



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: April 22, 2014
SUBJECT: General Plan Workshop
APPLICANT: City of Carson
REQUEST: Workshop to familiarize the Commission with the purpose of the General Plan, goals and policies, and items that should be considered in future updates
PROPERTY INVOLVED: N/A

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

I. Introduction

This is the first of a series of workshops to familiarize the Commission with the purpose of the General Plan, the overview of goals and policies, identification of issues in the General Plan that need further discussion, and the discussion of new issues that should be considered in the General Plan. The recommendation of the Planning Commission, if any, will be forwarded to the City Council for further consideration. Separate workshops will be conducted for each of the nine elements of the General Plan. At this workshop, staff will discuss the general framework of the General Plan and a portion of the Land Use Element.

II. Background

What is a General Plan?

A General Plan is a comprehensive long-range planning tool that local governments create to guide the growth of the community. It serves as a land use constitution for the community to evaluate new development and improvements for conformity. It generally has a ten to twenty year time frame.

General Plans in California

The State of California requires all local governments to have a general plan and sets specific guidelines for what must be included and how a plan must be adopted. The state guidelines also suggest that general plans should be reviewed and updated as required.

History of the Carson General Plan

Carson's last comprehensive General Plan update was done in the early 1980's. The City Council recognized the need for making the plan more current and a new General Plan update process was begun in 1997. The Council also recognized the importance of citizen involvement in the process.

The first phase of work focused on citizen participation and the identification of issues and resulted in the adoption of the Carson Vision in September 1997. The General Plan Advisory Committee (GPAC) was established in February 2000 to provide representative community input to the development of policy direction. The existing conditions report and the market analysis were completed in April 2000 to provide the necessary background for the policy work to follow. The GPAC recommended alternative land uses and reviewed preliminary goals and policies.

Seven commissions, including the Planning Commission, held work sessions between April and November 2002 to review the various elements of the General Plan Update. The Planning Commission held several public hearings before completing its recommendations on October 14, 2003.

The City Council held public hearings on May 18, 2004 and June 15, 2004. The City Council closed the public hearing and continued its discussion of the General Plan Update to July 6, 2004, July 20, 2004 and September 7, 2004. The City Council held



a workshop on September 20, 2004 to allow further discussion of alternatives. The City Council approved the General Plan Update on October 11, 2004.

Components of the Carson General Plan

City's General Plan is divided into nine elements which include all state mandated elements and optional elements:

- Land Use (State mandated element)
- Economic Development (optional element)
- Transportation and Infrastructure (State mandated element)
- Housing (State mandated element)
- Safety (State mandated element)
- Noise (State mandated element)
- Open Space and Conservation (State mandated element)
- Parks, Recreation, and Human Services (optional element)
- Air Quality (optional element)

Developing a general plan is a significant undertaking. Beginning with a big picture perspective before delving into detail makes the effort much more understandable and comprehensive. With this in mind, the Carson General Plan was developed using the following hierarchical system:

- **Framework.** A framework is the structure on which the rest of the General Plan is built.
- **Guiding Principle.** A guiding principle is an assumption, fundamental rule, or doctrine that guides general plan goals, policies and implementation strategies.
- **Goal.** A goal is a direction setter. It is an ideal future end, condition, or state related to public health, safety, or general welfare toward which planning efforts are directed. A goal is a general expression of community values and works to further the guiding principle under which it falls.
- **Policy.** A policy is a specific statement that guides decision-making. It indicates a clear commitment of the local government. A policy is based on goals, as well as current and future trends.
- **Implementation Strategies.** An implementation strategy is an action, procedure, project, program, or technique that carries out a policy.

Administering the Carson General Plan

This section of the General Plan states:

"It is the intent of the City Council to implement this General Plan by establishing annual planning goals based on the Plan, developing implementing ordinances and regulations, and providing the requisite staff resources. The City Council is also mindful that its intention to implement this General Plan is based on the availability of funding and that some goals, policies, and programs might not be achieved if funds are unavailable. Once adopted, the General Plan does not remain static. As time goes on, the City may determine that it is necessary to revise portions of the text or add policies or programs to reflect changing circumstances or philosophy.

State law provides direction on how cities can maintain the General Plan as a contemporary policy guide: it requires each planning department to report annually to the City Council on "the status of the plan and progress in its implementation" (Government Code Section 65400[b]). The City Council may respond to the planning department review by setting goals for the coming year. In addition, the City should review the Plan every five years to determine whether or not its content and policies are still appropriate and consistent with community values and conditions."

III. Analysis

Frame Work of the Carson General Plan

The frame work of the Carson General Plan is sustainable development. Sustainable development means following principles that provide for today's needs while ensuring that future generations have the resources available to meet their needs. It means enhancing the quality of life today and tomorrow. It means to provide balance. Balance of economic growth and environmental preservation, balance of housing and jobs, balance of technology and reduction in pollution and waste, balance of economic development and environmental justice, balance of alternative transportation types. Sustainability involves conflicts—and balance—among the factors of environment, equity, and economy.

Land Use Element 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 which incorporate 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.

Land Use Element Goals, Policies, and Implementation Measures

The issues, goals, policies, and implementation measures of the Land use Element have been included as Exhibit 1. At the workshop, as time allows, staff will initiate the discussions on the Land Use Element. Exhibit 2 provides some information regarding proposed legislation regarding potential financing tools for clean-up and development of brownfields. If passed, this would be a great tool for the City to assist in development of the brownfields.

IV. Recommendation

That the Planning Commission:

- DISCUSS the issues in this report; and
- RECEIVE AND FILE.

V. Exhibits

1. General Plan Land Use Element Issues, Goals, Policies, and Implementation Measures
2. Representative Hahn's Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014

Prepared by: _____

Saied Naaseh, Associate Planner

Reviewed by: _____

John F. Signo, AICP, A/Planning Manager





Table LU-2
Land Use Summary

Land Use		Acreages
Residential		
Low Density		2,463.2 AC.
Medium Density		129.6 AC.
High Density		347.1 AC.
Commercial		
General Commercial		220.1 AC.
Regional Commercial		226.3 AC.
Industrial		
Business Park		290.7 AC.
Light Industrial		2,108.6 AC.
Heavy Industrial		2,648.0 AC.
Other		
Mixed Use – Residential		158.7 AC
Mixed Use – Business Park		302.3 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

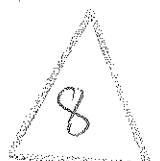
LU-IM-1.5: Encourage the Federal government to enact the following measures:

- 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





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 Regional Commercial, Light Industrial and Business Park.
- 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 meets 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 pacing 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



Saied Naaseh

Subject: FW: Rep. Hahn introduces the Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014
Attachments: Stakeholder Support - Final.doc; Brownfield Record Statement.doc; HAHN_035_xml (3).pdf; Senator Feinstein letter from Mayor Dear.pdf

From: john Young [mailto:john@johnyoungadvocacy.com]

Sent: Monday, March 10, 2014 9:25 AM

To: James Dear; Lula Davis-Holmes; Elito Santarina's Yahoo; Albert Robles; Mike Gipson

Cc: Jackie Acosta; Barry Waite; Linda Mann; Margie Revilla; Amelia Soto; Karen Avilla; 'john young'

Subject: Rep. Hahn introduces the Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014

Mayor Dear and Council Members,

Rep. Janice Hahn has introduced the *Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014*. Below and attached is the statement that we drafted for the record, which highlights The Boulevards at South Bay project. Also attached and below is the stakeholder support letter that was delivered to the Hill last week.

The bill has bipartisan support. Rep. Gibson (R-NY) is an original cosponsor and Rep. Dave Joyce (R-OH) (a member of the appropriations committee) has agreed to cosponsor the legislation as well. We will be working to secure additional cosponsors on key appropriation and authorizing committees over the coming weeks.

This bill is important to the City of Carson because it would position and provide the City with a tool to assist in financing a large redevelopment project, like the Boulevards, in the future. With the loss of redevelopment funding in California and the number of large brownfield sites still in Carson, this makes this policy initiative all the more important and vital to the City's future redevelopment portfolio and vision.

Also, the *Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014* is being presented before two committees at the National League of Cities Conference this week. We will be working to secure additional support in other parts of the Country for our legislation.

For next steps we are working with Senator Feinstein's office to have a Senate companion bill introduced soon. (see attached letter from Mayor Dear to Senator Feinstein).

Additionally, we are preparing questions for House Appropriation Committee Members to ask HUD Secretary Donovan at Thursday's FY 15 Budget hearing on implementation approaches for the *Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014*. We are working with our Congressional sponsors and stakeholders to move the bill during the appropriations process.

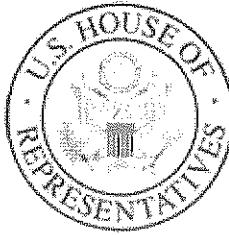
I will keep you updated as this legislation and other issues of interest to the City move forward.

Best,

John

EXHIBIT NO. 02

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UNITED STATES REPRESENTATIVE JANICE HAHN (CA-44)

Washington, DC [\(202\) 225-8220](tel:(202)225-8220) San Pedro, CA [\(310\) 831-1799](tel:(310)831-1799) www.hahn.house.gov

For Immediate Release
March 6, 2014

Contact: Breelyn Pete
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Hahn Introduces Legislation to Facilitate Brownfield Redevelopment Projects

Washington, DC— Today, Congresswoman Janice Hahn (CA-44), along with Congressman Chris Gibson (NY-19), introduced the *Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014*. This bipartisan legislation will put major redevelopment projects back in reach of local governments at a critical time in their economic recovery by re-establishing a guaranteed financing program for brownfields at the U.S. Department of Housing and Urban Development (HUD). This will ultimately make it easier for local communities to transform large scale brownfields into successful redevelopment projects, such as *The Boulevards* project in Carson, CA. Brownfields are sites that were formally industrial lots and have remained unusable due to the cost of initial clean up.

"Redevelopment of these brownfields means transforming industrial blight into a driver of local and regional economic growth," said Congresswoman Hahn. "While these sites need upfront investment, they represent incredible opportunities for local revitalization and job creation. Unfortunately, there is no current federal funding apparatus to support local communities to begin work on large brownfield development sites. This bill will attract critical private sector resources that will finally allow more large brownfield developments to move forward."

"Throughout Upstate New York, we have project proposals that are in need of innovative financing mechanisms," said Congressman Gibson. "This bipartisan concept would allow critical development projects to move forward in a way that creates jobs and revitalizes communities."

"The City of Carson applauds Congresswoman Hahn's leadership in introducing the *Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014*," said Carson Mayor Jim Dear, "The Boulevards at South Bay Project, in Carson served as the inspiration for this federal initiative, and is home to the largest redevelopment project in the last decade in the state of California. This legislation will provide the necessary tools for other cities like Carson in our region and across the country to create impactful redevelopment, economic vitality and sustainability projects. The City of Carson eagerly looks forward to working with Congresswoman Hahn on enacting this important and timely legislation for the benefit of our community."

"We have seen success redeveloping brownfields in my own district," added Congresswoman Hahn. "In Carson, The Boulevards project, once a landfill, will now feature two hotels, retail space, affordable housing,

office buildings, restaurants and a movie theater—reviving the local economy and creating a new safe space for the community.”

The Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014 has broad public and private stakeholder support including, Weston Solutions, CH2M Hill, Parsons Brinckerhoff, the American Council of Engineering Companies, Smart Growth America, the U.S. Conference of Mayors, the National League of Cities, the National Brownfield Association, the League of California Cities, the California State Association of Counties, and the city of Carson, California.

###

CONGRESSWOMAN JANICE HAHN (CA-44) Record Statement

Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014

Mr. Speaker: Today, I introduced the “*Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014*,” legislation that will help redevelop large brownfield redevelopment projects that have the potential to create jobs, provide affordable housing opportunities and transform regional economies.

Across the country, from Baltimore to Los Angeles, there are large redevelopment sites that communities have identified

as the economic development futures of their regions. Older manufacturing sites, retired steel mills, automotive legacy sites and landfills within communities are in need of transformation.

These sites, known as brownfields, are untapped resources that, when environmentally remediated and redeveloped, will address tax base shortfalls, provide affordable housing, create jobs, attract new businesses as well as unify communities with planned sustainable development that will meet the needs of a changing economy and a growing population.

For instance, in my district, the city of Carson provides a shining example of how large brownfield properties can be redeveloped and transformed into successful redevelopment projects.

In 2003, using \$90 million of redevelopment funding, Carson invested in the cleanup of an 160 acre site along the 405. Immediately, the private sector matched the city's funding and the project moved forward with the cleanup of the site.

The project, called *The Boulevards*, is set to finish construction in 2016, and will have two hotels, retail space,

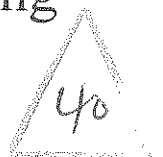
affordable housing, office buildings, restaurants and movie theatres that will raise an estimated \$107 million in property tax revenues over the next 30 years.

The Boulevards is a great investment for Carson and for the region and will ultimately end up paying for itself. What's changed for Carson, like most communities, is that they do not have another \$90 million dollars to quickly redevelop their other large brownfield projects.

Unfortunately, there is no current federal funding or financing mechanism to support and leverage local and private sector resources to move large brownfield redevelopment sites forward.

While *Title I of the 1949 Housing Authority Act* used to provide a line of federal credit to local communities to undertake major redevelopment projects during the 1970's, this was later replaced with the current Community Development Block Grant (CDBG) program administered by HUD. And CDBG funds are currently stretched too thin to be able to adequately address the needs of large scale redevelopment projects.

Additionally, private lenders are hesitant to loan money for these projects since the extensive remediation and clean up of these sites means investors aren't going to begin seeing returns for possibly a decade or longer.



That's why I have introduced the *The Brownfield Redevelopment and Economic Development Innovative Financing Act of 2014*. This bill creates a pilot program that re-establishes a partnership with communities by providing the HUD Secretary the authority to guarantee the repayment of principal and interest on loans made by lenders to local governments for large brownfield redevelopment projects.

By providing a federally backed loan guarantee for brownfield redevelopment, this will eliminate traditional lending risk and thus attract private resources for projects that otherwise wouldn't have received funding. At the same time, this bill grants local governments enough time to remediate and develop their properties so they won't need to begin making loan repayments until they start receiving revenue.

These tools will provide communities with the ability to make an immediate and long term economic impact on their region and will be the drivers that help move our national economy forward.

That is why this bill is supported by public and private stakeholders alike, including, Weston Solutions, CH2M Hill, Parsons Brinckerhoff, the American Council of Engineering Companies, Smart Growth America, the U.S. Conference of Mayors, the National League of Cities, the National



Brownfield Association, the League of California Cities, the California State Association of Counties, and the city of Carson, California.

By providing a platform for partnerships and innovative financing tools, we will finally arm communities with the necessary tools to fully plan, invest and develop their futures.

