

COMMUNITY DEVELOPMENT

PROJECT STATUS REPORT

9-3-24 City Council

Name	Description	Status
Carson Lane	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.	In plan check
Kott property at Avalon and 213 th St.	21140 S. Avalon Blvd: Existing: automobile dealerships and vehicle storage.	Green Law has filed an application for a 100,000 square-foot Tesla Sales, Service, Delivery, and Collision Center. In review. Waiting for applicant's response. Tesla application has been withdrawn.
The District Specific Plan Amendment Carson Goose Owner LLC	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, Noise Variance and Tentative Parcel Map.	In plan check.
Kim Family Trust	21240-21250 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.	In plan check
Santiago De Leon	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	21530 Martin St., Existing: Single Family Residence. Proposed: 4-unit residential subdivision.	Approved
Golden State Alliance, LLC	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

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Comfort Properties, LLC	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
Starbucks / Multi-tenant shopping center	860 E. Carson St #108-109 - Martial Arts studio and mod to shared parking CUP	Under Review
In-n-Out	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 construction
Chevron	17453-17455 Central Ave. Existing: Chevron service station with McDonald's restaurant. Proposed: Add a new self-service car wash.	Under Review
21611 Perry Street LLC	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
Carson Main Street LLC	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.	Approved
First Industrial Realty Trust	18001 S. 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.	In Plan Check
Centerpoint Properties Trust	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.	Construction complete
Watson Land	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	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 met

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		<p>with residents who were present at the Planning 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 rescheduled for a Planning Commission hearing. Staff will be meeting with a new tenant for the property. The new tenant would like to present their proposed use to the community. The property owner has introduced another new tenant with a new site plan. A community meeting will be set up to present the operations of the new tenant to the nearby residents.</p>
Rexford Industrial, LLC	<p>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.</p>	Under Construction
LIT 9 th St. 224rd Carson LP	<p>2104 E. 223rd 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.</p>	In Plan Check
BSREP III Dominguez, LLC	<p>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.</p>	In Plan Check
City of Carson	Prohibition of storage of hazardous materials	<p>Under Review, New buildings in industrial zone over 5,000 square feet requiring a CUP is scheduled for April 5th 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</p>

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		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	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.	In plan check.
City of Carson	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.
Avocet Battery	23320 Alameda, A 200-megawatt Battery Energy Storage system on an approximately seven-acre site that will help augment Edison during power shortages	Scheduled for City Council consideration on August 6 th .
VESI	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	605 W. 228 th St, Proposed closure of existing Ocean Villa mobilehome park	Under Review (inactive)
QES Incorporated	18101 Avalon Blvd, 30-unit condominium development on a former Church site	Under Review
Vivian	222 E. 220th St, four detached single-family homes.	Under Review
Pepsi Co.	19700 S. Figueroa St, Installation of EV Chargers for the Pepsi Co. fleet vehicles onsite.	Under Construction
Moshar	123 E. 223rd Street, 9-unit condominium development	Under Construction
Stan Lucas	747 E 223rd St., CUP 1085-18 -Ambulance facility and medical equipment storage.	Under Review
City of Carson	Continued the development of the Carson Enhanced Infrastructure Financing District (EIFD).	The EIFD Board approved its FY 24-25 budget including authorizing \$300,000 for Victoria Golf Course predevelopment studies and plans.

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City of Carson	Short Term Rentals	A subcommittee meeting was held and Subcommittee provided direction to staff. City Attorney's office will be drafting the ordinance.
City of Carson	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)	Approved
Maupin 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	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	Commercial Façade Program for retail centers	Six Funding Agreements were approved by the City Council's consideration on May 7 th . Staff is working with property owners to obtain 100% participation for the East Carson Street project. Three Funding Agreements have been completely executed. Structural and architectural design for the Victoria Park Plaza has been initiated.
City of Carson	Business Grants	86 checks for a total of \$1,670,000 have been issued to businesses with \$721,625 remaining in the budget from the total \$2,400,000 allocated to this program (includes \$8,375 Wizehive Contract).
Trophy VPC, LLC	Mural installation at FAB Automotive	Approved by Planning Commission, 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.	Two lot subdivision with a proposed Starbucks on one parcel and a carwash on the other.	Under Review (The proposed carwash and Starbucks were approved by the Planning Commission on 8/22/23)
PAR 1675-22	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.
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

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Tesla Charger	Admin DOR 1907-22. 2 Civic Center Drive, DoubleTree Hotel, Installation of eight EV charging posts and two equipment cabinets.	Constructed, waiting for SCE to provide power
Tesla Charger	Admin DOR 1911-22 801 E Carson St. Community Center, Installation of 20 EV charging posts and five equipment cabinets.	Under Construction
AT&T	Proposed new wireless installation on face of building at 20715 S. Avalon	Under Review
Vinfast	Vinfast electric car showroom, service center, and car storage for delivery to customers	Will be vacating the site (business decision)
Sywest	Specific Plan, General Plan Amendment, Development Agreement, DOR for development of a big box user and associated retail	Under Review The Notice of Preparation was issued on April 24, 2023 Applicant has resumed project meetings.
Brownfield Grants	Equitable Community Revitalization Grant (ECRG) Round 2 and EPA Grants	Three ECRG Grants have been awarded for \$875,000 plus an EPA grant for \$500,000. The implementation phase will follow.
Arris Studio Architects	888 E. Dominguez St. Marriot TownePlace Suites Hotel and new bar/lounge, (111 key)	In plan check
MSD	20920 Chico St. New senior health care facility within an existing 17,792 SF building, remodel building and provide site improvements: parking, landscape	Complete
Brandywine Carson Landing	Corner of Central Ave. and Victoria St. 175-unit condominiums, recreation center and dog park Previously a vacant lot	Under construction
Target	Drive-up Canopies for existing parking spaces	Under Review
Carson Hybrid Energy Storage	17171 Central Ave - Upgrade Existing energy storage facility	Processing application (+ MWELo approved / to be completed)
Shell Oil	20945 Wilmington Ave - CNG Dispensing Station	Approved / In Final Plan Check / +MWELo review
Air Products	23300 Alameda - Hydrogen Pipeline	Approved / In Final Plan Check - Engineering + MWELo review
Amer Khan	310 W. 220 St. - Addition to MF unit that exceeds \$50k valuation	In Review
Birch Specific Plan	21809-21811 S. Figueroa St. - 4-story, 32-unit condominium development with public seating & public art	Partially constructed and going through ownership change. Construction could restart by end of the year
DISH Wireless LLC	17900 S Central Ave. - Replace existing lattice tower with stealth wireless communications facility	Approved

Name	Description	Status
Bethel Baptist Church	1631 E. Carson St – 2 nd floor extensions and new fellowship hall added to existing church DOR 991-07 Modification #2	Approved
City of Carson	Resolution 21-2713: Recommend amendment to Site Plan and Design Review development procedures. ZTA 188-2021	Approved
Argo Warehouse	439 W. Gardena – New 3,754 SF warehouse	Under construction
The Boy & The Bear	139 W Victoria St. - Coffee roasting operation and on-line fulfillment center for wholesale roasted coffee	Approved
Edward Byungyull Kwon & Judy Jeongyang Kwon	20915 S. Lambertson Ave - Renovate existing site for a new truck parking facility	Complete (site vacated)
Southbay Tattoo	22811 S. Figueroa St. - Tenant Space No. 22813: Request for a CUP for a tattoo business (relocating from another Carson property)	Approved
Single Family	140 E. 218 th Pl. – Expand a 1-car garage into an attached, two-car garage and remodel (e) single-family house.	Approved
Mobile Mini	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.	Approved
Link Logistics	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.	Under construction
City of Carson	Comprehensive Zoning Code Update 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 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

Name	Description	Status
Jack N the Box	Demo existing commercial bldg. propose approx. 1,800 SQFT drive-thru restaurant	Denied by the Planning Commission.
30 unit Multifamily	Application to demolish existing church and build 30 condos	Under review
Air Products	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	Demolish existing office to construct new warehouse on the corner of 220 th and Arnold Center	Under Review
Harley Davidson	20507 Belshaw Avenue, EV Motorcycle Dealership (Harley Davidson/Live Wire)	Under Review
Petroleum Tanks	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	23410 Catskill, Wireless Communication antenna	Under review
Tambuli Seafood Market	22200 S Main Steet, Expansion of an existing suite within an existing shopping center.	Under Review
Hyundai Dealership	2201 E. 223rd St, New Service Building	Approved by Planning Commission
Freeway Tires	2121 Alameda St., truck tire repair business	Approved by Planning Commission March 12 th
Grace Orthodox Presbyterian Church	A request for approval of a Tentative Parcel Map to subdivide a 1.59-acre parcel into two parcels	Under Review
Ulta	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	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	16300 Figueroa St. Animal Clinic development on an industrial site that's currently vacant.	In plan check
19401 S. MAIN ST.	Pickleball facility, indoor and outdoor courts that will also include a clubhouse at full completion.	Under Review
16325 -16407 S MAIN ST	Renovate an existing 159,373 SF industrial building on a 5.88 acre site including removing approx. 6,503 SF of existing office/mezzanine/warehouse space, exterior building facade improvement, interior tenant improvement and site and landscaping improvements. After renovation the new building footprint will be approx.138,616 SF. The project also includes a lot line adjustment of the parcel(s)	Approved
427 E. 220th St.	Willow (formerly Cambria Ct.) - 35-unit condominiums designed as 2-story detached homes	In Plan check

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23825 Avalon Blvd.	Request to modify beer and wine CUP to allow for sale of distilled spirits for the G&M Gas Station/Mini Mart	Under Review
22511 Figueroa St.	Specific Plan, DOR, Zone Change for 33-unit residential apartment development on .69 acre lot	Under review
17126 S. Broadway St.	A Conditional Use Permit for operation of an Auto Body and Paint shop and installation of an interior Paint Spray Booth.	Under Review
City of Carson	Update and implementation of the Pipeline Franchise Ordinance. This item was recently transferred to Community Development. Staff has been working with the Council Subcommittee to update the ordinance. In addition, staff is getting up to date with all existing agreements to determine their status.	Under Review