mandatory elements: land use, circulation, conservation, open space, safety, noise, housing, and environmental justice. Carson2040 includes the mandatory elements plus additional elements that the City has determined to be of importance. Table 1-2 summarizes the relationship between State required elements and their associated chapters.



**TABLE 1.2: STATE REQUIREMENTS AND GENERAL PLAN RELATIONSHIP**

<i>Required Element</i>	<i>Location(s) in General Plan</i>
Land Use	Chapter 2: Land Use and Revitalization
Circulation	Chapter 3: Circulation
Conservation	Chapter 8: Open Space and Environmental Conservation
Open Space	Chapter 8: Open Space and Environmental Conservation
Safety	Chapter 7: Community Services, Education, and Safety
Noise	Chapter 9: Noise
Environmental Justice	Chapter 6: Community Health and Environmental Justice
Housing	Contained in a separate document

The Carson General Plan is organized into ten chapters:

- 1. Introduction.** This chapter presents the Vision and Guiding Principles that guide Carson2040, context and background for the Planning Area, summarization of community outreach, related plans, and overall General Plan organization and amendments.
- 2. Land Use and Revitalization.** This chapter provides the physical framework for development in the Planning Area through inclusion of Land Use Diagram and land use classification descriptions. It establishes policies related to location and intensity of development, and citywide land use policies.
- 3. Connectivity.** This chapter includes policies, programs, and standards to enhance capacity and circulation. It identifies future improvements and addresses alternative transportation systems bicycling and pedestrian facilities, and parking.
- 4. Community Character and Design.** This chapter provides policies and direction on design approaches for key areas throughout Carson, including within the Core, Neighborhood Villages, employment centers, and Greenway Corridors.
- 5. Recreation and Active Lifestyle.** This chapter outlines policies and standards relating to parks and recreation, including park classifications, opportunities for future parks, and design and programming.
- 6. Community Health and Environmental Justice.** This chapter addresses topics related to public health and environmental justice, including policies to improve community health and reduce pollution exposure for areas identified as disadvantaged communities.
- 7. Community Services, Education, and Safety.** This chapter seeks to enhance the quality of life for Carson residents and promote a healthy and livable community. It includes policies related to education and community facilities, public safety services, seismic and geologic hazards, flood hazards, and hazardous materials.
- 8. Open Space and Environment Conservation.** This chapter outlines policies relating to habitat, open space, cultural, and biological resource conservation, water quality, air quality, solid waste and recycling, greenhouse gas emissions, and climate change.
- 9. Noise.** This chapter includes policies to reduce unwanted noise and expose throughout Carson.
- 10. Economic Development.** This chapter outlines the City's economic development objectives and serves to ensure that economic decision-making is integrated with other aspects of the city's development.

In addition, housing elements are a part of a jurisdiction's General Plan to address the community's housing needs, prioritize housing goals, and to establish housing-related programs. Housing elements are required by State law to be updated more frequently than the General Plan and are typically published as separate documents. Carson's 2021-2029 Housing Element was adopted by the City Council in February 2022 and is published separately.

## POLICY STRUCTURE

Each element of the General Plan includes background information to establish the context for the goals and policies in the chapter. This background material is not a comprehensive statement of existing conditions, nor does it constitute adopted City policy, except where noted (such as Land Use Designations and Density/Intensities). Within each element, the combination of goals and policies provide direction on how to implement the City's Vision. Goals and policies are adopted law and are consolidated at the end of each element for easy reference. The policy structure includes:

- **Guiding Policies**, which are the City's statements of broad direction, philosophy, or standards to be achieved.
- **Implementing Policies**, which are specific statements that guide decision-making and are commitments to specific actions. They may refer to existing programs or development standards or call for the establishment of new ones.

Together, these goals and policies articulate a direction for Carson, in alignment with the community Vision and State law, that the General Plan seeks to achieve. They also provide protection for the City's resources by establishing planning requirements, programs, standards, and criteria for project review. Policies are sometimes followed by explanatory text in italics; these provide a greater context for the policies, but in themselves do not represent adopted policies of the General Plan.

## IMPLEMENTATION

The General Plan is implemented by the decisions of the Planning Commission, City Council, and guides City staff administration. The Zoning Ordinance within the Carson Municipal Code and specific plans provide a specific direction for regulations, detailed use classifications, and standards. The Zoning Map must be consistent with the General Plan Land Use Diagram, but it will not be identical to it. Future specific plans also must be consistent with the General Plan.

## AMENDMENTS TO THE GENERAL PLAN

The General Plan is a living document. As such, it should be updated periodically as site-specific circumstances change from the time of writing, to respond to new State or federal law, or to modify policies that may become obsolete or unrealistic over time. State laws that come into effect after the General Plan has been adopted supersede

Changes in policy as well as the development of unforeseen opportunities or needs will require amendment of the General Plan. Per California Government Code Section 65358, no mandatory element of this General Plan may be amended more frequently than four times during any calendar year. Within this limitation, amendments may be made at any time as determined by City Council, and each amendment may include more than one change to the Plan. Any changes or updates to background materials that do not affect goals, policies, or other adopted portions of the General Plan are not considered General Plan amendments.

