

COMMUNITY DEVELOPMENT

PROJECT STATUS REPORT

5-7-24 City Council

Name	Type	Description	Status
Carson Lane	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.	Approved, in plan check
Kott property at Avalon and 213 th 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.	Green Law has filed an application for a 100,000 square-foot Tesla Sales, Service, Delivery, and Collision Center. In review
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.	Approved by the City Council at their special meeting on May 23 rd . Applicant has submitted all construction plans to Building and Safety and going through the plan check process.

Name	Type	Description	Status
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.	Approved In plan check
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.	Approved
Ken S. Chea Trust	Private Development	21530 Martin St., Existing: Single Family Residence. Proposed: 4-unit residential subdivision.	Approved by Planning Commission
Golden State Alliance, LLC	Private Development	138 W. 223 rd St. Existing: Single Family Residence. Proposed: 10 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 rd . 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.	Approved by Planning Commission on 05/14/22.
Starbucks / Multi-tenant shopping center	Private Development	860 E. Carson St #108-109 - Martial Arts studio and mod to shared parking CUP	Under Review
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).	Approved by Planning Commission on 05/14/22. In plan check waiting for sign submittal, under construction
In-n-Out	Private Development	20512 - 20700 Avalon Blvd. Tentative Parcel Map	Application Pending
Chevron	Private Development	17453-55 Central Ave. Existing: Chevron service station with McDonald's restaurant. Proposed: Add a new self-service car wash.	Under Review
21611 Perry Street LLC	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.	In Plan Check

Name	Type	Description	Status
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.	Scheduled for Planning Commission March 26th Approved by Planning Commission March 26th <u>Scheduled tentatively for City Council May 21st</u>
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.	Approved by the Planning Commission and appealed to the City Council by Councilmember Dear, Scheduled for May 17 th hearing, Planning Commission decision was upheld by the City Council In Plan Check/Engineering + MWELO 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 mezzanine with 107 parking stalls and 24 dock doors.	Under construction
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 10/6/22 Staff emailed closing application due to inactivity
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.	Resubmitted and under review
USPS/ Prologis	Private Development	24760 Main St., Permit trucking activities (existing building) within 100 feet from residential properties.	Under Review – Project was continued by the Planning Commission on 8/22/23. Staff will meet with residents who were present at the Planning

Name	Type	Description	Status
			Commission meeting on 9-28-23. Applicant will hold a community meeting prior to the project going back before the Planning Commission for decision. Staff met with members of the community to share the changes for the project. A larger community meeting will be held at a later time. Staff is in communication with Prologis to make the site more compatible with the surrounding neighborhood. Staff held a community meeting to hear community concerns. The applicant will be making changes to plans suggested by the community and staff. The community's response was positive to the changes. The project will be scheduled for a Planning Commission hearing in spring. Staff will be meeting with a new tenant for the property. <u>The new tenant would like to present their proposed use to the community.</u>
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.	Under Construction
LiT 9 th St. 224rd Carson LP	Private Development	2104 E. 223 rd St. Existing: Formerly: Poly One Corporation facility. Proposed: one industrial building comprised of approximately 130,000 square feet including 124,324 square feet of	Approved by Planning Commission on February 22 nd .

Name	Type	Description	Status
		warehouse, 5,000 square feet of office, 5,000 square feet of mezzanine with 122 parking stalls and 15 dock doors.	In Plan Check / - Engineering + MWELo
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.	Approved / In Plan Check / + Admin DOR AAC draft / MWELo review / Engineering + MWELo review
City of Carson	City Initiated Project	Prohibition of storage of hazardous materials	Under Review, New buildings in industrial zone over 5,000 square feet requiring a CUP is scheduled for April 5 th City Council meeting, continued off calendar by City Council Subcommittee has met with the business community and has obtained their input Approved by City Council. Staff has notified over 2,000 business that maybe effected by the ordinance that requires submittal of an application for Director's Permit. Staff has received applications from businesses. Next step is to issue an RFP to hire an inspection consultant.
California Water Service Group	Private Development (California Water)	21718 S. Alameda St., California Water has completed construction of a new groundwater production well to provided 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.	Approved on November 16, 2021 and now in plan check.

Name	Type	Description	Status
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.	HCD informed the City the adopted housing element meets the statutory requirements of State Housing Element Law. However, the housing element cannot be found in full compliance until the City has completed necessary rezones to address the shortfall of sites to accommodate the Regional Housing Needs Allocation (RHNA). The 1 st Phase of the Zoning Code has been sent to HCD to seek certification of the Housing Element. Approved by City Council April 4, 2023. The next steps are the implementation of the General Plan and the Housing Element. Staff is preparing a series of RFPs to hire consultants to conduct all necessary studies.
Avocet Battery	Private Development	23320 Alameda, A 200-megawatt Battery Energy Storage system on an approximately seven-acre site that will help augment Edison during power shortages	Under Review
VESI	Private Development	18800 Broadway, a 100-megawatt Battery Energy Storage system on an approximately three-acre site that will help augment Edison during power shortages	Under Review
Chris Barker	Private Development	605 W. 228 th Street, Proposed closure of existing Ocean Villa mobilehome park	Under Review
QES Incorporated	Private Development	18101 Avalon Blvd, 30-unit condominium development on a former Church site	Under Review
Vivian	Private Development	222 E. 220 th Street, four detached single-family homes.	Under Review
Pepsi Co.	Private Development	19700 S. Figueroa Street, Installation of EV Chargers for the Pepsi Co. fleet vehicles onsite.	Under Construction

Name	Type	Description	Status
Moshar	Private Development	123 E. 223rd Street, 9-unit condominium development	Under Construction
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	Continued the development of the Carson Enhanced Infrastructure Financing District (EIFD).	The Carson EIFD is now formed with City and County as participating taxing entities.
City of Carson	City Initiated Project	Short Term Rentals	On hold, Staff will be scheduling a Council Subcommittee meeting A subcommittee meeting was held and Subcommittee provided direction to staff.
City of Carson	City Initiated Project	Economic Development Strategic Plan	Approved by City Council. The implementation phase will follow.
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: City Council approved an urgency ordinance and Planning Commission recommended approval to City Council. Tentatively scheduled for City Council hearing in May or June. Approved by City Council City Council approved the replacement housing ordinance. Therefore, it will not be scheduled for Planning Commission.
Maupin Development	Private Development	Existing: 215 W. Carson Street, 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
Anastasi 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	Under Review

Name	Type	Description	Status
		Townhomes – two floors over parking; all 3 bedrooms/2 baths with common and private opens space.	
City of Carson	City Initiated Project	Commercial Façade Program for retail centers	The following 5 applications have been filed and are under review. If all 5 applications move forward with the construction, staff estimates the entire budget of \$1,000,000 will be used by these projects. Staff continues to publicize the program. Victoria Park Plaza— Owner submitted an incomplete application. Staff has scheduled a preliminary site walk visit with the owner in early February to discuss project scope. Staff has scheduled a meeting with the applicant on August 7th to review the application. Applicant will be submitting plans in September for staff's review. So far staff has not received the plans from the applicant. Applicant has stated a proposal for façade improvement will be submitted shortly. Met with city architect to agree on a scope for the project. East Carson Street— Staff will conduct outreach to businesses along east Carson Street in February to encourage business/property owners to apply. On March 27th, staff will be providing an update to the City Council.

Name	Type	Description	Status
			RFP process to select an architect has been completed. The Agreements are being drafted by the City Attorney's office. Architect contract tentatively scheduled for June 20th City Council meeting. City Council approved the contract for City Council. A community meeting is scheduled on 7/26 for the East Carson Street Commercial Center (between Harbor View and Santa Fe) to discuss the façade improvement program with the businesses in the center. Staff has received 20 applications staff will be reaching out to the remaining 2 businesses to file an application. The City architect will be preparing a rendering for staff's review. Staff will be sharing the rendering with the businesses to obtain their input. Uni Supermarket, (22200 S Main St,) The new owner has filed an application. The owner will be submitting plans. Applicant is finalizing plans including demolition and expansion of the center including interior renovations as well as façade improvements to the center. A Preliminary Review Application has been filed with Planning.

Name	Type	Description	Status
			302 E Carson Street (office building), Conceptual plans have been submitted to the Planning Division for review. Revised plans have been submitted for the owner's review and City's architect will be providing a preliminary construction cost estimate. 21828 S Main Street, (Manila Sunrise Restaurant) Staff has been in communication with the applicant to develop a scope which can be funded by the program. Tony Roma's, filed an application. <u>Six Funding Agreements are scheduled for City Council's consideration on May 7th.</u> <u>Staff is working with property owners to obtain 100% participation</u>
City of Carson	City Initiated Project	Business Grants	75 checks for a total of \$1,445,000 have been issued to businesses with \$946,625 remaining in the budget from the total \$2,400,000 allocated to this program (includes \$8,375 Wizehive Contract).
Trophy VPC, LLC	Private Development	Mural installation at FAB Automotive	Scheduled for Planning Commission consideration 6/14 Continued to 7/12 at the request of the applicant, Approved by Planning Commission,

Name	Type	Description	Status
			Appealed by Councilmember Dear tentatively scheduled for October 18 th . City Council approved Mural #2 and requested staff to process a comprehensive sign code amendment
Infinity CF, LLC 23820 Avalon Blvd.	Private Development	Two lot subdivision with a proposed Starbucks on one parcel and a carwash on the other.	Review completed for the pre-application Submitted 1/11/23, payment of deposit pending. The proposed carwash and Starbucks were approved by the Planning Commission on 8/22/23
PAR 1675-22	Private Development 21135 ½ South Bolsa	Eight (individual) SFR each with a detached ADU.	Pre-Application Review is complete. Comment letter including all routing and planning comments was sent to the applicant on 8/8.
Admin review.	Watson Land 22418 and 22650 Bonita	Demolition of two warehouse buildings measuring 147,500sf and 41,400sf, respectively, and construction of one spec warehouse building measuring 161,000 sf in conjunction with a lot merger.	Approved
Admin DOR 1907-22	Tesla Charger 2 Civic Center Drive	DoubleTree, Installation of eight EV charging posts and two equipment cabinets.	Approved, waiting for SCE to provide power,
Admin DOR 1911-22	Tesla Charger 801 E, Carson St.	Community Center, Installation of 20 EV charging posts and five equipment cabinets.	Approved, Pre construction meeting is schedule for March 27 th <u>Construction has commenced</u>
DOR 994-2022 MOD No. 5.	1421 E. Del Amo	Request for approval of a new co-located wireless telecommunication facility located on an existing monopine.	Approved
DOR 1516-13 Mod No. 9	17218 Figueroa St	Request for approval of a new co-located wireless telecommunication facility located on an existing monopole.	Approved
AT&T	20715 S. Avalon	Proposed new wireless installation on face of building.	In review

Name	Type	Description	Status
Vinfast	Private development	Vinfast electric car showroom, service center, and car storage for delivery to customers	In review
Sywest	Private development	Specific Plan, General Plan Amendment, Development Agreement, DOR for development of a big box user and associated retail	In review Notice of Preparation of the EIR will be issued by end of April to start the EIR process The Notice of Preparation was issued on April 24, 2023 Applicant has resumed project meetings.
The International Institute of Tolerance	Religious Organization Carson's first Mosque	20932 S. Main St. Modified an existing dilapidated industrial building into Carson's first mosque: The International Institute of Tolerance	Approved Completed
Arris Studio Architects	Marriott TownePlace Suites Hotel formerly Holiday Inn Express	888 E. Dominguez St. Hotel Brand Change to Marriott TownePlace Suites and new bar/lounge, (111 key)	Approved. In plan check
MSD	Senior Health Care Facility	20920 Chico St. New senior health care facility within an existing 17,792 SF building, remodel building and provide site improvements: parking, landscape	Under construction.
Brandywine Carson Landing	Multiple Family Residential Condominium	Corner of Central Ave. and Victoria St. 175-unit condominiums, recreation center and dog park Previously a vacant lot	Under construction
Gil A. Dia, PE	Private Development	22030 Main St. - 2,360 s.f. addition to a community bldg.; 2 SFD	Approved / In Final Plan Check / MWELo review
Single Family	Private Development	20912 Margaret Ave - To construct a new 1177-square-foot, 2-story addition to an existing 886-square-foot single-family dwelling on a 40-foot wide lot	Processing Application
Single Family	Private Development	842 E. Denwall Dr.- New 476 s.f. attached ADU	Under Review
Target	Private Development	Drive-up Canopies for existing parking spaces	Under Review
Carson Hybrid Energy Storage	Private Development	17171 Central Ave - Upgrade Existing energy storage facility	Processing application (+ MWELo approved / to be completed)

Name	Type	Description	Status
Carson Dental Center	Private Development	519 W Carson St - Monument Sign – MU-CS zone	Under Review
Shell Oil	Private Development	20945 Wilmington Ave - CNG Dispensing Station	Approved / In Final Plan Check / +MWELO review
Panattoni Development Company Inc.	Private Development	2112 E. 223 rd St - 3 Industrial Warehouses	Construction Complete
Air Products	Private Development	23300 Alameda - Hydrogen Pipeline	Approved / In Final Plan Check - Engineering + MWELO review
Amer Khan	Private Development	310 W. 220 St. - Addition to MF unit that exceeds \$50k valuation	In Review
Single Family	Private Development	17503 Merimac CT.- Addition to a single-family home on a 39 ft wide lot	Approved by PC
Birch Specific Plan	Private Development	21809-21811 S. Figueroa St. - 4-story, 32-unit condominium development with public seating & public art	Extension of time request approved by PC – 2021, in Plan Check
DISH Wireless LLC	Private Development	17900 S Central Ave. - Replace existing lattice tower with stealth wireless communications facility	Approved by PC
Bethel Baptist Church	Private Development	1631 E. Carson St – 2 nd floor extensions and new fellowship hall added to existing church DOR 991-07 Modification #2	Approved by PC
City of Carson	City Initiated Project	Resolution 21-2713: Recommend amendment to Site Plan and Design Review development procedures. ZTA 188-2021	Approved by PC
Argo Warehouse	Private Development	439 W. Gardena – New 3,754 SF warehouse	Extension of time request approved by PC - 2022
The Boy & The Bear	Private Development	139 W Victoria St. - Coffee roasting operation and on-line fulfillment center for wholesale roasted coffee	CUP approved by PC
Edward Byungyull Kwon & Judy Jeongyang Kwon	Private Development	20915 S. Lamberton Ave - Renovate existing site for a new truck parking facility	Extension of time request approved by PC – 2021 applicant asked for additional extension to comply, staff will be recommending denial and seeks to shut down illegal operation.

Name	Type	Description	Status
			Planning Commission voted unanimously to deny the extension. Referred to code enforcement.
Single Family	Private Development	21719 Grace Ave. – New single-family home on a 46-foot-wide lot - DOR 1878-21	Approved by PC
Southbay Tattoo	Private Development	22811 S. Figueroa St. - Tenant Space No. 22813: Request for a CUP for a tattoo business (relocating from another Carson property)	Approved by PC
Single Family	Private Development	140 E. 218 th Pl. – Expand a 1-car garage into an attached, two-car garage and remodel (e) single-family house.	Approved by PC
Mobile Mini	Private Development	22632 S. Alameda St. - The project site will be developed for construction of a Cargo container storage facility that will consist of three modular office units and a maintenance canopy structure on a 14-acre site.	Extension of time request approved by PC - 2022
Link Logistics	Private Development	100 W. Alondra Blvd.- Redevelopment of 13.06-acre site, including demolition of 2 existing buildings. Development consists of 2 new warehouse facilities. Building 1 covers 185,921 s.f. w/ 5,000 s.f. office & 3,000 s.f. mezzanine. Building 2 covers 106,677 s.f. w/ 5,000 s.f. office, & 3,000 s.f. mezzanine. Buildings will be supported by screen truck yards, vehicular parking areas, drive aisles and landscaping throughout. The larger northerly building will also have trailer storage parking.	Approved by PC Under construction
City of Carson	Comprehensive Zoning Code Update	Update Zoning code to implement the General Plan. Multiple development standards and policies guiding the implementation of the General Plan will be amended modified and updated to be consistent with state law. NOTE: This update excludes the non-residential portions of the code which will be prepared and presented at a later time.	Draft is underway and will be presented to Planning Commission in next few months. Staff will hold a study session prior to public hearing. On July 25 th , Planning Commission held a workshop and will consider the Phase 1 of the zoning code in a public hearing tentatively scheduled for August 22 nd . This project was heard by the Planning Commission on 8/22/23. The

Name	Type	Description	Status
			commission continued this item to 9/12/23. Tentative target dates for Phase 1 (excludes commercial and industrial) are: Planning Commission January 30, 2024 and City Council March 5, 2024 Scheduled for 1-31-24 Planning Commission Phase 1 approved by City Council
Jack N the Box	Design Overlay Review	Demo exiting commercial bldg. propose approx. 1,800 SQFT drive-thru restaurant	Submitted in June comments and corrections are under review. PC date February 13 th Denied by the Planning Commission on February 27, 2024.
30 unit Multifamily	General Plan Amendment Change of Zone Specific Plan Zone text Amendment subdivision	Application to demolish existing church and build 30 condos	Application received and is under review, have provided comments and feedback, waiting on applicant
Air Products	Design Overlay Review	Proposal for a new modular bldg. with parking lot	Applicant received status letter awaiting response, revised plans have been submitted and are under review
Office to Warehouse conversion	Design Overlay Review	Demolish existing office to construct new warehouse on the corner of 220 th and Arnold Center	Received approx. October 2023 – under review
Harley Davidson	Change of Use, Existing Building	20507 Belshaw Avenue, EV Motorcycle Dealership (Harley Davidson/Live Wire)	In review
Petroleum Tanks	Design Overlay Review	Installation of two petroleum tanks at an existing tank farm. Capacity increasing from 22 to 24 storage tanks.	Approved by Planning Commission
AT&T Monopine Foisia Park	Design Overlay Review	23410 Catskill, Wireless Communication antenna	In review
Tambuli Seafood Market	Preliminary Application Review	22200 S Main Steet, Expansion of an existing suite within an existing shopping center.	In review
Hyundai Dealership	Design Overlay Review	2201 E. 223rd St, New Service Building	Approved by Planning Commission
Freeway Tires	Conditional Use Permit	2121 Alameda St., truck tire repair business	Approved by Planning Commission March 12 th

Name	Type	Description	Status
Grace Orthodox Presbyterian Church	Tentative Parcel Map	A request for approval of a Tentative Parcel Map to subdivide a 1.59-acre parcel into two parcels	Under Review
Ulta	Development Proposal	20700 Avalon Blvd. Suite 517 (South Bay Pavilion) Interior remodeling/ build-out and exterior modifications of an existing space contained within an existing building. Modifications include new mechanical, electrical and plumbing work.	Under review
South Bay Fleet Specialist	Development Proposal (CUP)	17126 S. Broadway St. Requesting approval to operate an auto body and paint shop (w/paint spray booth addition inside building).	Under Review
ASPCA Animal Clinic	Development Proposal	16300 Figueroa St. Animal Clinic development on an industrial site that's currently vacant.	Tentative Planning Commission meeting May 28th