

# COMMUNITY DEVELOPMENT

## PROJECT STATUS REPORT

| Name  | Type                | Description   | Status   |
|---|---------------------|---|--|
| Imperial Avalon Specific Plan                               | Private Development | <u>20207 S. Avalon Blvd; Existing: Imperial Avalon Mobile Home Park. Proposed:</u> 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 | <u>21140 S. Avalon Blvd; Existing: automobile dealerships and vehicle storage. Proposed:</u> 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.   | On-Hold  |
| 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, <a href="#">Tentative Planning Commission date early April</a> |

| Name                       | Type                | Description   | Status                                     |
|----------------------------|---------------------|---|--|
|                            |                     | 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. <u>Existing: multiple tenant warehouses including churches and sports facility. Proposed</u> , 356 apartment units.   | Withdrawn                                  |
| 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 |

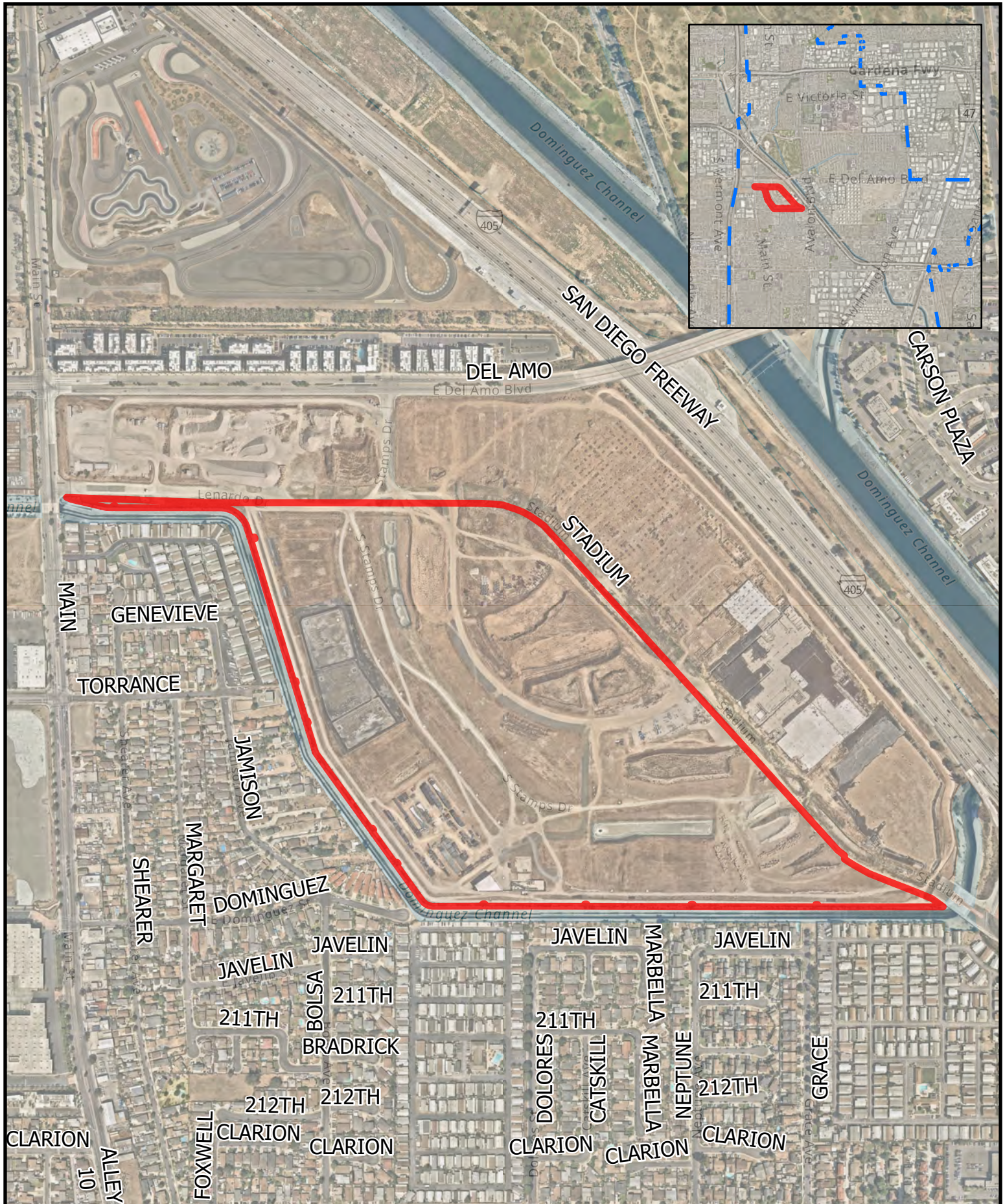
| Name                          | Type                | Description   | Status   |
|-------------------------------|---------------------|---|--|
|                               |                     | and outdoor seating and associated parking (including drive-thru) and enhancements to the entire center.  |  |
| 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 <a href="#">approved on 1/25/22</a> , <a href="#">Appealed 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 mezzanine with 107 parking stalls and 24 dock doors.   | Under Review   |

| Name                                    | Type                   | Description  | Status   |
|---|------------------------|--|--|
| 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.            | <a href="#">Under Review Approved</a>  |
| 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="#">Under Review Scheduled for February 22, 2022 Planning Commission</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   |
| City of Carson                          | City Initiated Project | State mandated Accessory Dwelling Unit (ADU) Ordinance   | Under Review   |

| Name                           | Type                                   | Description  | Status  |
|--------------------------------|--|--|---|
| 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. | Under Review  |
| 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.  | <a href="#">Scheduled for 2/1/22 City Council Housing Element Approved by City Council</a><br><a href="#">The rest of General Plan under review</a> |
| 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  |
| 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                                     |
| City of Carson                 | City Initiated Project                 | Short Term Rentals   | Under Review  |
| City of Carson                 | City Initiated Project                 | Economic Development Strategic Plan  | <a href="#">Consultant has been selected and staff.</a><br><a href="#">The consultant made a presentation to the</a>                                |

| Name                           | Type                                   | Description  | Status  |
|--------------------------------|--|--|---|
|                                |  |  | <del>Economic Development Commission in January received a favorable response. The contract and the scope of work are being finalized and are tentatively scheduled for either the February 15<sup>th</sup> City Council meeting. Contract approved</del> |
| 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) | <a href="#">SB 9: tentatively scheduled for March 1 City Council Meeting.</a><br><a href="#">SB 330 (replacement housing): tentatively scheduled for March 8 Planning Commission</a>  |
| Maupin Development             | Private Development                    | <del>Existing: 64,500 SF (4 lots), comprised of 3 single-family homes, storage sheds and an unpaved empty lot. Proposed: 35</del> 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                    | <del>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</del> Townhomes – two floors over parking; all 3 bedrooms/2 baths with common and private opens space.   | Under Review  |
| <a href="#">City of Carson</a> | <a href="#">City Initiated Project</a> | <a href="#">Review of existing building and safety operations and provide a range of recommendations to City Council</a>   | <a href="#">First report to City Council is tentatively scheduled for April</a>   |
| <a href="#">City of Carson</a> | <a href="#">City Initiated Project</a> | <a href="#">Commercial Façade Program for retail centers</a>   | <a href="#">Under review</a>  |
| <a href="#">City of Carson</a> | <a href="#">City Initiated Project</a> | <a href="#">Update to Neighborhood Pride Program to increase the limits</a>  | <a href="#">Tentatively Scheduled for March City Council</a>  |





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





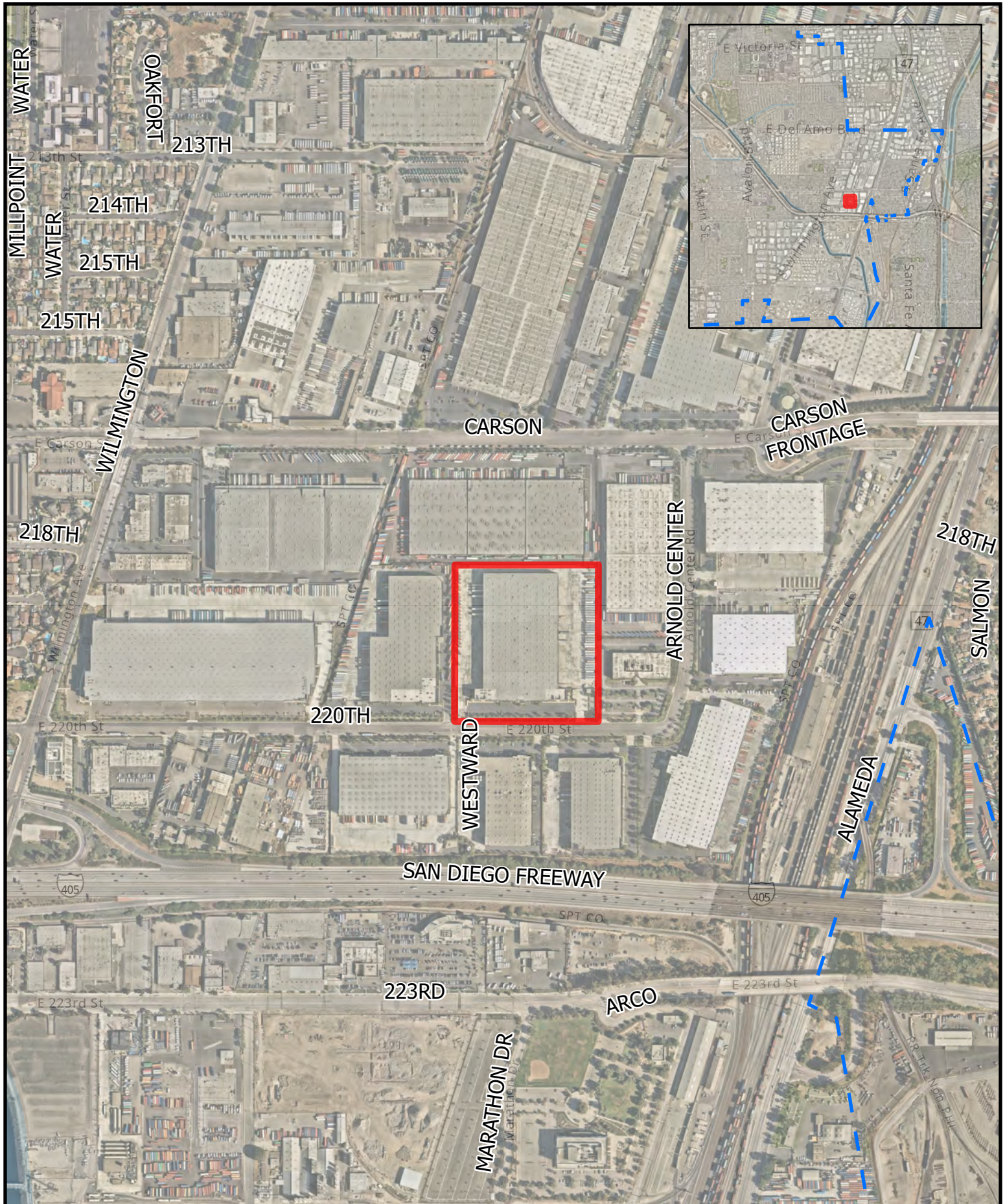
Location Map  
Project No. 19  
Centerpoint Properties Trust





Location Map  
Project No. 20  
SSH Holdings, LLC





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