

# COMMUNITY DEVELOPMENT

## PROJECT STATUS REPORT

### 10-4-22 City Council

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 <a href="#">EIR public review period ends on November 3<sup>rd</sup></a>
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.	Hanover, the new developer has filed an application for the Carson Gateway a 20.7-acre project consisting of 1,320 total residential units (including 1,198 apartments, 104 townhomes, 18 single family units), 10,000 square foot of commercial/ restaurant space, 1.02 acres of park space and .69 acre of open space. <a href="#">staff awaiting submittal of complete plans</a>
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	Approved by the City Council at their special meeting on May 23 <sup>rd</sup> .

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		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 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 It is staff's understanding the property is pursuing other options
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	Approved by Planning Commission on 05/14/22.

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		subdivided lot with associated at grade parking common and private open space.	
Starbucks	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 and outdoor seating and associated parking (including drive-thru) and enhancements to the entire center.	Planning Commission - approved on 11-09-21. The site has been fenced off and demolition has commenced to prepare the site for Construction. <a href="#">currently under construction</a>
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.
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, Appeal withdrawn by Councilmember Dear
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.	Scheduled for Planning Commission September 13 <sup>th</sup> <a href="#">Approved by the Planning Commission and scheduled for October 4<sup>th</sup> City Council</a>
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	Approved by the Planning Commission and appealed to the

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		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.	City Council by Councilmember Dear, Scheduled for May 17 <sup>th</sup> hearing, Planning Commission decision was upheld by the City Council
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.	Approved
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, Director's decision appealed to Planning Commission by Andy Lee (teamsters), Director's decision upheld by the Planning Commission on April 26 <sup>th</sup> , Appealed by Mayor Lula Davis-Holmes and City Council upheld the Planning Commission decision
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,	Approved by Planning Commission on February 22 <sup>nd</sup> .

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		5,000 square feet of mezzanine with 122 parking stalls and 15 dock doors.	
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, New buildings in industrial zone over 5,000 square feet requiring a CUP is scheduled for April 5 <sup>th</sup> 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.
City of Carson	City Initiated Project	State mandated Accessory Dwelling Unit (ADU) Ordinance	Planning Commission Recommended approval to City Council, tentatively scheduled for May or June City Council hearing, Approved by City Council
California Water	Private Development (California Water)	21718 S. Alameda St., California Water has completed construction of a new groundwater production well to provided	Approved on November 16, 2021

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Service Group		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.	and now in plan check.
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.	<p><del>Housing Element Approved by City Council and under review by HCD</del></p> <p><del>The review of the rest of General Plan is nearly complete. The next steps are to finalize the General Plan document and make it available for public review along with the EIR. After the completion of the 45-day EIR public review period and addressing all written comments, the General Plan will be scheduled for Planning Commission consideration. After Planning Commission action, the General Plan will be scheduled for City Council's consideration. All property owners in the City will be notified of the Planning Commission and City Council hearings for the General Plan. The Housing Element is scheduled for August 30<sup>th</sup> Planning Commission and September 6<sup>th</sup> City Council hearings. Upon approvals will be forwards to HCD.</del></p> <p><u>The Housing Element has been approved by the City Council</u></p>

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			<p><u>and is awaiting HCD review. The General and EIR have been released for public review. A virtual meeting for the public to review the content of the Draft EIR is scheduled for September 29<sup>th</sup> at 5:30 PM via Zoom. All information regarding the General Plan is available on the Carson 2040 website <a href="https://www.carson2040.com/reports-and-products">https://www.carson2040.com/reports-and-products</a></u></p>
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, PY 22-23 approved by City Council
City of Carson	City Initiated Project	Continued the development of the Carson Enhanced Infrastructure Plan (EIFD).	On-going, staff continues to work with the County to finalize all steps necessary for the County to participate in the EIFD. Approved by City Council and scheduled to be heard by the Board of Supervisors on 7-12. Approved by the Board of Supervisors.

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			<a href="#"><u>The Carson EIFD is now established</u></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 Prior to the Planning Commission hearing a workshop will be scheduled for the City Council, the Planning Commission approved on August 16 <sup>th</sup> .
City of Carson	City Initiated Project	Short Term Rentals	Under Review
City of Carson	City Initiated Project	Economic Development Strategic Plan	Contract approved, Contract approved, kickoff meeting with staff completed, consultant is reviewing key documents to determine the next steps <a href="#"><u>Three Summit Meetings are scheduled for stakeholders on October 27<sup>th</sup>, December 8<sup>th</sup>, January 19<sup>th</sup> from 7:30 AM to 10:00 AM in the Community Center</u></a>
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.



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			Therefore, it will not be scheduled for Planning Commission.
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	Update provided to City Council and Council provided direction to staff to issue an RFP to hire a consultant, RFP to be released with a closing period of June 30 <sup>th</sup> ., 2 responses were received and staff is reviewing them to determine the next steps, review of the two proposals did not result in selection of a consultant. A 2 <sup>nd</sup> RFP was released on August 18 <sup>th</sup> with a closing date of September 12 <sup>th</sup> <u>In addition to Planetbids Staff sent the 2<sup>nd</sup> RFP to several consultants who specialize in this area. However, either efforts did not result in a proposal. Staff is calling the consultants on the RFP list and other consultants in order to obtain a bid.</u>
City of Carson	City Initiated Project	Commercial Façade Program for retail centers	Approved by City Council, <u>staff is in the process of finalizing the documents to</u>

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			<u>distribute to the business community.</u>
City of Carson	City Initiated Project	Update to Neighborhood Pride Program to increase the limits	Approved by City Council
City of Carson	City Initiated Project	Business Grants	Presented to Economic Development Commission and staff is in the process of drafting guidelines for the program. Approved by the City Council and staff in process of drafting the application <u>staff is in the process of finalizing the documents to distribute to the business community.</u>
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, <u>Appealed by Councilmember Dear tentatively scheduled for October 18th</u>
3M Billboards	Private Development	Installation of Electronic Billboards	Under Review, met with the Subcommittee. In discussions with consultant to assist the City with financial analysis. The Term Sheet is tentatively scheduled for City Council consideration on October 18 <sup>th</sup> .
Infinity CF, LLC 23820 Avalon Blvd.	Private Development	Two lot subdivision with a proposed Starbucks on one parcel and a carwash on the other.	Under Review.
Industrial CUP Urgency Ordinance	City Initiated Project	Requirement of a Conditional Use Permit for approval of new industrial buildings	Input from the industry and the Economic Development Commission (EDC) has been obtained. The input along with

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			<p>staff's recommendations will be provided to the City Council Subcommittee, the ordinance is being drafted. Additional information will be provided to the EDC on September 1<sup>st</sup> and tentatively schedule for September 13<sup>th</sup> Planning Commission <a href="#">Planning Commssion continued the item to September 27<sup>th</sup>. The Planning Commission approved the proposed ordinance with no changes.</a></p>
Sale of 223 <sup>rd</sup> Property	City Initiated Project	Sale of the 223 <sup>rd</sup> property to WIN/Hyundai	Escrow closed
<a href="#">PAR 1675-22</a>	<a href="#">Private Development 21135 ½ South Bolsa</a>	<a href="#">Eight (individual) SFR each with a detached ADU.</a>	<a href="#">Pre-Application Review is complete. Comment letter including all routing and planning comments was sent to the applicant on 8/8.</a>
<a href="#">Admin DOR 1904-22</a>	<a href="#">Private Development 17022 Figueroa</a>	<a href="#">Site improvements for the use of a bus fleet depot.</a>	<a href="#">Notice of incomplete application sent on 8/31.</a>
<a href="#">Admin DOR 1899-22</a>	<a href="#">1040 Watson Center Rd.</a>	<a href="#">Vacate railroad spur behind 1040 E. Watson Center Road</a>	<a href="#">Approved on 8/23</a>
<a href="#">Administrative review.</a>	<a href="#">Watson Land 22418 and 22650 Bonita</a>	<a href="#">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.</a>	<a href="#">Comment letter provided on 09/01/22</a>
<a href="#">Admin DOR 1907-22</a>	<a href="#">Tesla Charger 2 Civic Center Drive</a>	<a href="#">Installation of eight EV charging posts and two equipment cabinets.</a>	<a href="#">Notice of incomplete sent on 9/22.</a>
<a href="#">Admin DOR 1911-22</a>	<a href="#">Tesla Charger 801 E, Carson St.</a>	<a href="#">Installation of 20 EV charging posts and five equipment cabinets.</a>	<a href="#">Routed internally for comments on</a>

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			<a href="#">9/21; comments due 9/28</a>
<a href="#">DOR 994-2022 MOD No. 5.</a>	<a href="#">1421 E. Del Amo</a>	<a href="#">Request for approval of a new co-located wireless telecommunication facility located on an existing monopine.</a>	<a href="#">Application received 9/26; notice of incomplete sent on 9/26.</a>
<a href="#">DOR 1516-13 Mod No. 9</a>	<a href="#">17218 Figueroa St</a>	<a href="#">Request for approval of a new co-located wireless telecommunication facility located on an existing monopole.</a>	<a href="#">Application received 9/26.</a>
	<a href="#">20175 S. Avalon</a>	<a href="#">Proposed new wireless installation on face of building.</a>	