

Carson Vision Plan

Landowner Meeting

City of Carson | March 29, 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
- ◆ Need to evaluate future land uses in light of environmental issues
- ◆ Desire to comprehensively address this area (land use, mobility, and infrastructure)



MEETING PURPOSE

- ◆ City and private sector must work together to develop a cohesive vision for the area
- ◆ Better understand what's working/not working for property owners
- ◆ Learn about upcoming plans to expand, move, or make improvements
- ◆ Hear from you what you want to see here in the future
- ◆ Learn what the City can do to help you be more successful



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
- ◆ Access to I-405 and I-110



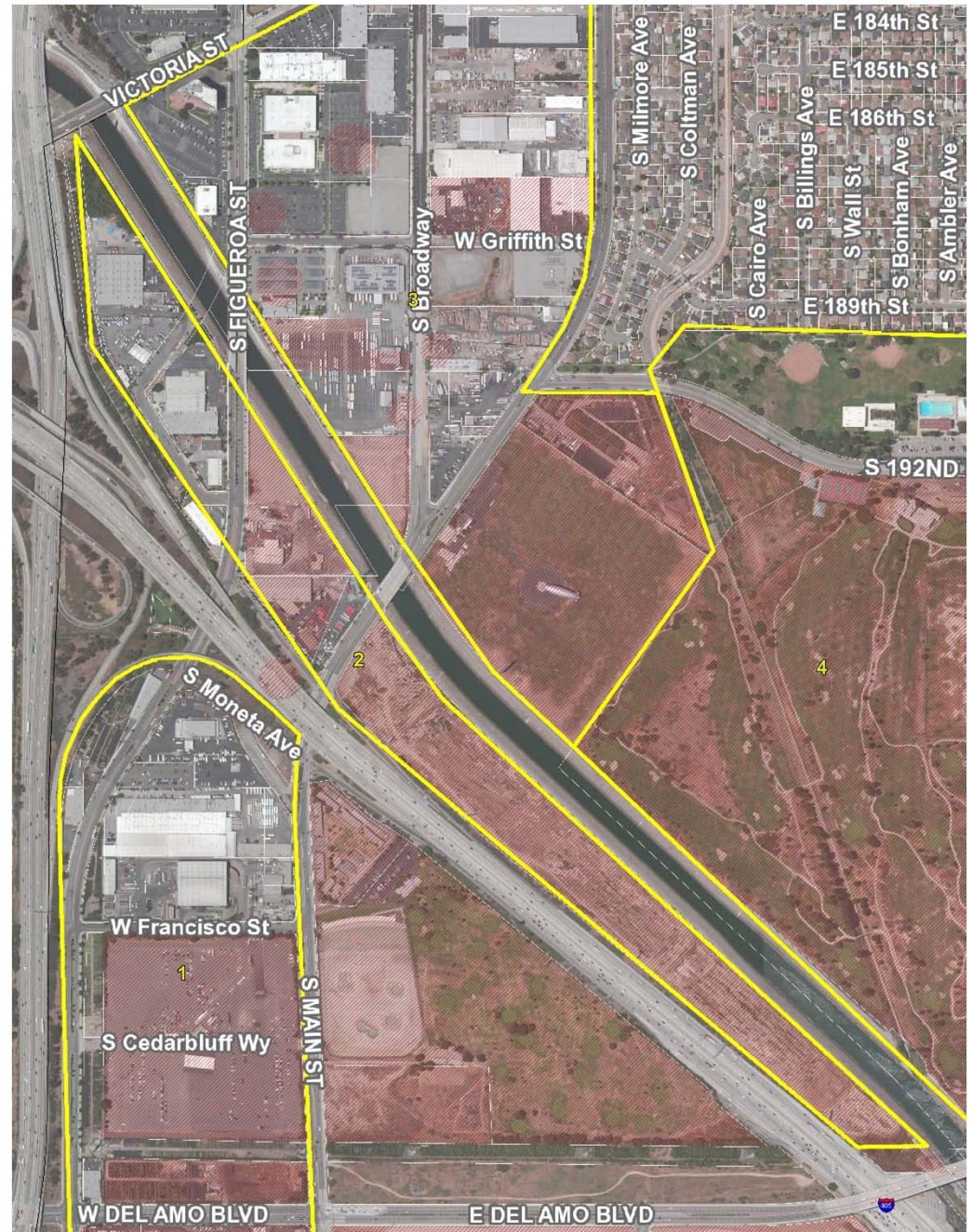
Planning Area 1

- ◆ 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



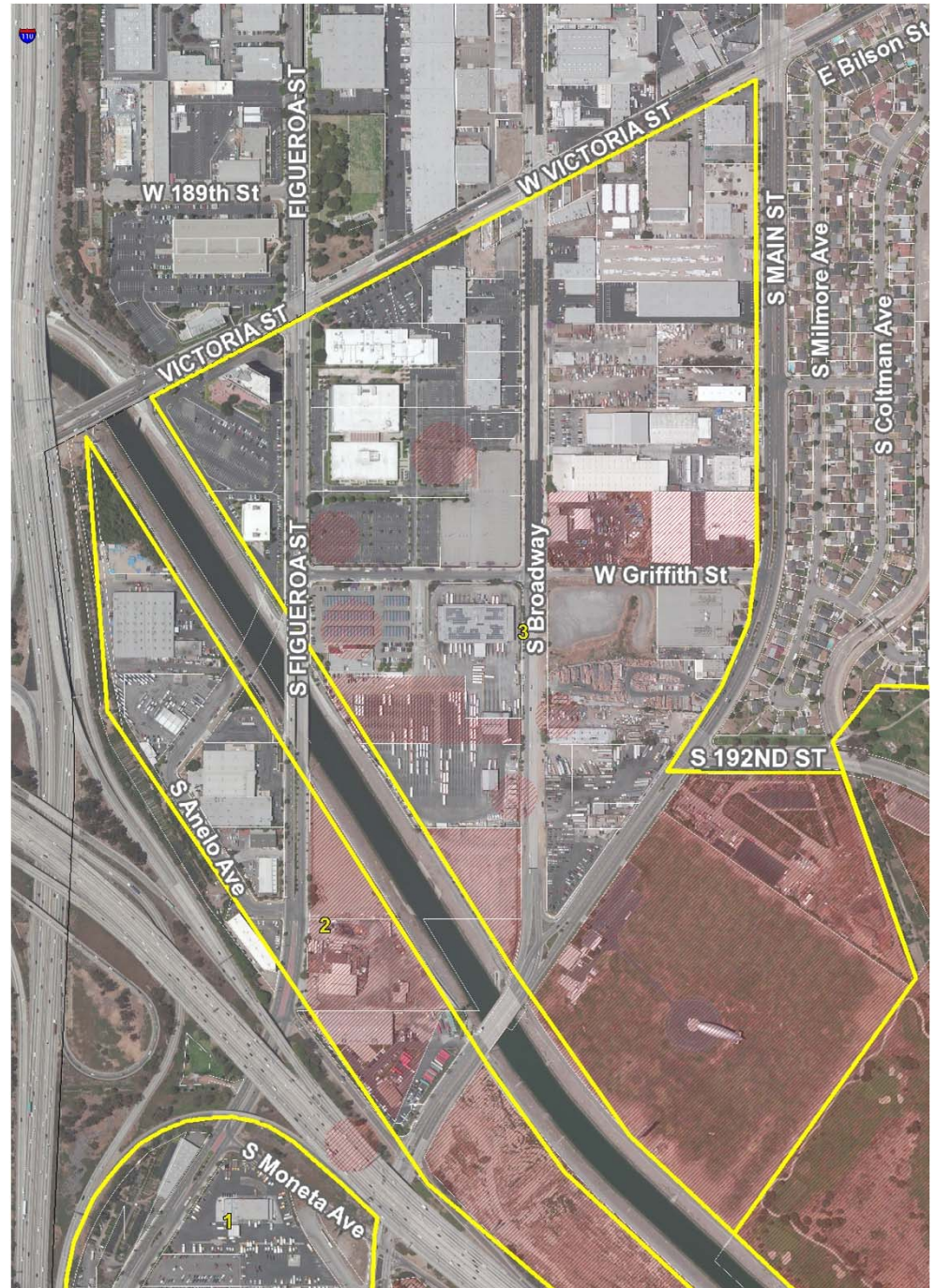
Planning Area 2

- ◆ 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



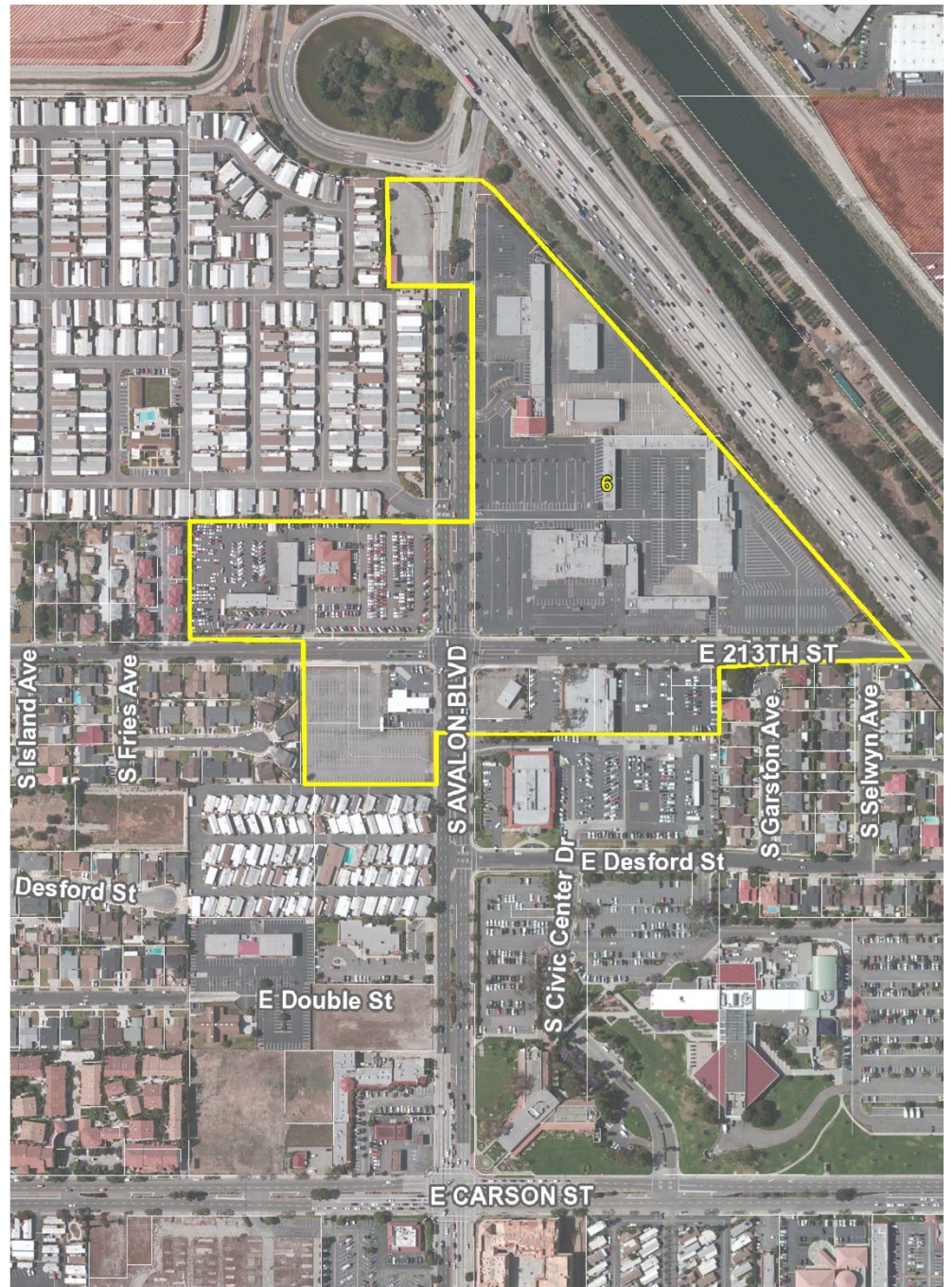
Planning Area 5

- ◆ 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



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