

# Carson Vision Plan

Second Landowner Meeting

City of Carson | May 3, 2016

Consultant Team: PlaceWorks  
Kosmont Companies

# WHY A VISION PLAN?

- ◆ Upcoming projects will change the real estate market in the area
- ◆ Area historically functioned as regional location for unwanted land uses (landfill, storage, etc.)
- ◆ Opportunity to create a new front door for future visitors/customers
- ◆ Desire to comprehensively address this area (land use, mobility, and infrastructure)
- ◆ Need to evaluate future land uses in light of environmental issues



# MEETING PURPOSE

- ◆ Present draft land use recommendations and collect your input
- ◆ Highlight key opportunities and constraints
- ◆ Identify potential implementation strategies





# PLANNING PROCESS

- ◆ Meet with property owners
- ◆ Interview Councilmembers
- ◆ Prepare a draft Vision Plan
- ◆ **Meet with property owners to review draft Vision Plan**
- ◆ Community meeting to share the draft Vision Plan
- ◆ Present draft Vision Plan to the City Council
- ◆ Future implementation through a Specific Plan or other tool



# EXISTING BUSINESSES

- ◆ Vision Plan will not affect the right of any existing business to continue to operate
- ◆ Vision Plan will not result in the City taking anyone's property
- ◆ Vision Plan will include “next steps” for how the City might implement land use changes in the future (via one or more Specific Plans)





# STUDY AREA

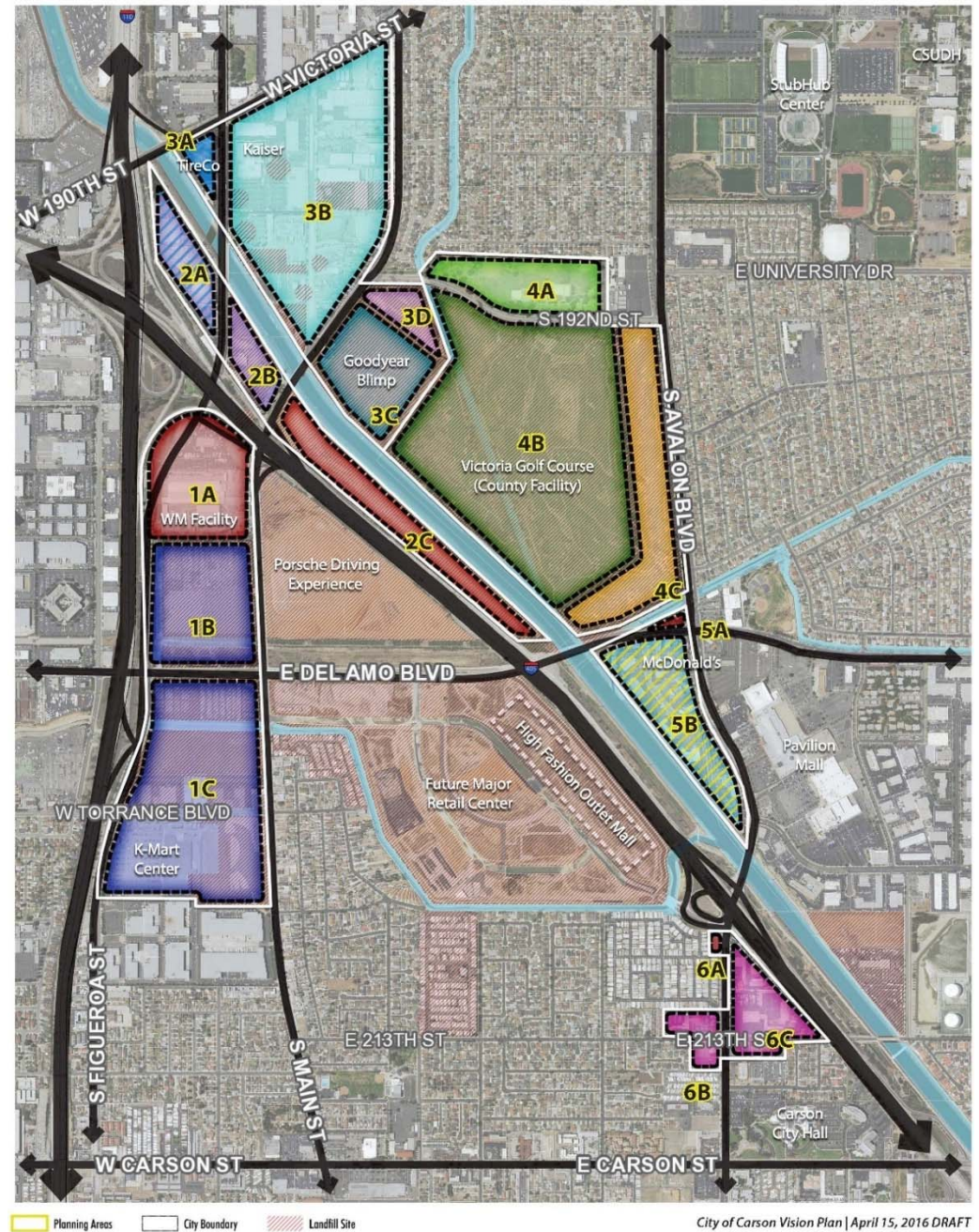
- ◆ 638 acres
- ◆ 6 Planning Areas
- ◆ Does not include 157-acre site or Porsche Driving Experience
- ◆ Good access to/from I-405 and I-110 freeways





# DRAFT VISION PLAN

- ◆ Identification of 18 subareas
- ◆ Proposed land uses include a range of commercial, industrial, residential, and mixed-use areas
- ◆ Based on conversations with Council, property owners, market analysis, and environmental constraints

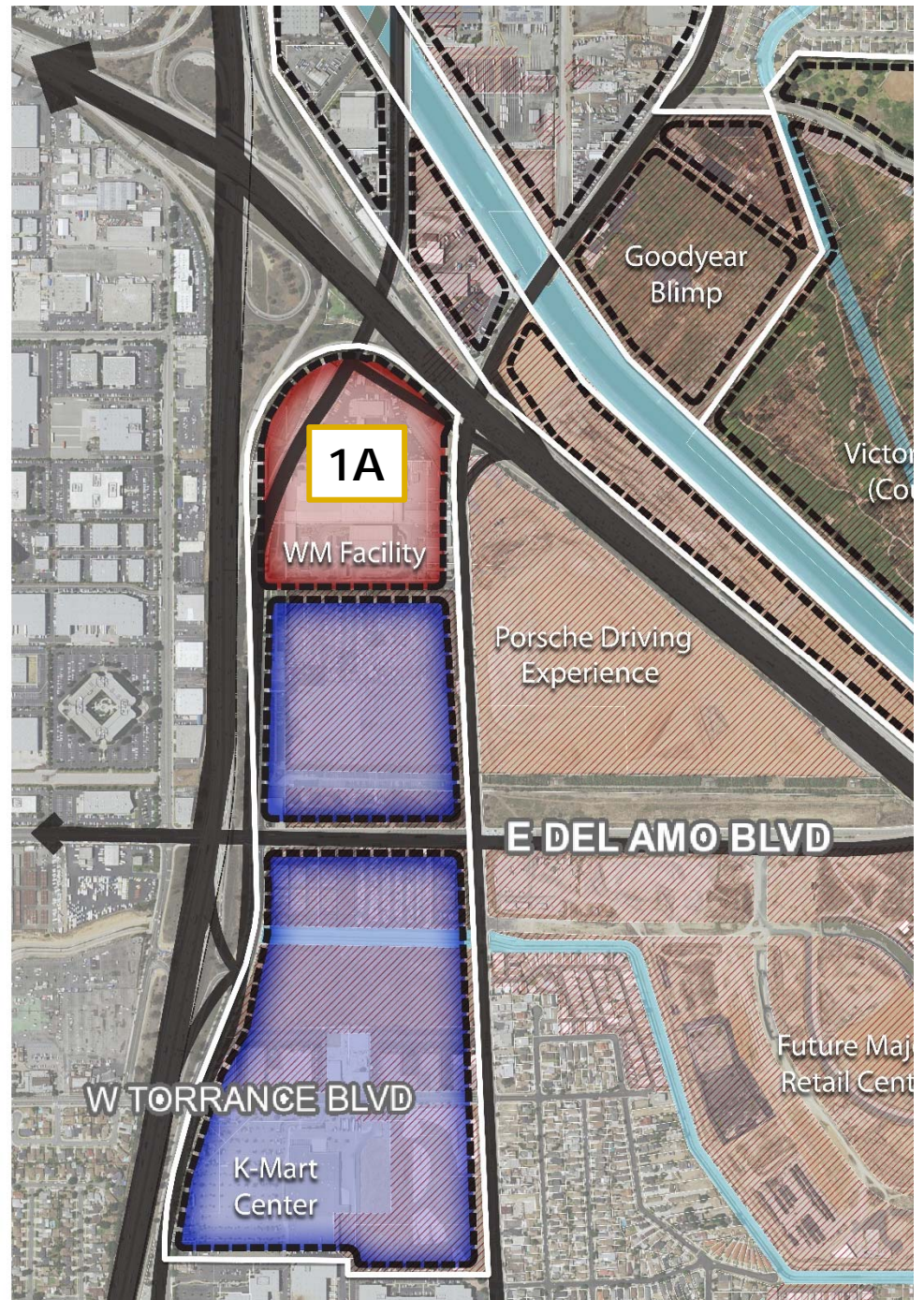




# PLANNING AREA 1

## 1A: Regional Commercial, 25 ac

- ◆ Capitalize on freeway visibility
- ◆ Well-suited for regional commercial uses, including hospitality, that support Carson's major destinations

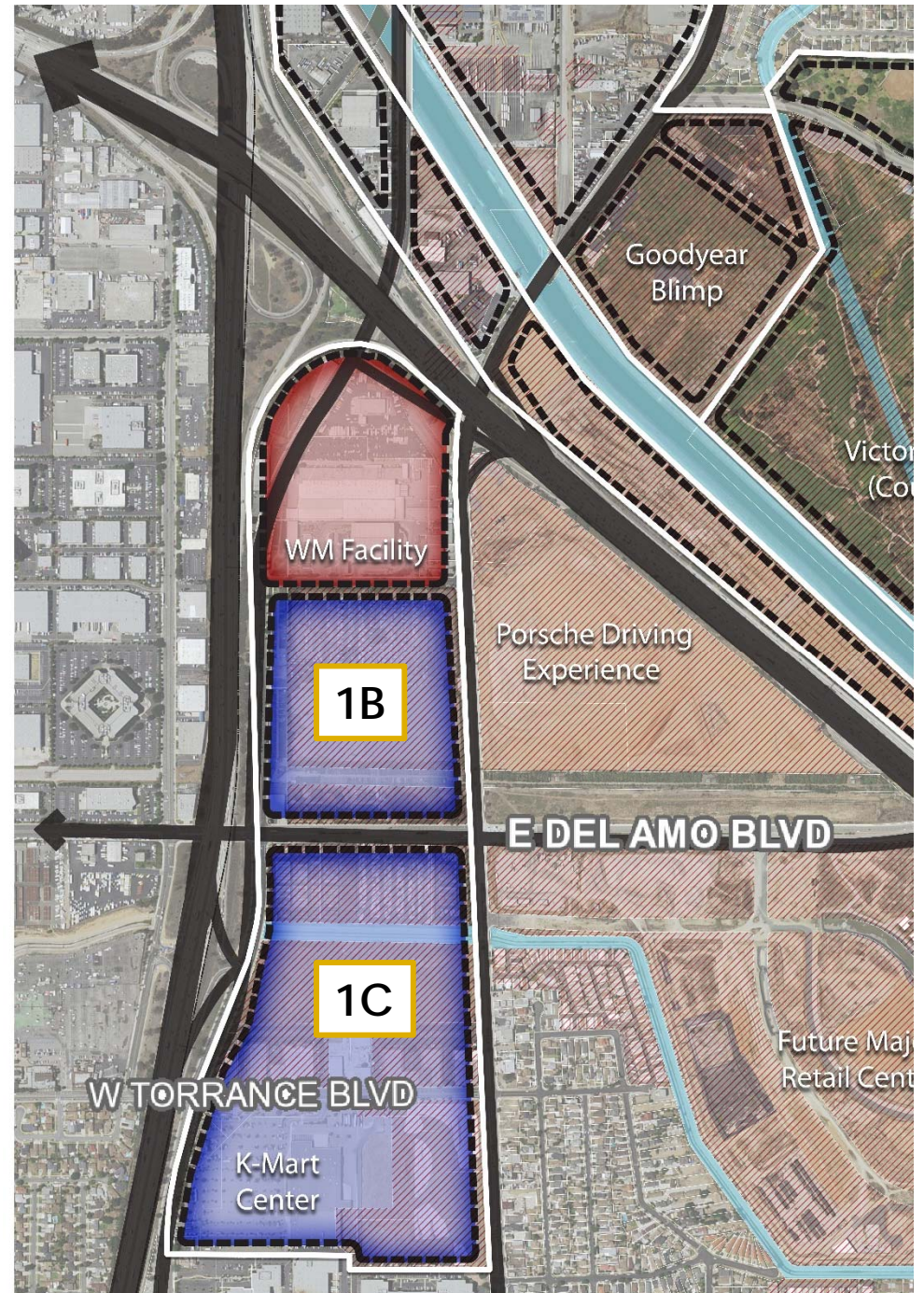




# PLANNING AREA 1

## 1B & 1C: Logistics Hub, 115 ac

- ◆ Majority of sites are environmentally constrained
- ◆ Locate logistic businesses adjacent to major freeway access points

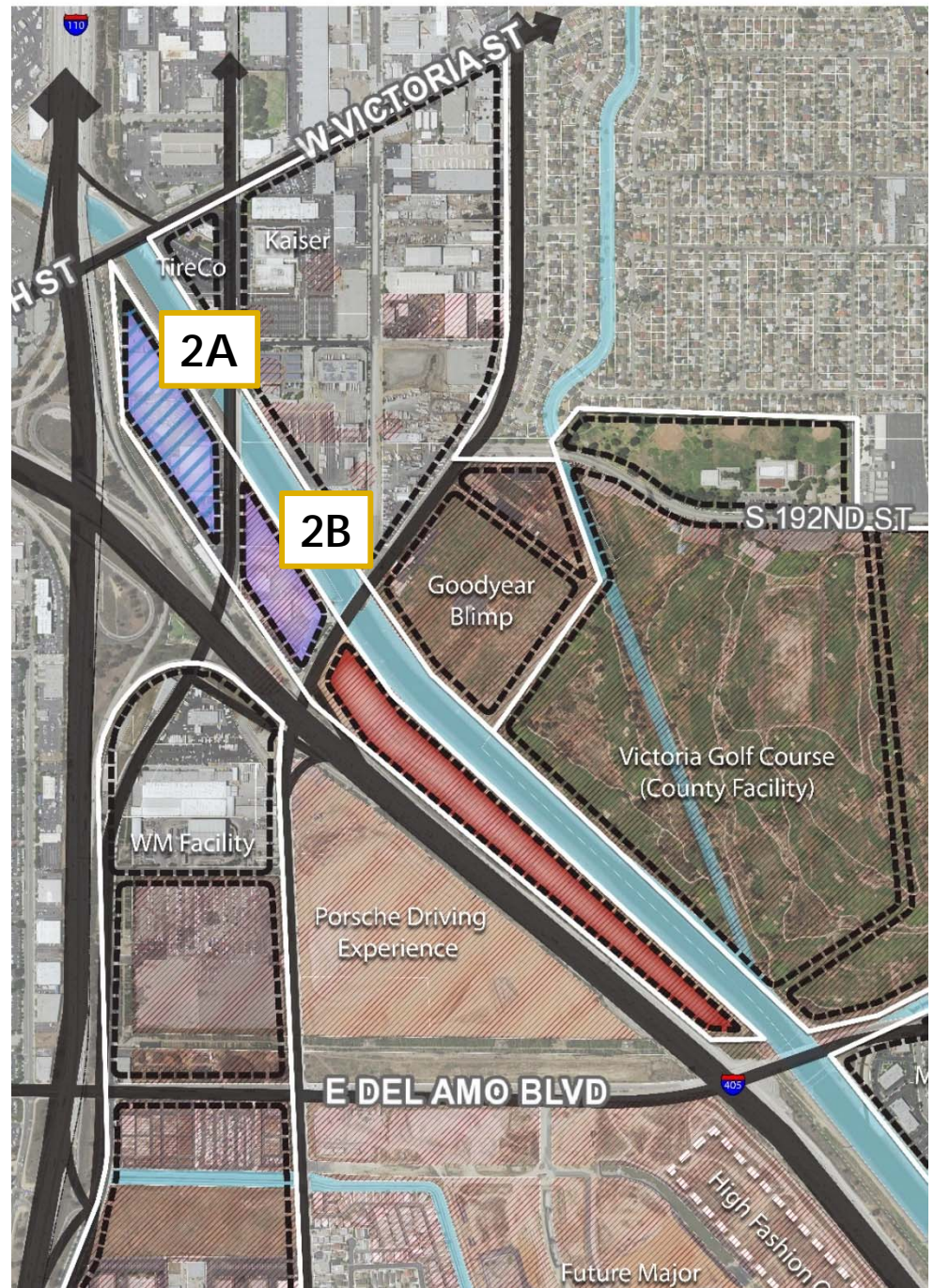




# PLANNING AREA 2

## 2A & 2B: Light Industrial, 25 ac

- ◆ Access and visibility is limited
- ◆ Some environmental constraints
- ◆ Support continued operation of “good neighbor” light industrial, including manufacturing & distribution
- ◆ Allow office in Area 2A (10 ac)

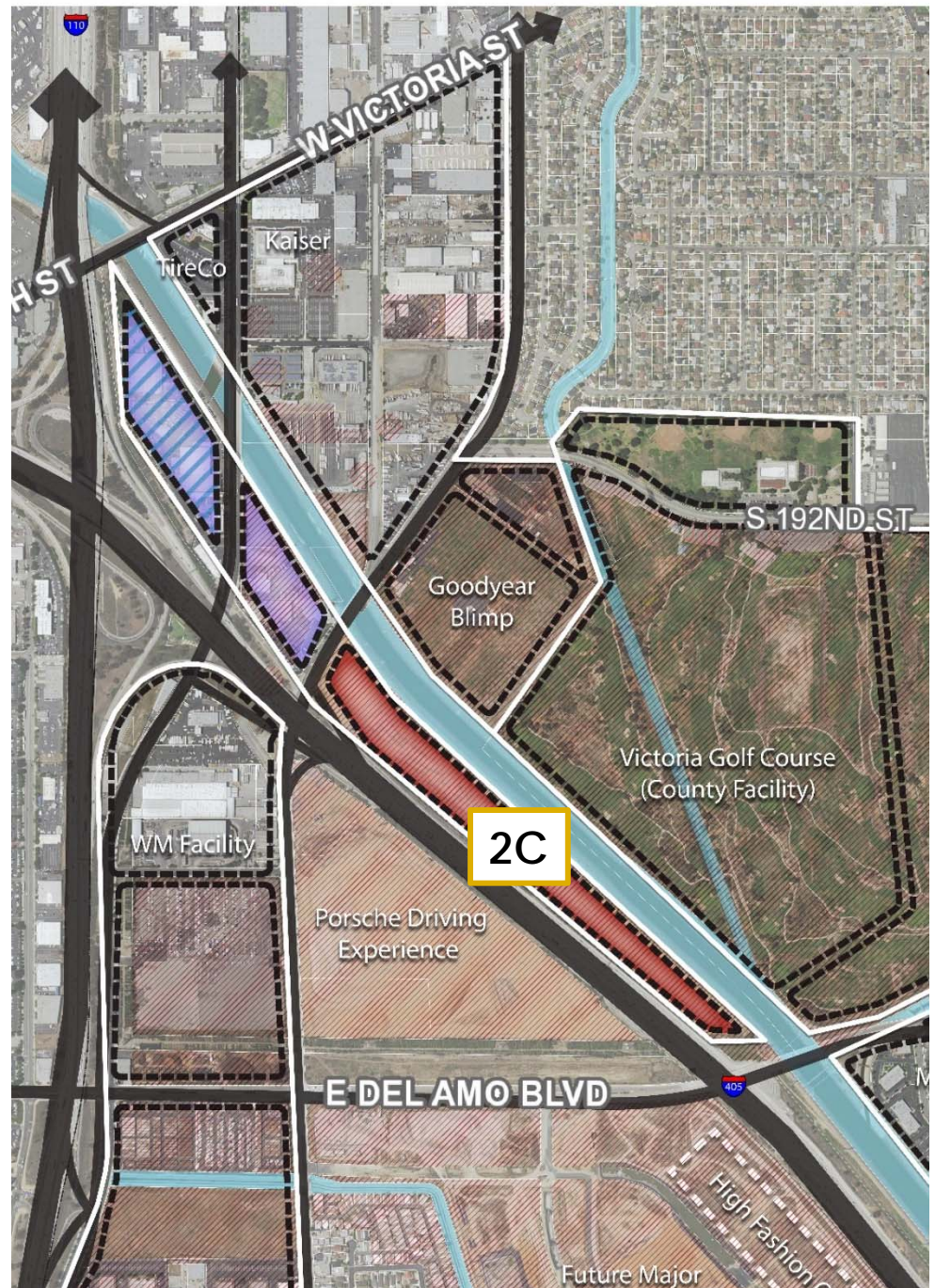




# PLANNING AREA 2

## 2C: Regional Commercial, 29 ac

- ◆ Well-positioned to support indoor & outdoor commercial entertainment uses
- ◆ High visibility from I-405
- ◆ Access is limited, lot is narrow, and site is environmentally constrained

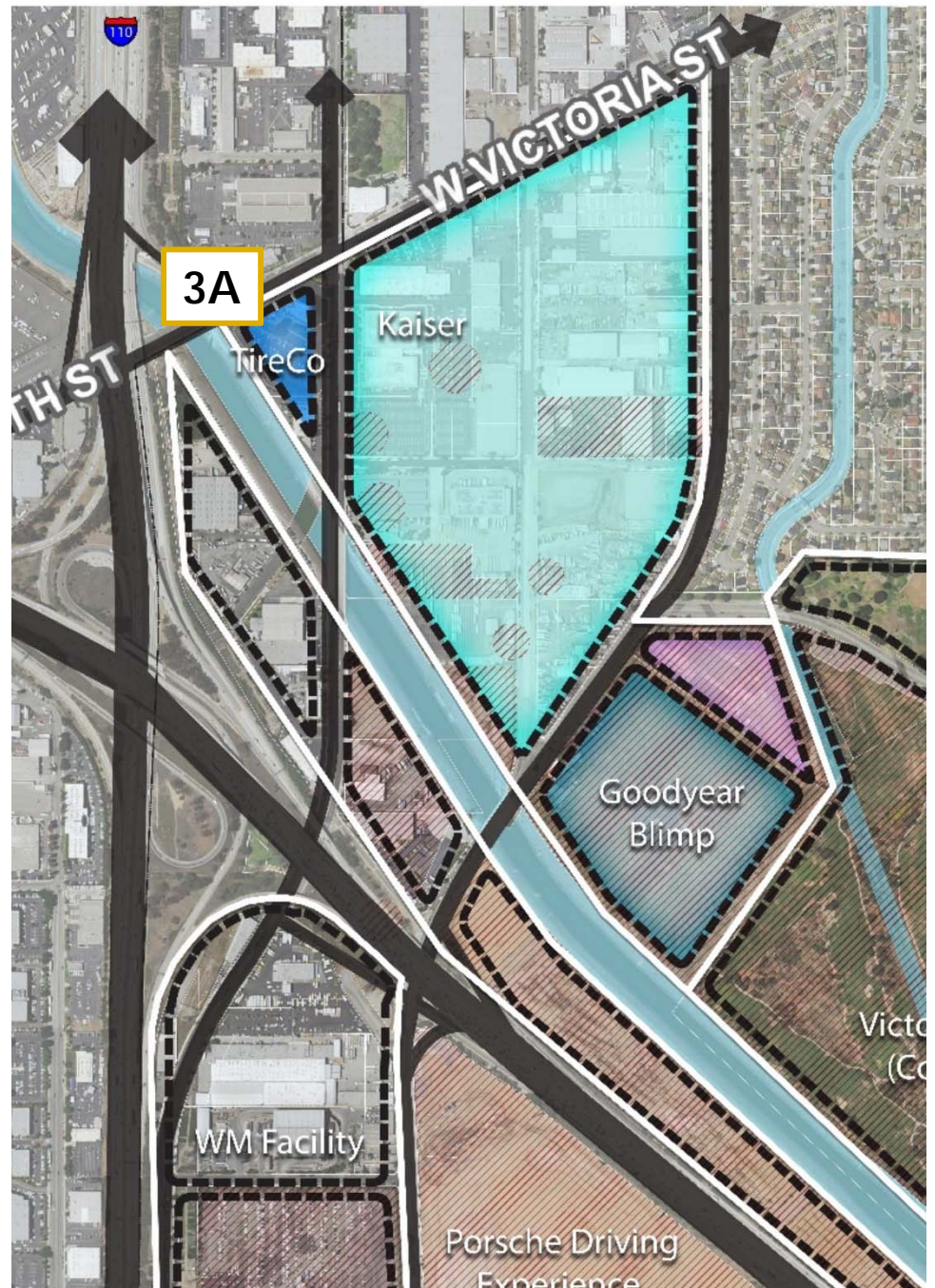




# PLANNING AREA 3

## 3A: Professional Office, 7 ac

- ◆ Encourage high-rise iconic professional offices uses and consider creating partnerships with medical office uses across Figueroa Street

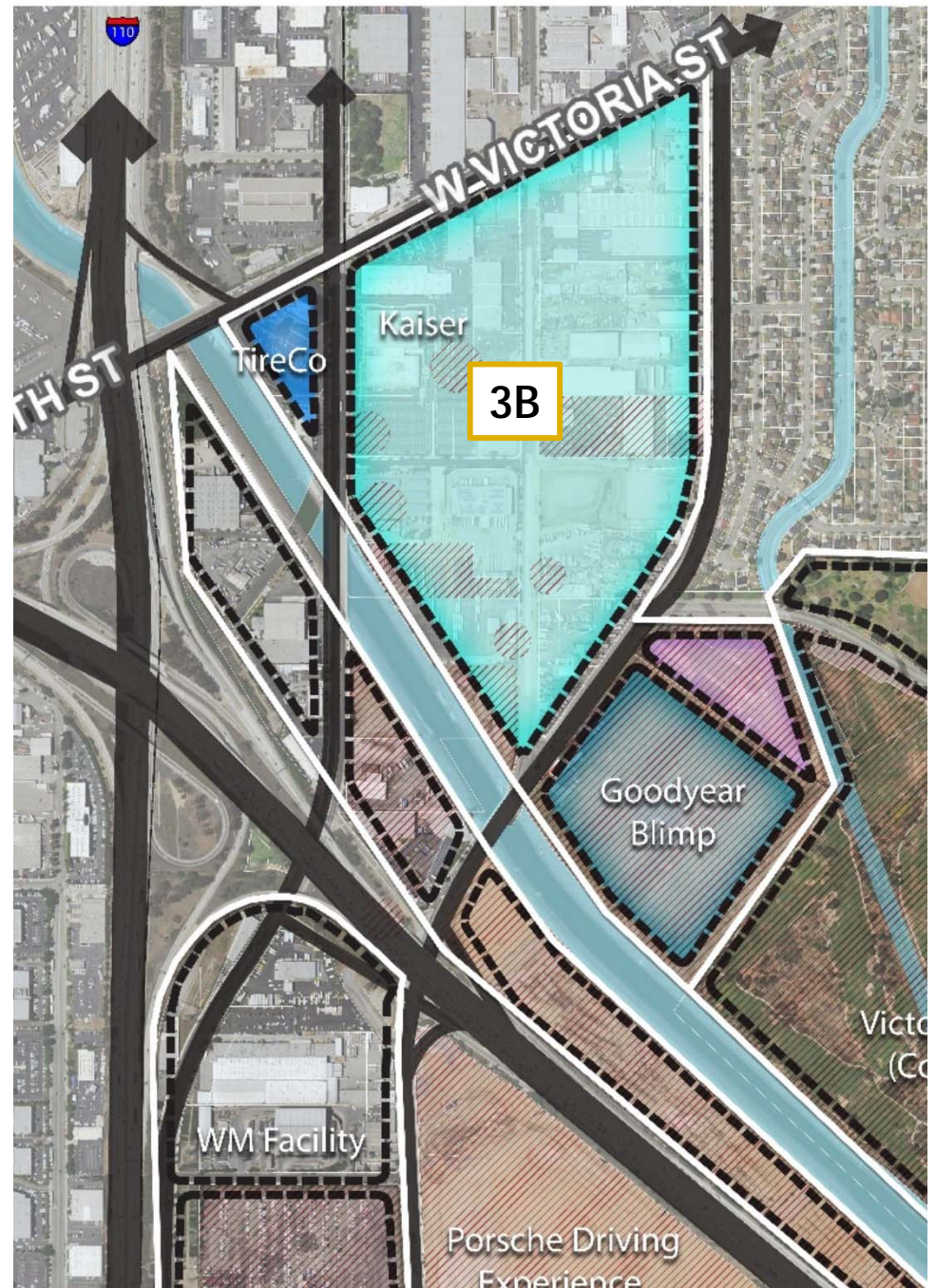




# PLANNING AREA 3

## 3B: Flex Industrial, 89 ac

- ◆ Some environmental constraints
- ◆ Support medical office uses
- ◆ Allow industrial uses, “makers”
- ◆ Allow residential uses, especially as a transition to SFD along Main Street





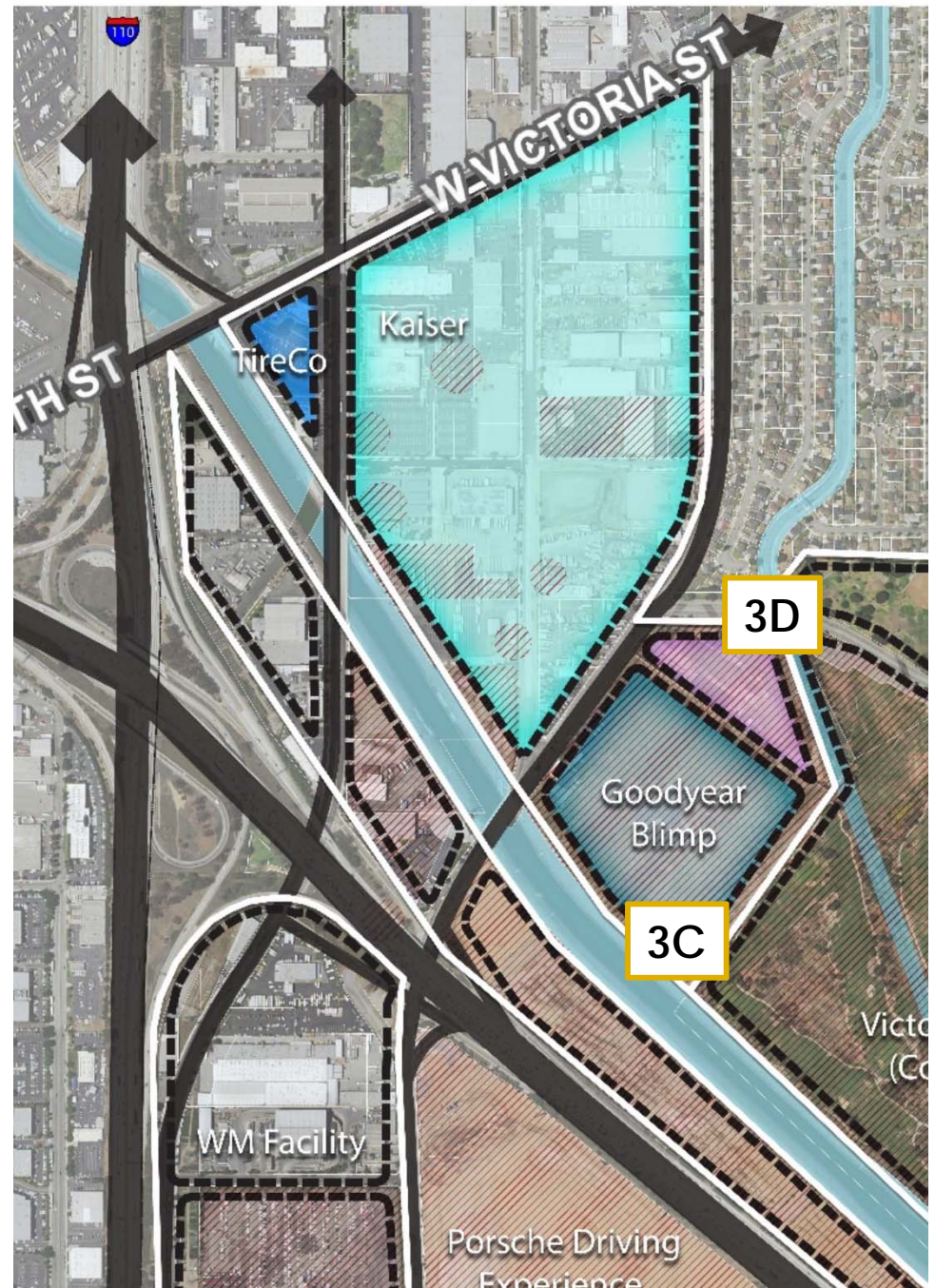
## PLANNING AREA 3

### 3C: Special Use Facility, 30 ac

- ◆ Goodyear Blimp facility

### 3D: Light Industrial, 9 ac

- ◆ Allow for a range of LI uses
- ◆ Allow auto and truck related businesses
- ◆ Potential height limited due to proximity to Goodyear Blimp
- ◆ Environmental constraints





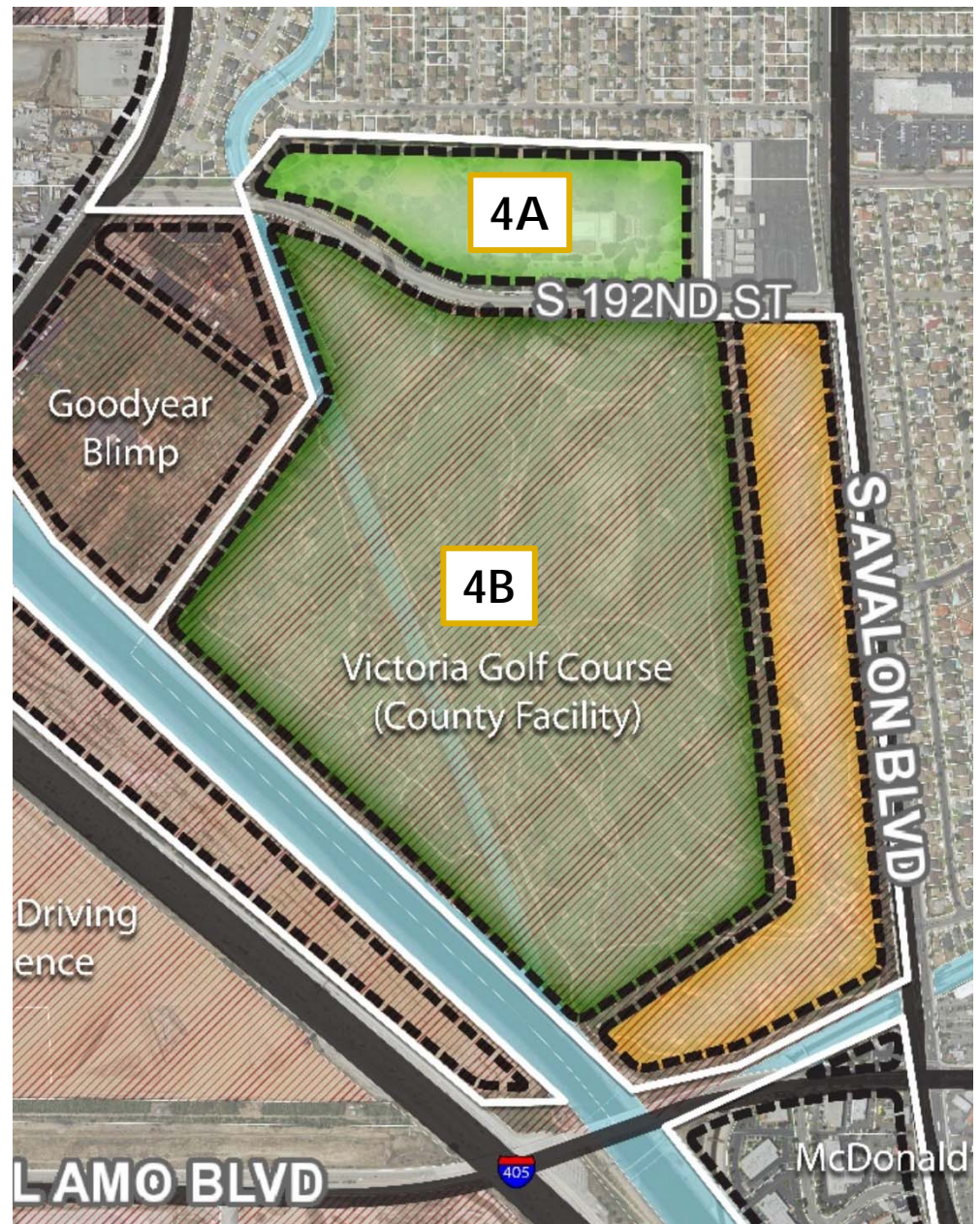
# PLANNING AREA 4

## 4A: Neighborhood Park, 25 ac

- ◆ Amenities designed for the Carson community
- ◆ Opportunity to retrofit park to serve special needs children

## 4B: Regional Park, 135 ac

- ◆ Opportunity to reposition property as an amenity for the South Bay Community
- ◆ Coordinate with LA County
- ◆ Environmental constraints





# PLANNING AREA 4

## 4C: Residential, 43 ac

- ◆ Long-term opportunity for residential uses across from existing SFD neighborhood
- ◆ County of Los Angeles property, any development requires agency coordination
- ◆ Environmentally constrained





# PLANNING AREA 5

## 5A: General Commercial, 1 ac

- ◆ Well-positioned on Del Amo Blvd for low-intensity convenience commercial uses
- ◆ Serves commercial needs of office users





# PLANNING AREA 5

## 5B: Office/Residential, 27 ac

- ◆ Offices uses can continue business as usual
- ◆ Residential allowed with certain conditions
- ◆ Lot consolidation desired

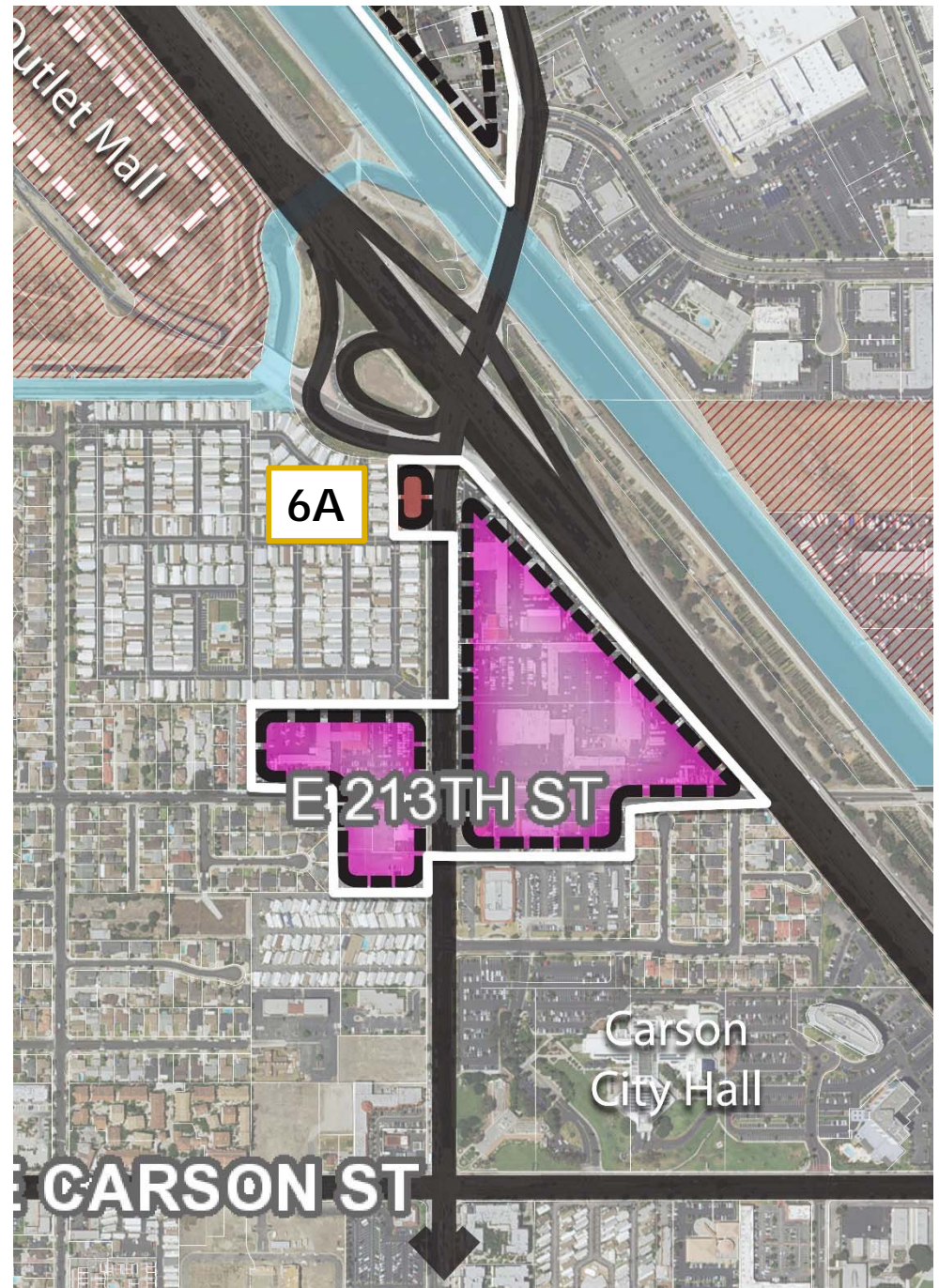




# PLANNING AREA 6

## 6A: General Commercial, 0.5 ac

- ◆ Well-positioned off I-405 for convenience commercial uses
- ◆ Low intensity commercial uses compatible with surrounding residential are desired

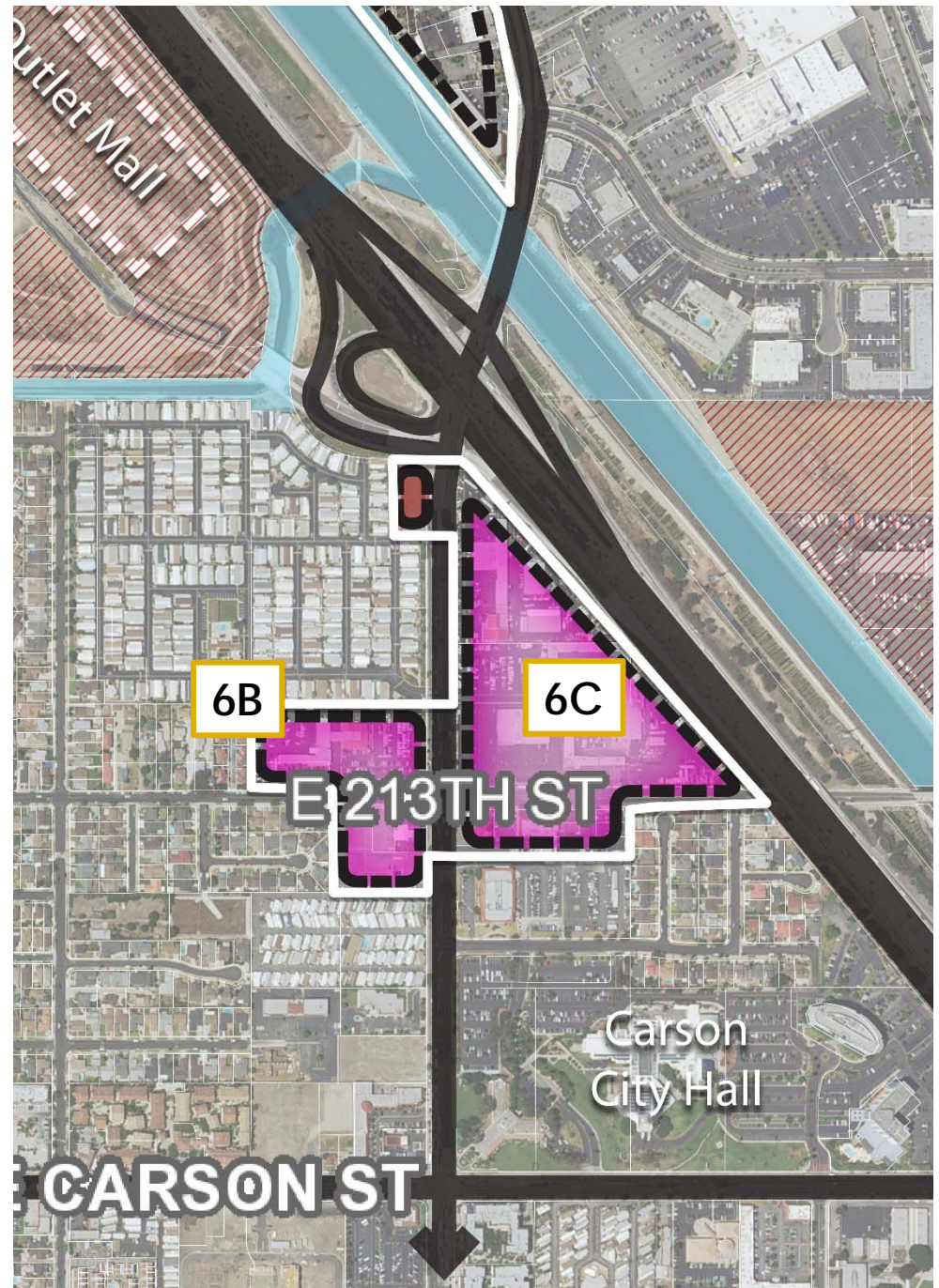




# PLANNING AREA 6

## 6B & 6C: Mixed-Use Avalon, 22 ac

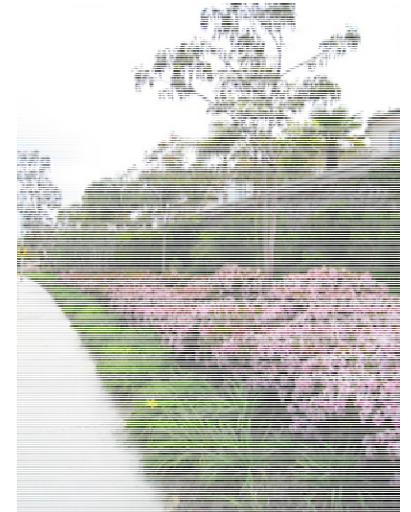
- ◆ Mix of residential and commercial uses are desired (vertical or horizontal)
- ◆ Transition to residential uses
- ◆ Near activity centers & Carson St





# OTHER BIG IDEAS

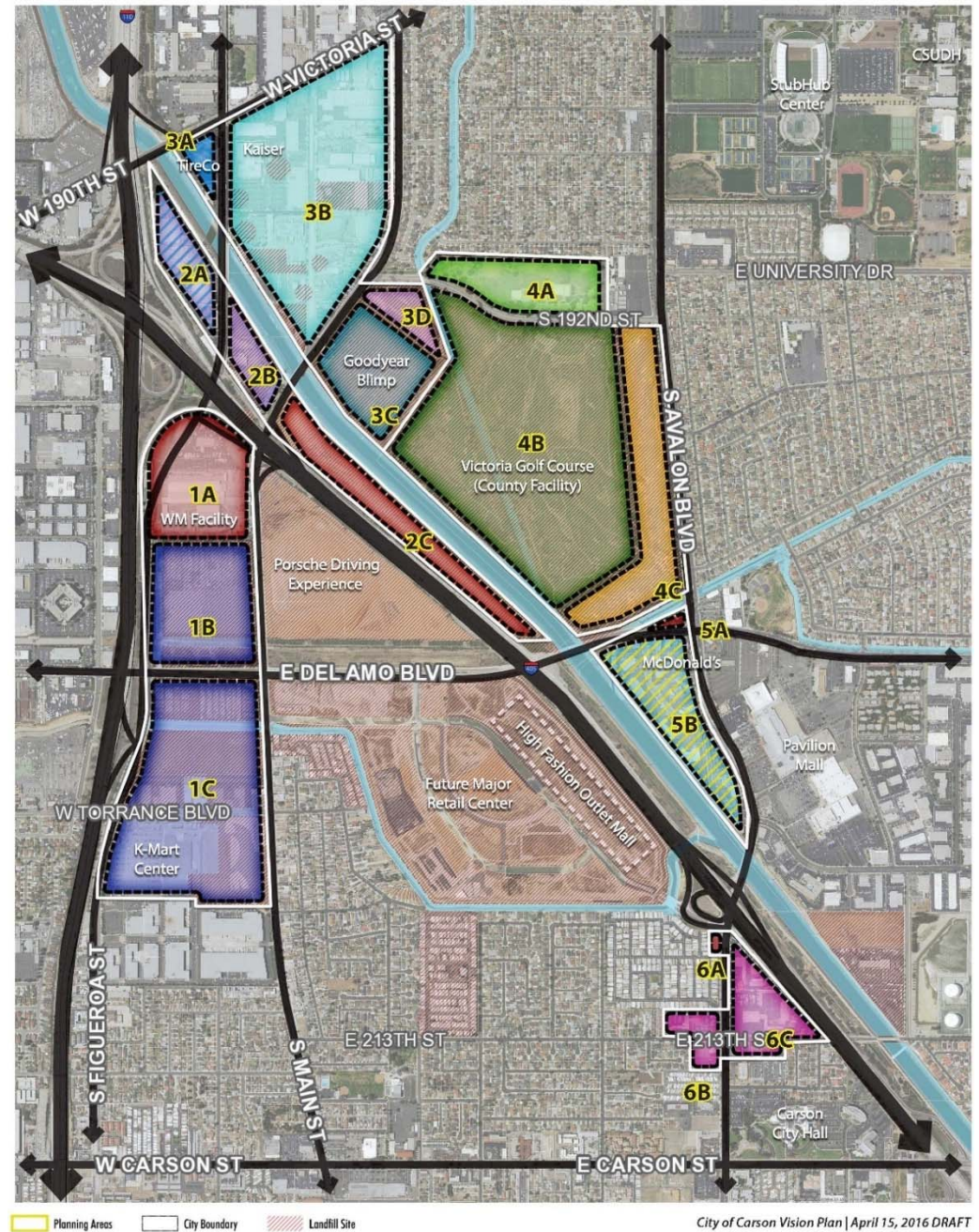
- ◆ Streetscape Program, including landscaping, lighting, and ongoing maintenance
- ◆ Façade improvements for existing development
- ◆ Signage/wayfinding program
- ◆ Continued code enforcement
- ◆ Create customized implementation strategies
- ◆ Identify creative and traditional financing options





# QUESTIONS/COMMENTS

- ◆ Your feedback can help shape the Vision Plan
- ◆ Vision Plan will also be presented to the community
- ◆ An updated version of the Vision Plan, based on your comments and the community's comments, will be presented to Planning Commission and Council for their consideration





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# Planning Area 1

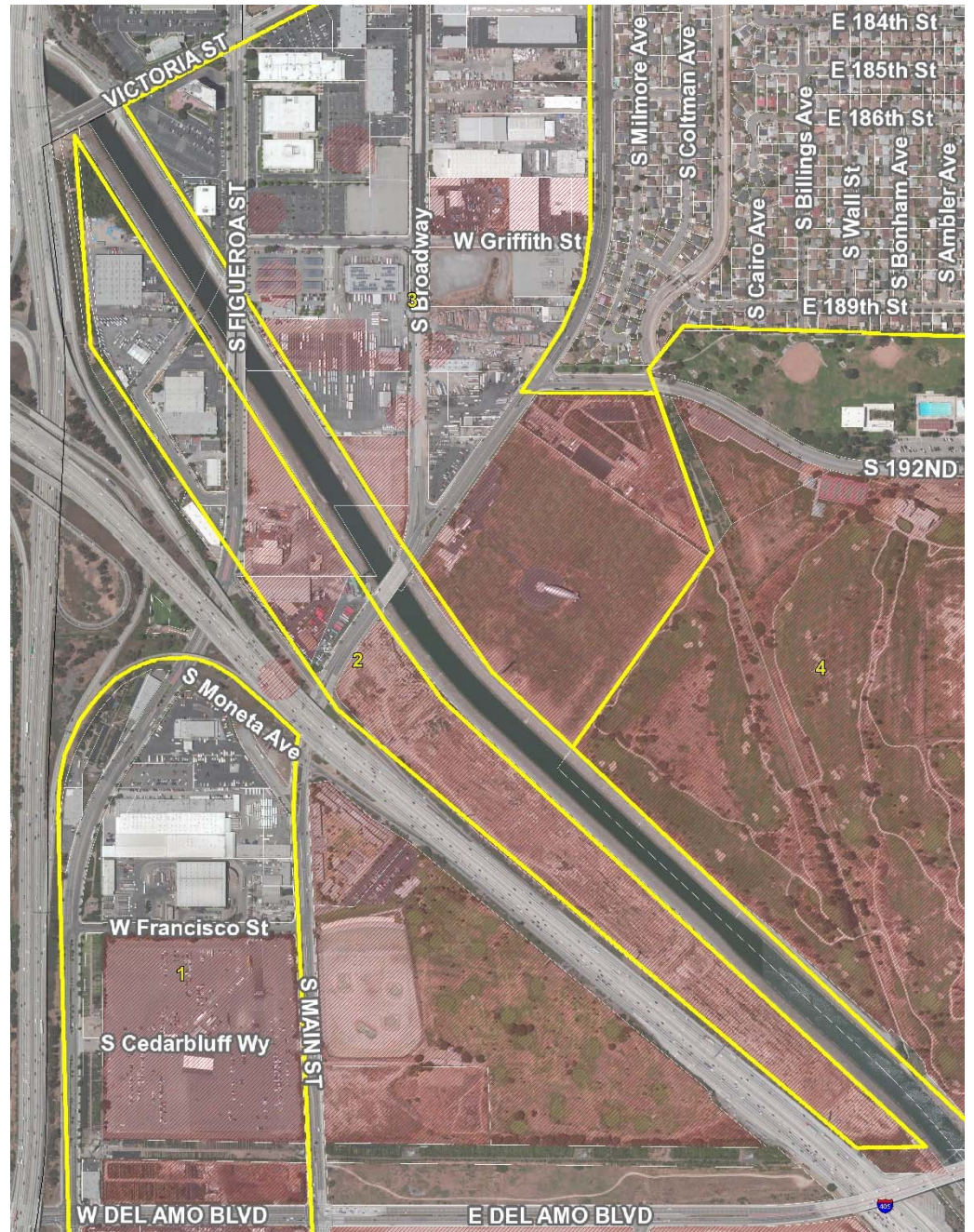
- ◆ 164 acres
- ◆ Major gateway into City from I-110 and Del Amo Blvd
- ◆ Limited vacant land (landfill)
- ◆ Key existing uses: Waste Management, Pepsi Bottling Group, nursery/composting, K-Mart shopping center





## Planning Area 2

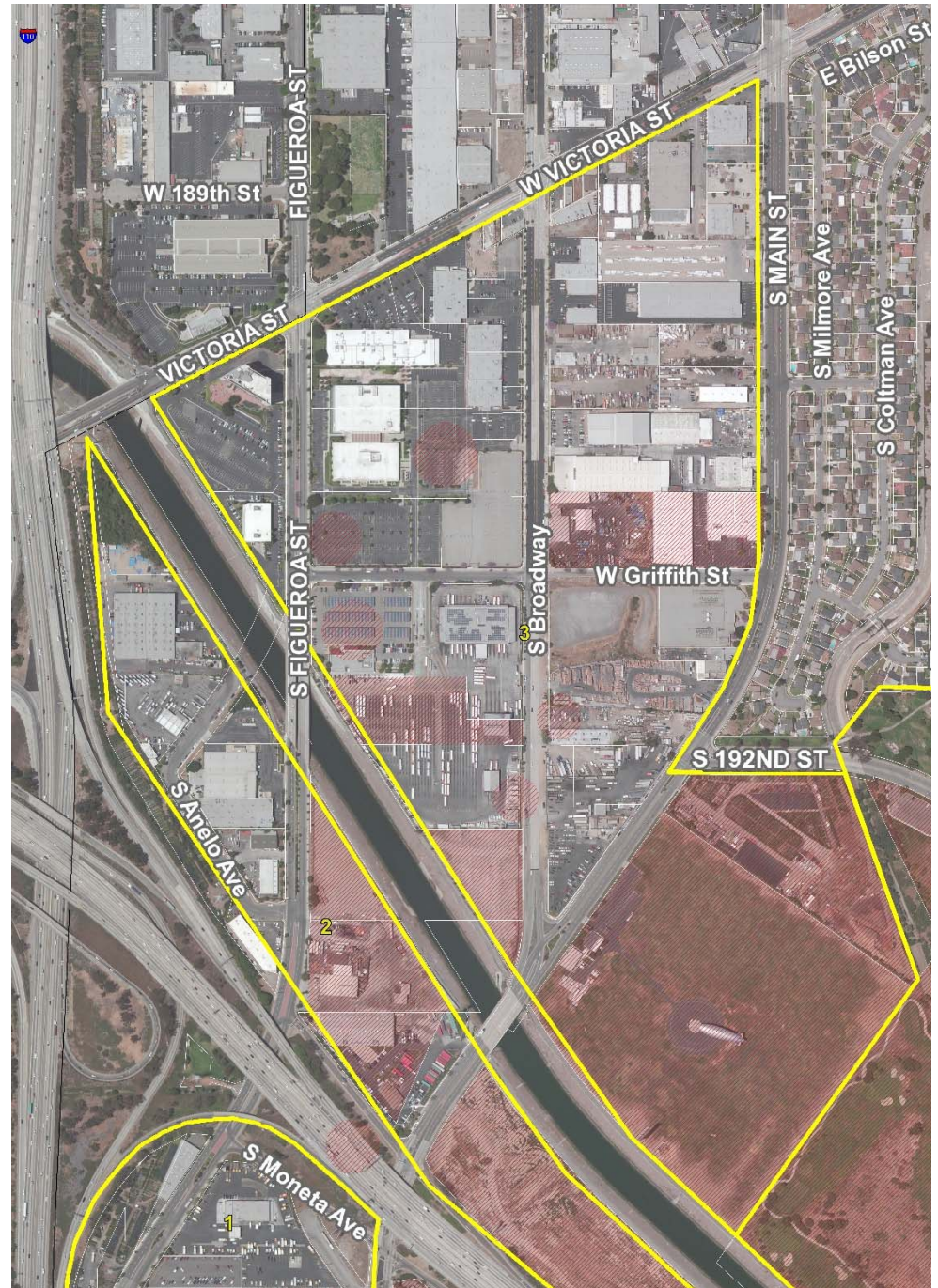
- ◆ 56 acres
- ◆ Limited access, high visibility
- ◆ Vacant land (landfill)
- ◆ Views to golf course and Goodyear Blimp
- ◆ Key existing uses: logistics, storage





# Planning Area 3

- ◆ 146 acres
- ◆ Mix of constrained sites and clean sites
- ◆ Limited vacant land
- ◆ Key existing uses: Kaiser Medical Offices, Tireco, Metro storage, automotive storage and repair, Phantom Carriage Brewery, Goodyear Blimp, nursery





# Planning Area 4

- ◆ 210 acres
- ◆ Golf course is former landfill
- ◆ Key existing uses: Links at Victoria Golf Course (L.A. County facility), Victoria Park





# Planning Area 5

- ◆ 34 acres
- ◆ No environmental constraints
- ◆ Adjacent to Pavilion Mall
- ◆ Key existing uses: Office (Class B and C), fast food (McDonald's), casual sit-down food service (Pizza Hut, Denny's, Sizzler)





# Planning Area 6

- ◆ 27 acres
- ◆ No environmental constraints
- ◆ Close to Carson Street and City Hall
- ◆ Key existing uses: auto sales on temporary use permits, gas station, post office, bail bonds

