

**PLANNING DIVISION DEVELOPMENT PROJECTS**  
**February 26, 2020**

**PROJECTS UNDER REVIEW**

- 1. 223<sup>rd</sup> Condos – Residential**  
**Developer:** Hooman Moshar  
**Location:** 123 E. 223<sup>rd</sup> Street  
**Project Description:** Nine 3-story residential condominium units.
- 2. Cambria Court Condos – Residential**  
**Developer:** Don Wilson Builders  
**Location:** 345 & 349 E. 220<sup>th</sup> Street  
**Project Description:** 35 unit residential condominiums.
- 3. Panattoni Parking Lot - Industrial**  
**Developer:** Panattoni  
**Location:** 2254 E. 223<sup>rd</sup> Street  
**Project Description:** parking lot for Marathon Petroleum.
- 4. JPI/Kott Specific Plan (Jefferson on Avalon)- Mixed - Use**  
**Developer:** JPI  
**Location:** 21212 Avalon Blvd. (multiple parcels at 213<sup>th</sup>/Avalon Blvd.)  
**Project Description:** Approximately 1,200 multifamily units (including 40 townhomes), 15,000 square feet of retail and 200 room hotel.
- 5. KL Fenix Truck Yard/Truck Terminal/Cargo Container Parking**  
**Developer:** KL Fenix  
**Location:** 20601 South Main Street  
**Project Description:** Cargo container parking/truck yard facility, warehouse, office building, loading dock stations.
- 6. Rand - Mixed-Use**  
**Developer:** Rand  
**Location:** 225 West Torrance Blvd.  
**Project Description:** Zone change for a 356 unit apartment complex
- 7. Raising Cane's Restaurant – Commercial**  
**Developer:** Raising Cane Restaurant, LLC  
**Location:** 20707 Avalon Blvd  
**Project Description:** 3,200 square feet, 60 Indoor seating.
- 8. Clear Channel Digital Billboards (I-405 and Main Street) – Commercial**  
**Developer:** Clear Channel  
**Location:** 19500 Main Street  
**Project Description:** Development Agreement for conversion of an existing static billboard to a double-sided digital billboard plus installation of a new double sided digital billboard.

**9. CT Warehouse - Industrial**

**Developer:** CT Investments

**Location:** 333 W Gardena Boulevard

**Project Description:** 6.58-acre project site includes construction of a new 145,840-square foot warehouse/manufacturing facility.

**10. Creek at Dominguez Creek, Victoria Golf Course - Recreational**

**Developer:** Plenitude

**Location:** 419 Martin Luther King Jr. Street

**Project Description:** 170,000 square foot Multi-use indoor Sports Complex, 80,000 square foot Youth Learning, 7,500 square foot indoor skydiving, 75,000 square foot Flying Tee, 80,000 square foot marketplace, 35,000 square foot clubhouse, 50,000 square foot Recreation/Dining, and 35,000 square foot Sport Wellness Center.

**11. 223<sup>rd</sup> Industrial Buildings - Industrial**

**Developer:** Panattoni

**Location:** 2112 E. 223<sup>rd</sup> Street

Three (3) new concert tilt - up light industrial buildings, on approximately 14.76 acres, totaling approximately 279,400 square foot building foot print and 13,000 square foot mezzanine for a total building area of 292,400 square feet. approximately 14 acres.

**12. Air Products Expansion - Industrial**

**Developer:** Air Products

**Location:** 23300 S. Alameda Street

**Project Description:** Air Products Inc. currently produces gaseous hydrogen and is proposing an expansion of their plant to produce liquefied hydrogen. In addition, they are proposing to connect its existing hydrogen network to the World Energy Biofuels Facility in the City of Paramount by constructing one half miles of new pipeline within the City of Carson.

**13. Rascals Restaurant - Commercial**

**Developer:** Rascals Restaurants

**Location:** 205 E. Carson St.

**Project Description:** The construction of new 2,512 square feet of restaurant.

**14. Perry Street Industrial - Industrial**

**Developer:** Ken Philipps

**Location:** 21611 Perry Street

**Project Description:** Three light industrial buildings totaling 40,175 square feet on a 120,000 square foot lot.

**15. Imperial Avalon Mobile Home Park Closure and Specific Plan – Mixed-Use**

**Developer:** Faring Capital

**Location:** 21207 Avalon Blvd.

**Project Description:** Mobile home park closure request, proposing mixed-use development with approximately 2,920 residential units, 27,296 square feet of commercial, and 27,360 square feet medical office building.

**16. WM Transfer Station Upgrades – Industrial**

**Developer:** Waste Management

**Location:** 321 W. Francisco St.

**Project Description:** Site and building improvements to improve operational efficiency and beautify an existing 6.4-acre waste handling facility.

**17. Park Avalon Mobile Home Park Closure – Residential**

**Developer:** Park Owner

**Location:** 750 E. Carson St

**Project Description:** Mobile home park closure request.

**18. Rancho Dominguez Mobile Home Park Closure - Residential**

**Developer:** Park Owner

**Location:** 425-435 E. Gardena Blvd.

**Project Description:** Mobile home park closure request.

**19. Prologis Dominguez (currently inactive)- Industrial**

**Developer:** Prologis

**Location:** 18701 – 18931 Wilmington Ave.

**Project Description:** Two industrial warehouses with office: building 1 is 318,186 square feet with 41 dock doors, building 2 is 120,540 square feet with 17 dock doors, and 43 truck/trailer parking.

**20. Carson Truck Yard Project within DWP Easement (currently inactive)-**

**Developer:** Mark Rodriguez

**Location:** Between E. 223rd Street to the North and East 236th Street to the South within the DWP Utility Corridor

**Project Description:** Construction and operation of a truck yard and truck-mounted container storage parking facility with 191 spaces.

**APPROVED PROJECTS**

**21. Dolores Condos – Residential**

**Location:** 21915 S. Dolores Street

**Project Description:** 5 condominium units.

**22. Birch Specific Plan – Residential**

**Location:** 21809-21811 S. Figueroa

**Project Description:** 32 three-story residential condominium units with ground level parking structure.

**23. Brandywine Residential Project – Residential**

**Developer:** Brandywine

**Location:** 1007 E. Victoria Street

**Project Description:** 34 three-story townhome units with attached parking.

**24. Pug Nation – Commercial**

**Developer:** Pug Nation

**Location:** 20950 Brant Avenue

**Project Description:** A proposed dog rescue kennel within a 3,854-square-foot warehouse.

**25. Carson Landing Townhomes - Residential**

**Developer:** Brandywine

**Location:** Northeast Corner of Central Ave. and Victoria St.

**Project Description:** 175-unit residential condominium project including 95 three-story row townhome units and 80 three-story stacked flat units.

**26. Terreno Truck Yard – Industrial**

**Developer:** Terreno

**Location:** 2315 East Dominguez Street

**Project Description:** To renovate an existing 5 acre industrial property to be used to as a truck yard to park empty trucks and trailers.

**27. Chick-Fil-A – Commercial**

**Developer:** 4G Development

**Location:** 20501 Avalon Blvd.

**Project Description:** Demo of existing buildings and construct a new 4,962 square foot restaurant with drive-through, outdoor seating patio, and play area.

**28. Highline Truck Yard – Industrial**

**Developer:** Highline Trucking

**Location:** 20915 Lambertson Ave.

**Project Description:** The approximately 2.77-acre project site will be operating a truck yard facility consisting of 42 trailer parking spaces for temporary parking and storage of trucks and truck-mounted containers.

**29. The Carol Kimmelman Sports Academic Complex - Recreational**

**Developer:** Carol Kimmelman Foundation

**Location:** 340 Martin Luther King, Jr. St

**Project Description:** Tennis courts, soccer fields, and learning centers operated by the United States Tennis Association (USTA), Galaxy Foundation, and Tiger Woods Foundation, respectively.

**30. California State Dominguez Hills Master Plan – Mixed Use**

**Developer:** State of California

**Location:** 1000 Victoria Street

**Project Description:** New Faculty, Staff and Student Housing, New Office, Retail and Entertainment Center, State of the Art Gymnasium, Conference Center, Incubator and Convention Space.

**31. Tesoro Tank Farm - Industrial**

**Developer:** Tesoro

**Location:** 1150 E. Sepulveda Blvd.

**Project Description:** Construction, use and maintenance of six (6) above ground storage tanks.

**32. Mobil Mini – Commercial**

**Developer:** Mobil Mini

**Location:** 22632 Alameda

**Project Description:** Cargo container storage facility.

**33. Gardena Industrial Building - Industrial**

**Location:** 439 E Gardena Blvd

**Project Description:** 3,800 square feet.

**34. University Village (Inactive/Expired)- Commerical**

**Location:** 1281 East University Drive

**Project Description:** Neighborhood Retail Center.

**PROJECTS UNDER CONSTRUCTION**

**35. Union South Bay – Mixed Use**

**Developer:** Wolff/Faring Capital

**Location:** 21521 – 21601 S. Avalon Blvd.

**Project Description:** 357 multi-family residential units, 32,000 square feet of ground floor retail and restaurant uses, and 10,000 square foot public plaza.

**36. Fashion Outlets LA – Commercial**

**Developer:** Macerich/Simon

**Location:** SW of Del Amo Blvd and 405 Fwy

**Project Description:** Located on the 157 acre site, construction of the Los Angeles Premium Outlets (LAPO). Phase 1 is approximately 460,000 square feet with 82 retail tenants and Phase 2 is approximately 188,000 square feet with 37 retail tenants.

**37. Evolve South Bay - Residential**

**Developer:** MBK Homes

**Location:** 20330 South Main Street

**Project Description:** 300 multi-family residential units, 12,925 square feet of lease/amenity/co-commercial.

**COMPLETED PROJECTS**

**38. Carson Town Center - Commercial**

**Developer:** McKently Malak

**Location:** 500 Carson Town Center

**Project Description:** A façade remodel of existing 174,896 square foot pad building (formerly K-mart) with three new tenants including Floor & Décor, John's Incredible Pizza, and Planet Fitness.

**39. Vera Lane – Residential**

**Developer:** Capital Pacific Holdings

**Location:** 21801 Vera Street

**Project Description:** 18 unit residential condominium.

**40. Bella Vita – Residential**

**Developer:** Equassure

**Location:** 402 E. Sepulveda Boulevard

**Project Description:** Awarded by the National Association of Home Builders (NAHB) for Best 55+ Affordable Rental Community; 65 multi-family affordable residential units for seniors and 3,000 square feet of ground floor retail, and community garden.

**41. Sky South Bay Moneta – Residential**

**Developer:** Equassure

**Location:** 21720 Moneta Ave.

**Project Description:** 13 unit multifamily residential apartments.

**42. Hampton Inn Façade Remodel - Commercial**

**Developer:** Hampton Inn

**Location:** 767 Albertoni Street

**Project Description:** Exterior remodel of an existing Hampton Inn.

**43. Carson Arts Project - Residential**

**Developer:** Meta Housing

**Location:** 21205 Main Street

**Project Description:** 46 affordable multi-family residential units.

**44. Veterans Village – Residential**

**Developer:** Thomas Safron

**Location:** 600 W. Carson Street

**Project Description:** Four-story 51-unit affordable housing mixed use project and 2,500 square feet of commercial.

**45. Shippers Transport Truck Yard – Industrial**

**Developer:** Shippers Transport

**Location:** 2149 E Sepulveda Blvd.

**Project Description:** 700 spaces for storage of containers delivered to the Port of Long Beach prior to delivery to their ultimate destination.

**46. Alere Industrial Building - Industrial**

**Developer:** Alere

**Location:** 200 E. Alondra

**Project Description:** A 137,000-square-foot warehouse with 10,000 square feet of office space.

**47. AL2 Warehouse - Industrial**

**Developer:** Alpert and Alpert

**Location:** 21900 Wilmington Ave.

**Project Description:** 411,840-square-foot industrial warehouse with mezzanine.

**48. California Pak – Industrial**

**Developer:** California Pak

**Location:** 17706 S. Main Street

**Project Description:** New tilt-up construction, 101,270 square feet warehouse industrial building with an approximately 1,000 square feet mezzanine.