

# COMMUNITY DEVELOPMENT

## PROJECT STATUS REPORT

Name	Type	Description	Status
Imperial Avalon Specific Plan	Private Development	20207 S. Avalon Blvd; Existing: Imperial Avalon Mobile Home Park. Proposed: Imperial Avalon Specific Plan by Faring on 27.31 acres, 1,213 dwelling units (653 non-age-restricted multi-family units plus 180 age-restricted senior independent living units plus 380 townhouse units and two sit-down restaurants. The EIR and Specific Plan are currently being drafted.	Under Review
Kott property at Avalon and 213 <sup>th</sup> St.	Private Development	21140 S. Avalon Blvd: Existing: automobile dealerships and vehicle storage. Proposed: Previous potential developers have not reached an agreement with the property owner. Staff has met with the new developer who is proposing a mixed-use development with approximately 1,300 units and two restaurant spaces. A development application has not been submitted.	<del>On Hold</del> <u>Hanover, the new developer has indicated that they will filing an application in the next few weeks.</u>
The District Specific Plan Amendment Carson Goose Owner LLC	Private Development	The developer, Carson Goose Owner LLC, which was selected by the CRA Board through an RFP process, is proposing 1,567,090 sf of light industrial and 33,800 SQFT of restaurant/retail space on Planning Area 3 (cells 3, 4 and 5.) The site also includes a 22,740 sf dog park, a 3,343 sf performance pavilion, 25,400 sf children's plan area, 19,400 sf botanic garden, a 19,490 sf bioretention garden, a 1,800 sf beer garden, a 2,975 sf sculpture garden, a 4,425 sf water feature and iconic element, a 35,210 sf flex event lawn area, 50,774 sf of planted open spaces, and 52,159 sf of planted buffer areas for a total of 273,906 sf (6.29 acres) of programmed spaces, and open space / amenity areas. There is also a 0.62-acre linear park to the west of the light industrial uses. The total site area is 96 gross acres (85.55 net acres.) The developer has filed for the following applications: Development Agreement, General Plan Amendment, Specific Plan Amendment, Site Plan and Design Review, General Plan Amendment, Noise Variance and Tentative Parcel Map. Staff has initiated the CEQA process for the project along with the specific plan	Under Review, Tentative Planning Commission date <del>early</del> April <u>18th</u>

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		amendment. DEIR 45-day public review period has concluded and response to comments are being prepared.	
Olson Company	Private Development	520 E. 228 <sup>th</sup> St.; Existing: Carson Baptist Church. Proposed: 32 market rate attached townhouse condominiums consisting of multiple three-story buildings with at grade 2 car garages, associated open space, guest parking and private interior road.	Under Review
304 Kenmore Avenue, LLC	Private Development	454 E. Sepulveda Blvd. Existing: The Rendezvous Grill & Cocktail Lounge. Proposed: 5 market rate attached condominiums with 1 affordable unit, at grade 2 car garages, guest parking and private driveway.	Under Review
Rand	Private Development	225 W. Torrance Blvd. Existing: multiple tenant warehouses including churches and sports facility. Proposed, 356 apartment units.	Withdrawn <a href="#"><u>The property is for sale.</u></a>
Kim Family Trust	Private Development	21240-50 Main St. Existing: Empty lot. Proposed: 19-unit market rate apartment consisting of two separate three-story buildings, at grade parking with associated common and private open space.	Under Review
Santiago De Leon	Private Development	20926 Jamison St., Existing: Single Family Residence. Proposed: 2 single family residences with associated at grade parking, common and private open space.	Under Review
Ken S. Chea Trust	Private Development	21530 Martin St., Existing: Single Family Residence. Proposed: 4-unit residential subdivision.	Under Review
Golden State Alliance, LLC	Private Development	138 W. 223 <sup>rd</sup> St. Existing: Single Family Residence. Proposed: 12 attached condominiums consisting of two separate buildings with all market rate units, at grade 2 car garages, guest parking and private driveway.	Under Review
Comfort Properties, LLC	Private Development	140 W 223 <sup>rd</sup> . Proposed: Single Family Residence. Proposed: 2 detached single family residences, each on their own subdivided lot with associated at grade parking common and private open space.	Under Review
	Private Development	860 E Carson St. Existing: Multi-tenant shopping center with a free-standing former restaurant slated for demolition. Proposed: Replace restaurant building with new Starbucks Coffee Shop with indoor	Planning Commission - approved on 11-09-21. <a href="#"><u>Demo permits submitted on March 28, 2022.</u></a>

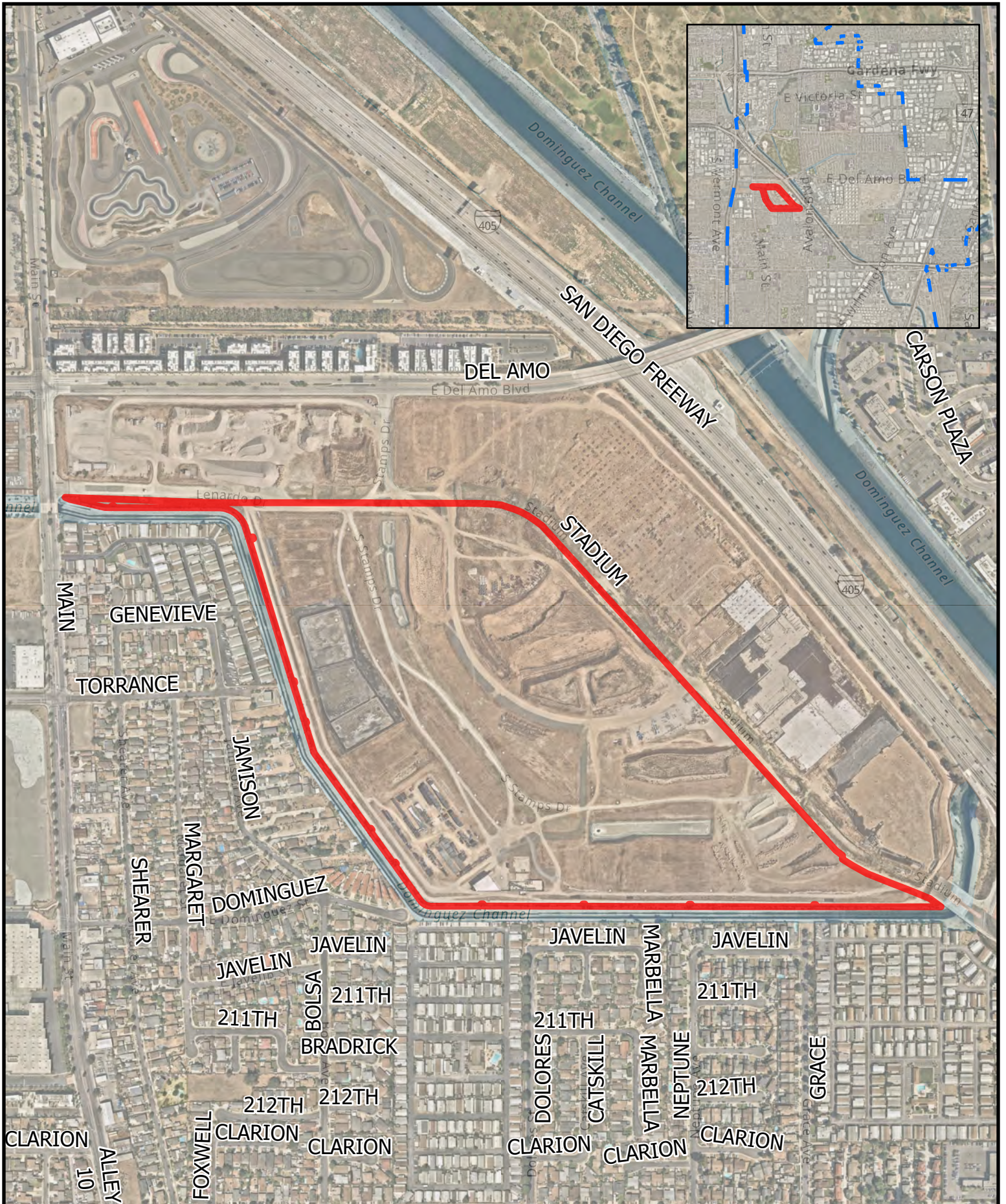
Name	Type	Description	Status
		and outdoor seating and associated parking (including drive-thru) and enhancements to the entire center.	
In-n-Out	Private Development	20700 Avalon Blvd. Existing: portion of South Bay Mall parking lot. Proposed: In-n-Out restaurant with indoor and outdoor seating and associated parking (including drive-thru).	Under Review
Chevron	Private Development	17453-55 Central Ave. Existing: Chevron service station with McDonald's restaurant. Proposed: Add a new self-service car wash and a diesel fuel island for large-body trucks.	Under Review
Rascals Teriyaki Grill	Private Development	205 E. Carson St., Existing: vacant lot. Proposed: Rascals restaurant with indoor and outdoor seating and associated parking.	Planning Commission approved on 1/25/22, Appealed by Councilmember Dear. <a href="#">Appeal withdrawn by Councilmember Dear</a>
Faring Capitol	Private Development	21611 S. Perry St. Existing: Empty lot. Proposed: Self storage facility comprised of approximately 120,000 square feet in a mix of one and two-story buildings and a 5,000 square foot retail component.	Under Review
Carson Main Street LLC	Private Development	20601 S. Main St. Existing: Vacant lot (Formerly KL Fenix). Proposed: three industrial buildings comprised of approximately 256,000 square feet including 137,000 square feet of warehouse, 92,000 square feet of manufacturing, 23,000 square feet of office, and 4,000 square-foot retail pad with 419 parking spaces, 18 dock doors, 6 at grade doors, and 3 trailer stalls.	Under Review
First Industrial Realty Trust	Private Development	S. 18001 Main St. Existing: Gasket Manufacturing Company, Inc. Proposed: one industrial building comprised of approximately 60,000 square feet including 52,000 square feet of warehouse, 7,500 square feet of office space with 40 parking stalls and 8 dock doors.	Under Review
Centerpoint Properties Trust	Private Development	16627 S. Avalon Blvd. Existing; Durham School Services. Proposed: one industrial building comprised of approximately 122,000 square feet including 114,000 square feet of warehouse, 5,000 square feet of office, 2,500 square feet of	Under Review

Name	Type	Description	Status
		mezzanine with 107 parking stalls and 24 dock doors.	
SSH Holdings, LLC	Private Development	18501 S. Main St. Existing: Private storage facility. Proposed: one industrial building comprised of approximately 34,000 square feet including 27,615 square feet of warehouse, 3,680 square feet of office, 2,500 square feet of mezzanine with 46 parking stalls and 5 dock doors.	Under Review
Watson Land	Private Development	2277 E. 220th St. Existing: two-story office buildings. Proposed: one industrial building comprised of approximately 74,060 square feet of warehouse with 72 onsite parking stalls.	Under Review
USPS/ Prologis	Private Development	24760 Main St., Permit trucking activities (existing building) within 100 feet from residential properties.	Under Review
Rexford Industrial, LLC	Private Development	1055 E. Sandhill Ave. Existing: Formerly: General Mills processing facility. Proposed: one industrial building comprised of approximately 126,000 square feet including 122,757 square feet of warehouse, 3,256 square feet of mezzanine with 130 parking stalls, 20 dock doors, and 2 grade level doors.	Approved
LiT 9 <sup>th</sup> St. 224rd Carson LP	Private Development	2104 E. 223 <sup>rd</sup> St. Existing: Formerly: Poly One Corporation facility. Proposed: one industrial building comprised of approximately 130,000 square feet including 124,324 square feet of warehouse, 5,000 square feet of office, 5,000 square feet of mezzanine with 122 parking stalls and 15 dock doors.	<a href="#">Scheduled for February 22, 2022 Planning Commission</a> <a href="#">Approved by Planning Commission on February 22, 2022</a>
BSREP III Dominguez, LLC	Private Development	2001 E. Dominguez St. Existing: Western Tube & Conduit Corporation. Proposed: one industrial building comprised of approximately 424,000 square feet including 408,990 square feet of warehouse, 15,000 square feet of office with 283 parking stalls, 136 trailer parking stalls and 68 dock doors.	Under Review
City of Carson	City Initiated Project	Zoning Ordinance: Various amendments including prohibition of storage of hazardous materials, refinement of residential development standards and updating of industrial standards for trucking and container usage.	Under Review, <a href="#">New buildings in industrial zone over 5,000 square feet requiring a CUP is scheduled for April 5<sup>th</sup> City Council meeting</a>

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City of Carson	City Initiated Project	State mandated Accessory Dwelling Unit (ADU) Ordinance	Under Review
California Water Service Group	Private Development (California Water)	21718 S. Alameda St., California Water has completed construction of a new groundwater production well to provide potable water to the public. Water quality of a new well has been established and has provided design parameters for the future onsite improvements. A new building will be used to house the well appurtenances, electrical, controls and pumping equipment. The preliminary building will be approximately 1,000 square feet.	<a href="#">Under Review</a> <a href="#">Approved on 11/16/21</a>
City of Carson	City Initiated Project	Carson 2040 General Plan Update, the Housing Element update will be presented to the Planning Commission in January and to the City Council in February to meet the state mandated deadlines.	Housing Element Approved by City Council The rest of General Plan under review
WIN Chevrolet	Private Development	Billboard, 2201 E 223rd Street.	Approved by City Council.
LGL 18700 Broadway, LLC	Private Development	18700 Broadway St., Voltage Source Inverter (VSI)-Battery based Energy Storage System (BESS). A Battery Energy Storage System (BESS) is a technology developed for storing electric charge by using specially developed batteries. The underlying idea being that such stored energy can be utilized at a later time.,.	Under Review
Stan Lucas	Private Development	747 E 223rd St., CUP 1085-18 -Ambulance facility and medical equipment storage.	Under Review
City of Carson	City Initiated Project	Administration of the CDBG Program (Neighborhood Pride Program, Public Service Providers, Commercial Façade Program, Business Assistance Program, Rental Assistance Program, etc.)	On-going
City of Carson	City Initiated Project	Continued the development of the Carson Enhanced Infrastructure Plan (EIFD).	On-going, <a href="#">staff continues to work with the County to finalize all steps necessary for the County to participate in the EIFD</a>
City of Carson	City Initiated Project	Mobile Home Park Zoning	Under Review to be presented to Planning Commission and City Council and after the adoption of the General Plan

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City of Carson	City Initiated Project	Short Term Rentals	Under Review
City of Carson	City Initiated Project	Economic Development Strategic Plan	Contract approved
City of Carson	City Initiated Project	Variety of housing related ordinances, such as Below Market Rent (establishment of fees to assist in increasing affordable housing unit inventory), SB 9 (allows up to 4 units per existing legal lot or allows lot split for existing legal lots to allow 2 units per lot for a total of 4 units), SB330 (a requirement to replace housing units that are demolished)	SB 9: <del>tentatively scheduled for March 4</del> <u>City Council Meeting</u> . <u>City Council approved an urgency ordinance and Planning Commission will be considering the ordinance in April</u> <del>SB 330 (replacement housing): tentatively scheduled for March 8</del> <u>Planning Commission, the City Council approved the replacement housing ordinance.</u> <u>Therefore, it will not be necessary for Planning Commission to approve it.</u>
Maupin Development	Private Development	Existing: 64,500 SF (4 lots), comprised of 3 single-family homes, storage sheds and an unpaved empty lot. Proposed: 35 Townhomes – two floors over parking; 29 units/3 bedrooms; 6 units/2 bedrooms with common and private open space.	Under Review
Maupin Development	Private Development	Existing: 336 E Carson Street, 90,000 SF (lot), formerly a collection of automotive repair businesses within two multi-tenant buildings measuring a total of 40,000 SF. Proposed: 50 Townhomes – two floors over parking; all 3 bedrooms/2 baths with common and private opens space.	Under Review
City of Carson	City Initiated Project	Review of existing building and safety operations and provide a range of recommendations to City Council	<del>First report to City Council is tentatively scheduled for April</del> <u>Scheduled for April 5<sup>th</sup> City Council meeting</u>
City of Carson	City Initiated Project	Commercial Façade Program for retail centers	<del>Under review</del> <u>On hold, the City Council did not fund this program with APRA funds</u>
City of Carson	City Initiated Project	Update to Neighborhood Pride Program to increase the limits	<del>Tentatively Scheduled for March</del> <u>City Council Schedule for April 5<sup>th</sup> City Council meeting</u>





Location Map  
 Project No. 3  
 The District Specific Plan Amendment





Location Map  
Project No. 17  
Carson Main Street LLC





Location Map  
Project No. 18  
First Industrial Realty Trust





Location Map  
Project No. 19  
Centerpoint Properties Trust



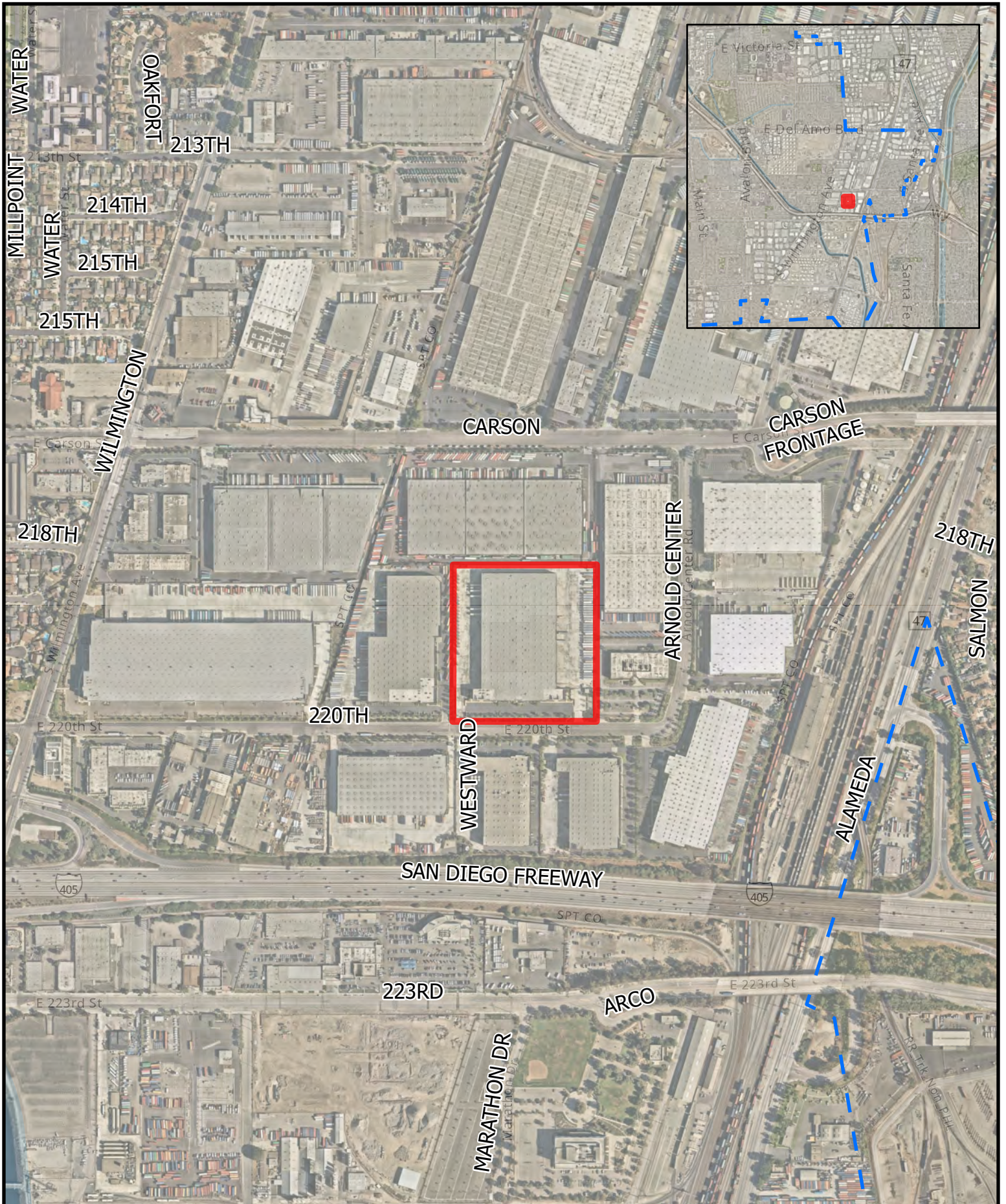


Location Map  
Project No. 20  
SSH Holdings, LLC

City of Carson







Location Map  
Project No. 21  
Watson Land





Location Map  
Project No. 22  
USPS/Prologis





Location Map  
Project No. 23  
Rexford Industrial, LLC





Location Map  
Project No. 24  
LiT 9th St. 224rd Carson LP





Location Map  
Project No. 25  
BSREP III Dominguez, LLC