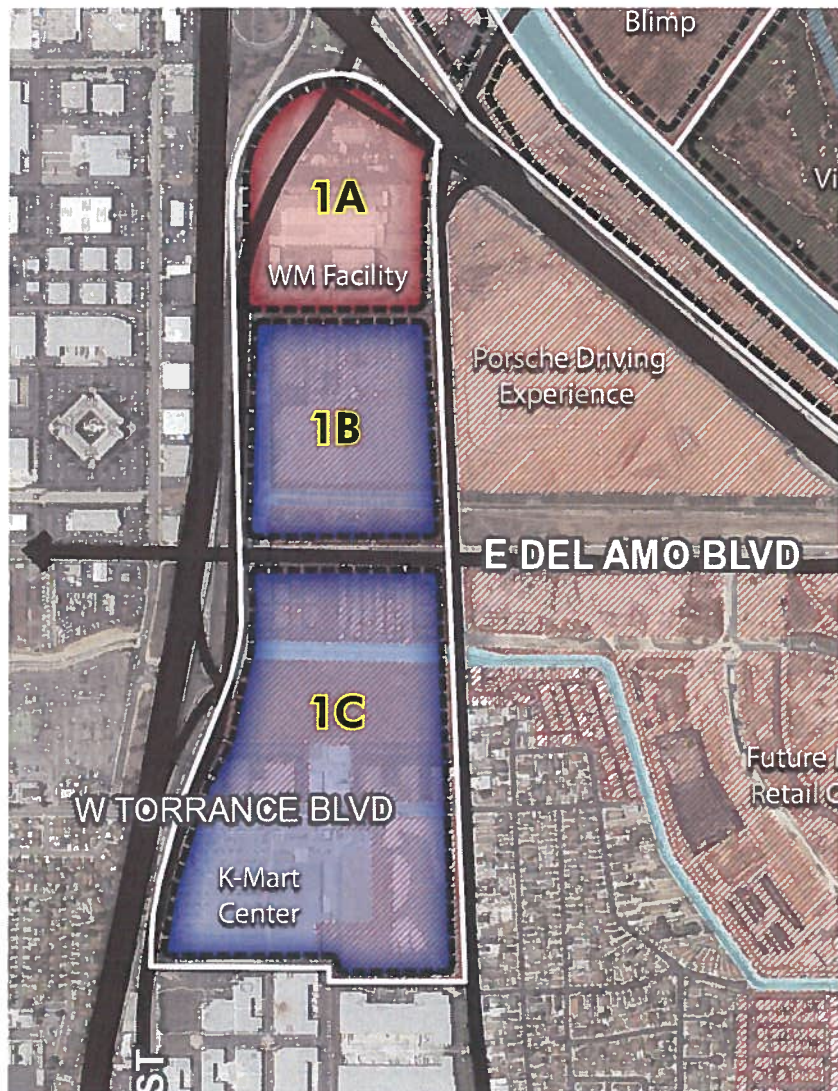


Planning Area 1

Planning Area 1 is 164 gross acres and serves as a major gateway into the City from I-110 and Del Amo Boulevard. There is very limited vacant land in the planning area, and the land that is vacant is environmentally constrained. Key existing uses in Planning Area 1 include Waste Management, Pepsi Bottling Group, a nursery/composting facility, and Carson Town Center, a commercial center anchored by K-Mart. Carson Town Center, which is entitled through a Specific Plan, also includes a light industrial/logistics component located outside of the Planning Area's southern boundary. A specific plan is underway in West Carson (west of I-110) to allow for new development at densities up to 70 du/ac and floor-area-ratio of up to 1.5.



Proposed Vision 1A: Regional Commercial, 25 net acres

With high visibility and easy access to I-405 and I-110, Subarea 1A is well-suited to transition to regional commercial uses, including hospitality uses, that support Carson's major destinations such as the Porsche Driving Experience and future major retail center. High-end dining options could also exist here to supplement the more casual offerings currently found throughout the City.

A Specific Plan is the preferred implementation tool to create a well-integrated site plan and to facilitate a transition in land use for this area. Allowing for regional commercial uses necessitates a change in zoning (current zone is Heavy Manufacturing).



Proposed Vision 1B and 1C: Logistics Hub, 115 net acres

The majority of sites in Subareas 1B and 1C were either former industrial or household waste landfills or contaminated by former onsite uses, such as petroleum companies, and continue to be environmentally constrained. However, proximity to the freeway and relatively large parcel sizes continue to attract developer interest. Logistic businesses are an appropriate future use here; freeway access points feed directly into and out of the area, reducing the impact of truck travel on the City's residential neighborhoods. Auto- and truck-related uses should continue to be allowed.



1A Current Zoning:

Manufacturing, Heavy

1A Implementation Tool:

Specific Plan with tailored regulations and design guidelines to accommodate moderate to high-end restaurants, hospitality, and other services.

1B and 1C: Current Zoning:

Manufacturing, Light
Specific Plan-4

1B and 1C: Implementation Tool:

Development Code update focusing on signage, allowable uses, intensities, updated landscaping, and design requirements. Potential Specific Plan(s) to allow for a mix of uses, including residential and commercial, within the same project area.