

Planning Commission Report
January to December 2022

Planning Commission January 11, 2022

1. Site Plan and Design Review (DOR) No. 1878-21 – APPROVED

Applicant: MJC Management, 3111 Via Mondo, Compton, CA 90221

Owner: MJC Management, 3111 Via Mondo, Compton, CA 90221

Request: Consider approval of a Site Plan and Design Review No. 1878-21 for a proposed single-family residence on a 46-wide lot.

Property Involved: 21719 Grace Avenue

2. Draft 2021-2029 Housing Element - APPROVED

Applicant: City of Carson

Request: Recommending to the City Council adoption of (i) an Initial Study/Negative Declaration (IS/ND) in compliance with the California Environmental Quality Act (CEQA); and (ii) the 2021-2029 (Sixth Cycle) Housing Element Update (GPA No. 22-01).

Property Involved: City Wide

Planning Commission January 25, 2022

3. Site Plan and Design Review (DOR) No. 1802-19, Variance 567-19, 571-21 and 572-21 and 573-22 - APPROVED

Applicant: Hany Malak, McKently Malak Architects, Inc; 35 Hugus Alley, Suite 200 Pasadena, CA 91103

Owner: LKL Group, LLC; 5111 Torrance Boulevard Carson, CA 90210

Request: Consider approval of a Site Plan and Design Review No. 1802-19, and Variance Nos. 567-19, 571-21, 572-21, and 573-22 for a proposed Rascals Teriyaki Grill restaurant.

Property Involved: 205 E. Carson Street (7334-020-070)

4. Site Plan and Design Review (DOR) No. 1865-21 – APPROVED

Applicant: Herman Architecture and Design; 16201 Scientific Way, Irvine, CA 92618

Owner: LIT 9th Street 223rd LLP; P.O. Box 3388 Manhattan Beach, 90226

Request: Consider approval of Site Plan and Design Review No. 1865-21 for a proposed tilt-up warehouse

Property Involved: 2104 E 223rd Street

Planning Commission Report
January to December 2022

Planning Commission February 22, 2022

5. Determination of General Plan Consistency for sale of City owned property – APPROVED

Applicant: City of Carson

Request: Make findings related to the proposed sale of real property owned by the City of Carson on 223rd Street (APN: 7315- 012-900, 7315-012-804) as consistent with the General Plan.

Property Involved: 223rd Street (APN: 7315-012-900, 7315-012-804)

Planning Commission March 22, 2022

6. Conditional Use Permit (CUP) No. 1114-21 - APPROVED

Applicant: SouthBay Tattoo, 22811 S. Figueroa Street, Unit No. 22813, Carson, CA 90745

Owner: Anchor Investments Co.; 660 W. 6th Street, San Pedro, CA 90731

Request: Consider approval of a CUP No. 1114-21 for a proposed tattoo service operation.

Property Involved: 22811 S. Figueroa Street

7. Site Plan and Design Review (DOR) No. 1889-22- APPROVED

Applicant: Jeannette Architects, 296 Redondo Avenue, Long Beach, CA 90803

Owner: Grace and Federico Ulanday, 140 E. 218th Place, Carson, CA 90745

Request: Consider approval to expand a one-car garage into a two-garage attached to an existing single-family residence on a 40-foot-wide lot.

Property Involved: 140 E. 218th Place

8. Site Plan and Design Review (DOR) No. 1864-21- APPROVED (CC APPROVED 5/17/22)

Applicant: Herman Architecture and Design, 16201 Scientific Way, Irvine, CA 92618

Owner: LIT 9th Street 223rd LLP, P.O. Box 3388, Manhattan Beach, 90266

Request: Consider approval of the demolition of an existing 58,965 square-foot vacant warehouse and construct a new 60,558- square-foot tilt-up warehouse building with 4,000 square feet of ground floor office space, an additional 4,000 square feet of mezzanine office space, 7 truck loading docks and surface parking.

Property Involved: 18001 South Main Street

Planning Commission Report
January to December 2022

9. Appeal of Site Plan and Design Review (DOR) No. 1831-20- APPROVED (CC APPROVED 5/17/22)

Applicant: Andy Lee, 320 S. Ardmore Avenue Unit 110, Los Angeles, CA 90020

Owner: LIT 9th Street 223rd LLP, P.O. Box 3388, Manhattan Beach, 90266

Request: Consider the appeal of the Director's approval of a new 126,013 square foot, tilt-up warehouse building with 6,512 square feet of mezzanine office space, surface parking: including 20 truck loading docks and 2 truck/forklift doors.

Property Involved: 1055 E. Sandhill Avenue

Planning Commission April 12, 2022

10. Appeal of Director Approval of Design Review (DOR) No. 1831-20- APPROVED

Applicant: Andy Lee, 320 S. Ardmore Avenue Unit 110, Los Angeles, CA 90020

Owner: Rexford Industrial LLC, 11620 Wilshire Blvd., 10th Floor Los Angeles, CA 90025

Request: Consider Adoption of Resolution with Supporting Findings Affirming the Director's Approval, Pursuant to the Public Hearing Held on April 12, 2022

Property Involved: 1055 E. Sandhill Avenue

11. Proposed Ordinance Establishing Regulations that Implement Senate Bill 9 and Amending Regulations of Accessory Dwelling Units- APPROVED

Applicant: City of Carson

Request: Recommending to the City Council adoption of a proposed ordinance establishing regulations for housing developments and lot splits under Senate Bill 9 and amending regulations of accessory dwelling units in the City of Carson

Property Involved: Citywide

Planning Commission April 18, 2022

12. Specific Plan Amendment No. SP 27-2021, Supplemental Environmental Impact Report (SCH No. 2005051059), General Plan Amendment No. 112-2021, Development Agreement No. DA 29-2021, Site Plan and Design Review No. DOR 1877-2021, Vesting Tentative Tract Map No. VTTM 83481 – APPROVED (Approved by CC on May 23rd SECOND READING 6/4/22)

Applicant: Carson Goose Owner LLC, 4132 Katella Avenue, #205B Los Alamitos, CA 90720

Request: Request for approval of 1,567,090 square feet of light industrial development including 75,000 square feet of office space and approximately 12 acres of publicly accessible but privately owned and maintained open space community amenity areas and 10,000 square feet of commercial/retail uses, 12,600 square feet of restaurants (some with drive through capability), a 2,200 square foot square feet walk-up cafe adjacent to the dog park and event lawn, and 9,000 square feet of food and beverage kiosks within the 96 acre PA3 within the 2018 District at South Bay Specific Plan

Property Involved: 20400 Main Street (Parcel No. 7336010905 and 7336010903)

Planning Commission Report
January to December 2022

Planning Commission April 26, 2022

13. Appeal of Director Approval of Design Review (DOR) No. 1831-20- APPROVED

Applicant: Andy Lee, 320 S. Ardmore Avenue Unit 110, Los Angeles, CA 90020

Owner: Rexford Industrial LLC, 11620 Wilshire Blvd., 10th Floor Los Angeles, CA 90025

Request: Consider Adoption of Resolution with Supporting Findings Affirming the Director's Approval, Pursuant to the Public Hearing Held on April 12, 2022

Property Involved: 1055 E. Sandhill Avenue

Planning Commission May 10, 2022

14. Site Plan and Design Review (DOR) No. 1886-21 and Conditional Use Permit (CUP) No. 1116-22 - APPROVED

Applicant: Market Street Development LLC, 5930 Granite Lake Dr., Suite 110 Granite Bay, CA 95746

Owner: Thoth Equities LLC, 6709 La Tijera Blvd., #804, Los Angeles, CA 90045

Request: Consider approval of DOR No. 1886-21 and CUP No. 1116- 22 for a proposed senior health care facility within an existing 17,792-square-foot building with related tenant and site improvements

Property Involved: 20920 Chico Street

Planning Commission June 14, 2022

15. Site Plan and Design Review (DOR) No. 1855-21 - APPROVED

Applicant: In-N-Out Burger Attention, 13502 Hamburger Lane, Baldwin Park, CA 91706

Owner: J&J Carson, LLC, 5850 Canoga Avenue #650, Woodland Hills, CA 91367

Request: Consider approval of a proposed In-N-Out restaurant with drive-thru

Property Involved: 20512 S. Avalon Boulevard

16. Site Plan and Design Review (DOR) No. 1629-16, Conditional Use Permit (CUP) No. 1014-16, Tentative Parcel Map (TPM) No. 74135- APPROVED

Applicant: Comfort Properties LLC, 2114 Manhattan Beach Blvd. Suite B, Redondo Beach, CA 90278

Owner: Comfort Properties LLC, 2114 Manhattan Beach Blvd. Suite B, Redondo Beach, CA 90278

Request: Consider approval to develop two detached residential condominium units.

Property Involved: 140 W. 223rd Street (APN 7341-014-025)

Planning Commission Report
January to December 2022

Planning Commission July 12, 2022

17. Proposed Mural Installation at 21140 S. Avalon Boulevard – CONTINUE ITEM

Applicant: Trophy VPC, LLC 21140 S. Avalon Blvd., Carson, CA 90745

Owner: J&J Carson, LLC 5850 Canoga Avenue, #650 Carson, CA 90745

Request: Consider approval of two Murals located at the FAB Cars used car dealership

Property Involved: 21126 S. Avalon Blvd.

Planning Commission August 1, 2022 (Special Meeting)

18. First Amendment to Development Agreement (DA) 13-2017 (13-17) – APPROVED (CC APPROVED 8/2/22)

Applicant: CAM-Carson A LLC, 399 Park Avenue, 29th Floor, New York, NY 10022

Owner: Carson Reclamation Authority

Request: : To consider a First Amendment to Development Agreement (First Amendment), between CAM-CARSON, LLC and the City of Carson, which proposes certain changes to the Development Agreement approved on September 6, 2018.

Property Involved: A portion of the 157-acre site generally known as the former Cal Compact Landfill, located at 20400 Main Street Southwest of I-405 and Del Amo Boulevard

Planning Commission August 9, 2022

19. Proposed Mural Installation at 21140 S. Avalon Boulevard – CONDITIONALLY APPROVED MURAL 1 & DISAPPROVED MURAL 2

Applicant: Trophy VPC, LLC 21140 S. Avalon Blvd., Carson, CA 90745

Owner: J&J Carson, LLC 5850 Canoga Avenue, #650 Carson, CA 90745

Request: Consider approval of two Murals located at the FAB Cars used car dealership

Property Involved: 21126 S. Avalon Blvd.

20. Proposed Ordinance Creating Mobile Home Park Overlay District (Zone Text Amendment No. 192-2022) – APPROVED, AMENDING SEC. 9113.2 AND ADDING SEC. 9113.4

Request: Initiate, and Consider Adoption of a Resolution Recommending to the City Council adoption of, Zone Text Amendment No. 192-2022, a Proposed Ordinance creating a Mobile Home Park Overlay District to Protect, Promote and Preserve Existing Mobile Home Parks

Property Involved: Citywide

Planning Commission Report
January to December 2022

21. Site Plan and Design Review (DOR) No. 1703-18 Conditional Use Permit (CUP) No. 1019-17 - APPROVED

Applicant: Mobile Mini Inc., 4646 E. Van Buren St., Suite 400, Phoenix, AZ 85008

Representative: Kimley-Horn & Associates, 765 The City Drive, Suite 200 Orange, CA 92868

Owner: JHD Alameda, LLC 22, Brandt Drive, Moraga, CA 94556

Request: A one-year time extension of Project Approval (DOR No. 1703-18 and CUP No. 1019-17) to renovate an industrial site for an existing cargo container storage facility.

Property Involved: 22632 South Alameda Street

Planning Commission August 30, 2022(Special Meeting)

22. DRAFT 2021-2029 HOUSING ELEMENT – APPROVED

Applicant: City of Carson

Request: Consider Recommending to the City Council adoption of (i) an Initial Study/Negative Declaration (IS/ND) in compliance with the California Environmental Quality Act (CEQA); and (ii) the proposed subsequent draft revision to 2021-2029 (Sixth Cycle) Housing Element Update (GPA No. 22-01).

Planning Commission September 13, 2022

23. Mitigated Negative Declaration; General Plan Amendment (GPA) No. 111-21; Zone Change (ZCC) No. 185-21; Specific Plan (SP) No. 29-22; Development Agreement (DA) No. 27-21; Site Plan and Design Review (DOR) No. 1858-21. – APPROVED WITH FRIENDLY AMENDMENT TO CONDITION OF APPROVAL #10D (CC APPROVED 10/4/22)

Applicant: Dylan Westhoff, 21611 Perry Street LLC, 4132 Katella Avenue, #205B, Los Alamitos, CA 90720

Owner: Recreation Road LLC, 181 S. 333rd St., #C-210, Federal Way, WA 98003

Request: Consider approval of DOR No. 1858-21 and recommendation of City Council approval of Mitigated Negative Declaration and Errata and CEQA findings, GPA No. 111-21, ZCC No. 185-21, SP No. 29-22, and DA No. 27-21 for development of a 121,775 square-foot self-storage facility on a vacant parcel.

Property Involved: 21611 Perry Street - APNs 7327-001-014 & 015

24.24. Zone Text Amendment No. 193-2022 - Industrial Warehouse/Logistics Facility Development Standards and Land Use Regulations– CONTINUE ITEM

Request: Consider adoption of a resolution recommending that the City Council adopt an ordinance which would amend the Carson Zoning Ordinance (Chapter 1 of Article IX of the Carson Municipal Code) to enact new development standards and land use regulations pertaining to industrial facilities such as warehouses and logistics facilities in the City's industrial zones

Property Involved: Citywide

Planning Commission Report
January to December 2022

Planning Commission September 27, 2022

25. Zone Text Amendment No. 193-2022 - Industrial Warehouse/Logistics Facility Development Standards and Land Use Regulations – APPROVED WITH ADDED CHANGE ON LABOR FORCE

Request: Consider adoption of a resolution recommending that the City Council adopt an ordinance which would amend the Carson Zoning Ordinance (Chapter 1 of Article IX of the Carson Municipal Code) to enact new development standards and land use regulations pertaining to industrial facilities such as warehouses and logistics facilities in the City's industrial zones

Property Involved: Citywide

26. Conditional Use Permit No. 1118-22 – APPROVED WITH AMENDED CONDITON OF APPROVAL #5, 14, 15

Applicant: Arris Studio Architects, c/o Steve Rigor, 1327 Archer Street, Suite 220, San Luis Obispo, CA 93401

Owner: Carson Hospitality, LLC 7126 De Soto Avenue Canoga Park, CA 91303

Request: Consider approval of a conditional use permit for onsite alcoholic beverage sales and services of beer, wine, and distilled spirits at a lounge and bar within a hotel

Property Involved: 888 E. Dominguez Street (APN 7381025071)

27. Mitigated Negative Declaration/MMRP, General Plan Amendment (GPA) No. 109-20, Zone Change (ZCC) No. 184-21, Specific Plan (SP) No. 23-20, Site Plan Design Overlay Review (DOR) No. 1832-20 - APPROVED

Applicant: Sagecrest Planning + Environmental, c/o David Blumenthal, AICP 2400 E. Katella Avenue, Suite 800 Anaheim, CA 92806

Owner: Kim Family Trust, P.O. Box 24, Palos Verdes Estates, CA 90214

Request: Consider approval of a proposed 19-unit multiple-family residential development on two vacant parcels.

Property Involved: 21240-21250 Main Street (APNs 7334-002-007 & 008)

Planning Commission October 11, 2022

28. Vehicle Miles Traveled Threshold Recommendation - APPROVED

Request: Consider recommending that the City Council adopt "Vehicle Miles Traveled" thresholds of significance for purposes of analyzing transportation impacts under the California Environmental Act (CEQA) and find that the action is exempt from CEQA.

Property Involved: Citywide

Planning Commission Report
January to December 2022

29. Site Plan and Design Review (DOR) No. 1782-19 - APPROVED

Applicant: Mario Jaime of MJ Design Construction, P.O. Box 5044, Long Beach, CA 90805

Owner: Rodney Argo of Argo Family Trust, 439 W. Gardena Blvd., Carson, CA 90248

Request: A one-year time extension of Project Approval (Site Plan and Design Review 1782-19) for the development of a 3,754 square foot warehouse building on a 0.15-acre parcel.

Property Involved: 439 W. Gardena Boulevard

Planning Commission November 8, 2022

30. Site Plan and Design Review (DOR) No. 1891-22 – APPROVED

Applicant: Link Logistics Real Estate, 3333 Michelson Drive, Suite 725, Irvine, CA 92612

Owner: B8 Alondra Industrial Owner LLC 233 South Wacker Drive, Suite 3400 Chicago, IL 60606

Request: Consider adopting a resolution finding a CEQA exemption and conditionally approving DOR No. 1891-22 related to demolition of a vacant existing 69,106 square foot warehouse and a vacant existing 54,609 square foot two story office building warehouse and development of two new tilt-up warehouse buildings totaling 286,821 square feet with a total of 52 dock doors, 210 parking spaces and 39 truck parking spaces.

Property Involved: 100 W. Alondra Boulevard

Planning Commission November 21, 2022 (Special Meeting)

31. Final Environmental Impact Report (EIR) - State Clearinghouse (SCH) No. 2021010116; Site Plan and Design Review (DOR) No. 1803-21; Vesting Tentative Tract Map (VTTM) No. 83157; General Plan Amendment (GPA) No. 105-19; Specific Plan (SP) No. 21-19; Development Agreement (DA) No. 23-19; Zone Change (ZCC) 188-19 – APPROVED (CC APPROVED 12/6/22)

Applicant: Imperial Avalon, LLC 4276 Katella Avenue, #231 Los Alamitos, CA 90720

Owner: Imperial Avalon, LLC 4276 Katella Avenue, #231 Los Alamitos, CA 90720

Request: To consider adopting a Resolution of the Planning Commission of the City of Carson: (1)(a) Certifying the EIR (SCH No. 2021010116); (b) Adopting the Proposed Mitigation Monitoring and Reporting Program; (c) Adopting the Findings required by CEQA Guidelines Section 15091; and (d) Adopting a Statement of Overriding Considerations; (2) Approving (a) DOR No. 1803-19 and (b) VTTM No. 83157, conditioned upon City Council approval of GPA No. 105-19, SP No. 21-19, DA No. 23-19, and ZCC No. 188-19, and subject to the conditions of approval set forth in Exhibits “B” – “D” to the Resolution; and (3) Recommending the City Council approve (a) SP No. 21-19 (Imperial Avalon Specific Plan) (subject to the conditions of approval set forth in Exhibit “D” to the Resolution), (b) GPA No. 105-19, (c) DA No. 23-19, and (d) ZCC No. 188-19, for a 1,115 unit mixed-use development referred to as the Imperial Avalon Mixed-Use Project.

Property Involved: 21207 S. Avalon Boulevard

Planning Commission Report
January to December 2022

Planning Commission December 13, 2022

32. DOR No. 1924-22, CUP No. 1123-22, and CUP No. 1124-22– APPROVED

Applicant: Steve Rigor Arris Studio Architects 1327 Archer Street, Suite 220 San Luis Obispo, CA 93401

Owner: Carson Hospitality, LLC 7126 De Soto Ave. Canoga Park, CA 91303

Request: Consider DOR No. 1924-22, CUP No. 1123-22, and CUP No. 1124-22 to allow construction of a 111-key Marriott TownePlace Suites hotel and onsite consumption of beer, wine, and spirits inside the hotel at 888 E. Dominguez Street.

Property Involved: 888 E. Dominguez Street