

## COMMUNITY DEVELOPMENT

### PROJECT STATUS REPORT

Name	Type	Description	Status
Imperial Avalon Specific Plan	Private Development	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	<p><del>Note: LMC pulled out of the deal. The site is currently under contract with LBW, LLC. The project only includes the 14-acre triangle property. (NOTE: preliminary information project not submitted yet) LBW, LLC is proposing 100% residential project with approximately 300 units. For sale townhomes and for rent apartments. Potential park/plaza at 0.68 outparcel across Avalon.</del></p> <p><del>The City also had 2 meetings with another potential developer, CenterCal (2<sup>nd</sup> &amp; PCH developer). Their proposal includes 727 apartments, a 24,500 square foot grocer, 48,750 sf of in line retail/restaurant and 8,200 sf of restaurant pad(s).</del></p> <p><del>Previous potential developers have not reached an agreement with the property owner. Staff will meet with new developer and will provide an update on their proposal when the information is available.</del></p>	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	Under Review

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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. <u><a href="#">DEIR 45-day public review period is expected to start on 10-29-21 and end on 12-13-21.</a></u>	
Olson Company	Private Development	520 E. 228 <sup>th</sup> St., (Currently: Carson Baptist Church) 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., (Currently: The Rendezvous Grill & Cocktail Lounge) 6 attached condominiums consisting of two separate buildings with 5 market rate and 1 affordable unit, at grade 2 car garages, guest parking and private driveway.	Under Review
Rand	Private Development	Specific Plan, 225 W. Torrance Blvd., 356 apartment units.	Under Review
Kim Family Trust	Private Development	21240-50 Main St., (Currently: Empty lot) 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., (Currently: Single Family Residence) 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., (Currently: Single Family Residence) 4-unit residential subdivision.	Under Review
Golden State Alliance, LLC	Private Development	138 W. 223 <sup>rd</sup> St., (Currently: Single Family Residence) 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> , (Currently: Single Family Residence) 2 detached single family residences, each on their own subdivided lot with associated at grade parking common and private open space.	Under Review

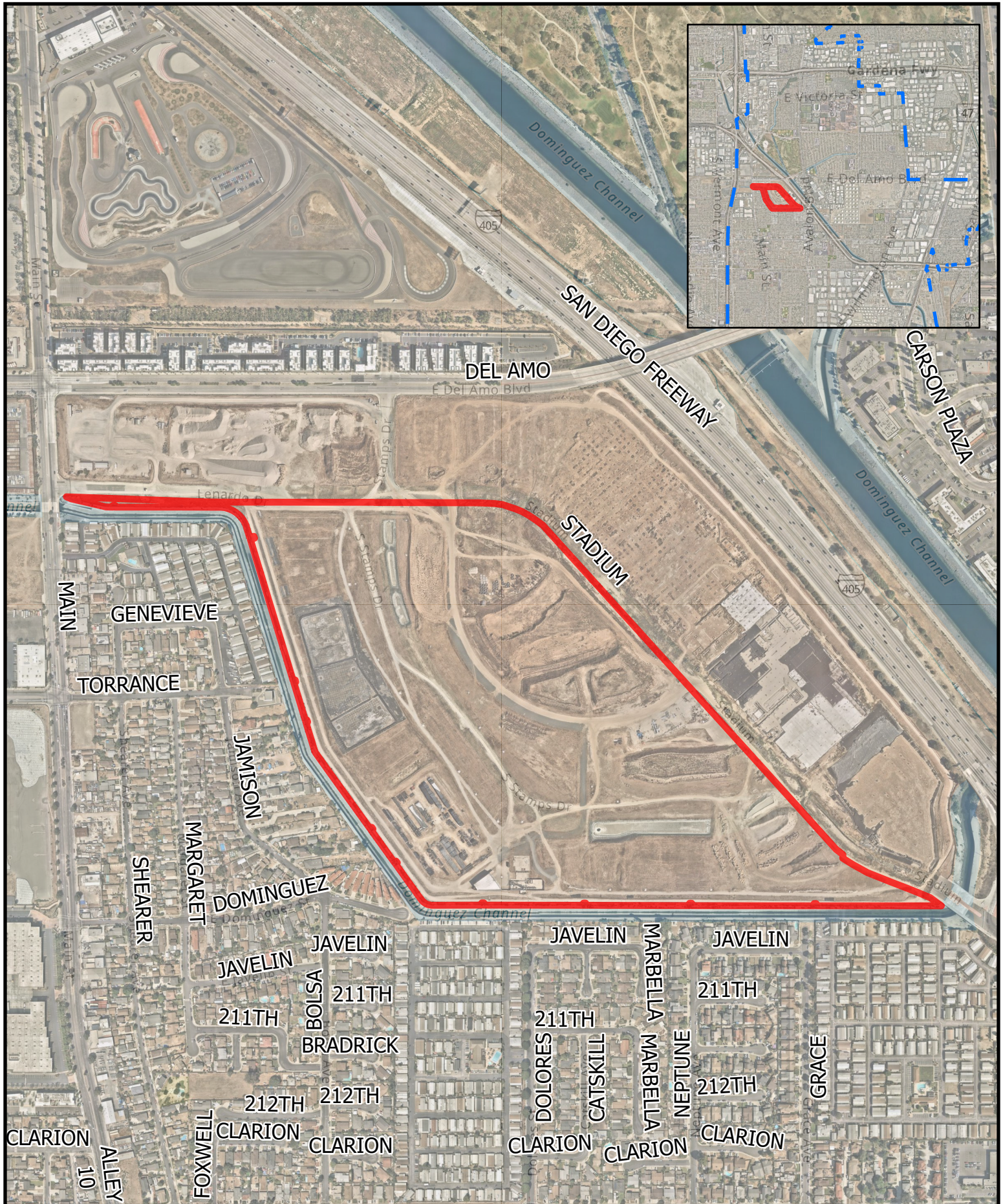
Name	Type	Description	Status
	Private Development	860 E Carson St., Starbucks Coffee Shop with drive-thru, indoor and outdoor seating and associated parking <u>and enhancements to the entire center.</u>	<del>Under Review</del> <u>Planning Commission 10-26-21</u>
In-n-Out	Private Development	20700 Avalon Blvd., In-n-Out Restaurant with drive-thru, indoor and outdoor seating and associated parking.	Under Review
Chevron	Private Development	17453-55 Central Ave., New self-service car wash and diesel fuel island for large-body trucks to existing Chevron/McDonalds.	Under Review
Rascals Teriyaki Grill	Private Development	205 E. Carson St., New Rascals Teriyaki Grill with indoor and outdoor seating and associated parking.	Under Review
Faring Capitol	Private Development	21611 S. Perry St., (Currently: Empty lot) 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. (Formerly: KL Fenix), 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 Street, (Currently: Gasket Manufacturing Company, Inc.) 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., (Currently: Durham School Services) 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
SSH Holdings, LLC	Private Development	18501 S. Main St., (Currently: Private storage) one industrial building comprised of approximately 34,000 square feet including 27,615 square feet of warehouse,	Under Review

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		3,680 square feet of office, 2,500 square feet of mezzanine with 46 parking stalls and 5 dock doors.	
Watson Land	Private Development	2277 E. 220th St., demolish existing two-story office buildings to construct a new Class A light industrial building. The new project is 74,060 sf 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, (Formerly: General Mills) 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 Review
LiT 9 <sup>th</sup> St. 224rd Carson LP	Private Development	2104 E. 223 <sup>rd</sup> St., (Formerly: Poly One Corporation) 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.	Under Review
BSREP III Dominguez, LLC	Private Development	2001 E. Dominguez St., (Formerly: <del>City Yard</del> Western Tube & Conduit Corporation) 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
California Water Service Group	Private Development (California Water)	21718 S. Alameda St., California Water has completed construction of a new groundwater production well to provide 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	Under Review



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		be used to house the well appurtenances, electrical, controls and pumping equipment. The preliminary building will be approximately 1,000 square feet.	
City of Carson	City Initiated Project	Carson 2040 General Plan Update	Under Review
WIN Chevrolet	Private Development	Billboard, 2201 E 223rd Street.	Under Review
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
City of Carson	City Initiated Project	Short Term Rentals	Under Review
City of Carson	City Initiated Project	Economic Development Strategic Plan	Consultant Selection Process





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





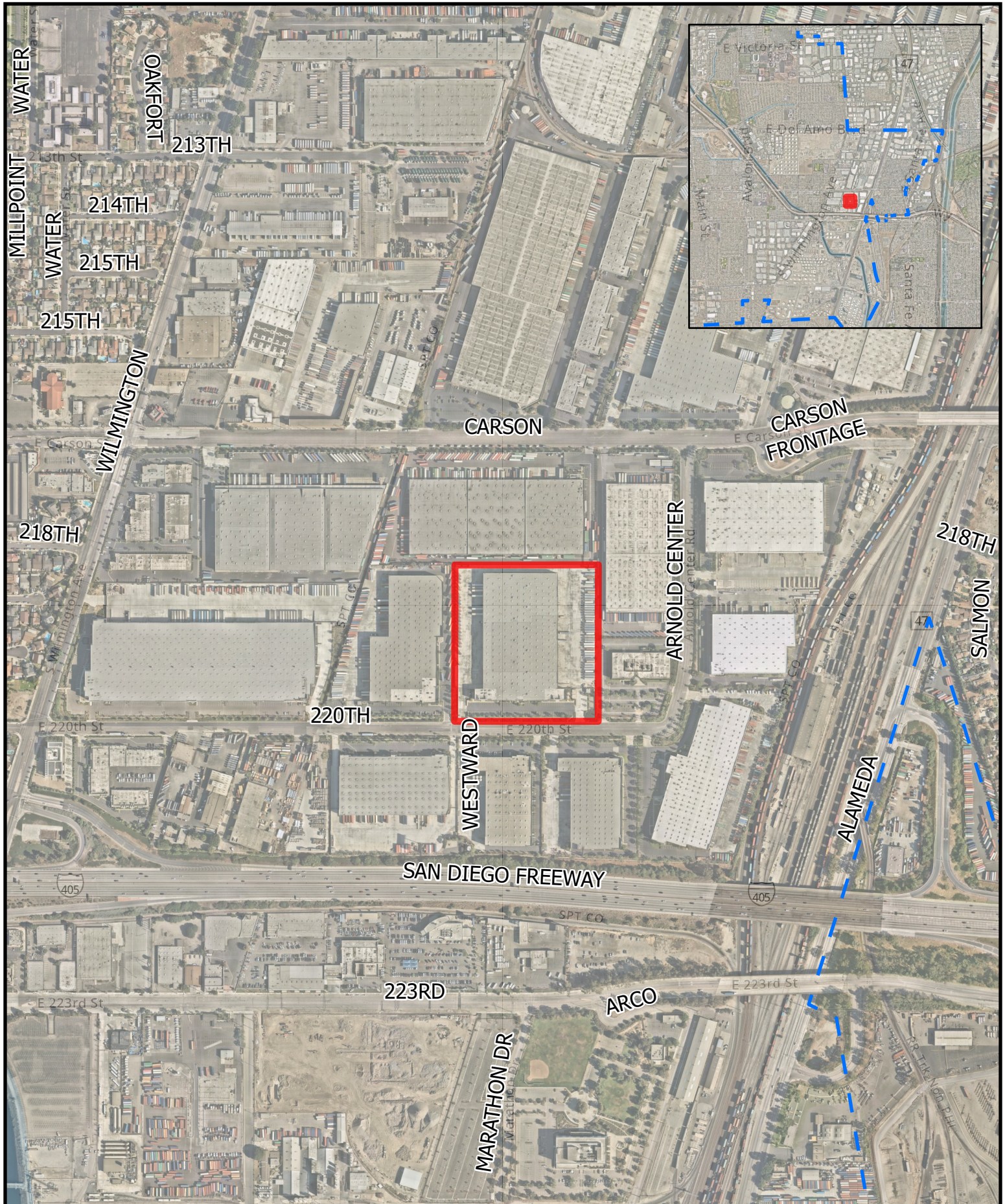
Location Map  
Project No. 19  
Centerpoint Properties Trust





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