



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: September 9, 2014
SUBJECT: Planning Division Webpage
APPLICANT: City of Carson
REQUEST: Demonstration of Planning Division's webpage that features the Development Status Report, interactive story map, and planning and development information

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chairman Piñon			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

I. Introduction

The City's website informs the public on city activities, programs, schedules, and other useful information. As part of the City's website, the Planning Division has a webpage that provides information on planning and development issues. In an effort to make the Planning webpage more user-friendly, the Development Status Report has recently been made into an interactive "story map" to provide users with project information, a map of the project site, and a conceptual drawing, plans or a photo of the project area. Other features include information on large developments, the Zoning Ordinance, and the General Plan and specific plans.

II. Background and Discussion

The City's website is located at ci.carson.ca.us. The Planning webpage can be accessed through the drop-down menu at the top of the main page: Departments >> Community Development >> Planning. The Planning webpage can also be accessed by typing: http://ci.carson.ca.us/content/department/eco_dev_service/Planning.asp

Once on the Planning webpage information a user can see the Division's mission statement, goal, contact information, and responsibilities. Important tabs are located on the left side of the screen, and related links are located on the right side of the screen. The information allows the public to download appropriate forms, view the development status report, access the City's Zoning Ordinance, and learn more about large-scale projects.

Staff is continuously looking to improve the webpage so it is user-friendly and information is easily accessible. Suggestions by the Planning Commission and public are greatly appreciated!

III. Recommendation

That the Planning Commission:

- PROVIDE discussion on improving the webpage; and
- RECEIVE and FILE.

IV. Exhibits

1. Development Status Report, September 2014

Prepared by:


John F. Signo, AICP, A Planning Manager

Planning Commission Staff Report
Planning Commission Protocols
September 9, 2014





September 2014 Development Status Report

DEVELOPMENT PROJECTS UNDER REVIEW

Motorcycle Dealership: 2055 E. 223rd Street

Applicant: Ezequiel Pescina

Proposal for a new Honda motorcycle dealership, including showroom and service area, on a 1.9-acre site with three existing buildings. Plans were submitted on August 27, 2014 and are currently under review. The site is part of the CA (Commercial, Automotive) zone with freeway visibility and access from 223rd Street. If acceptable, the plans may be administratively approved because the site is developed.

18 Single-Family Homes: 21801-21813 S Vera St

Applicant: Mark Mullin

Proposal to demolish an existing industrial building for development of 18 single-family detached residences. The proposed project includes a tot-lot and a recreation building. The 1.2-acre site is surrounded by mobilehomes to the north, south, and west. Single-family homes are located to the east across Vera Street. The application includes a design overlay review (DOR) for site plan and design review, a conditional use permit (CUP) for development of detached condominiums, and a tentative tract map (TTM) for division of airspace. The TTM must be reviewed by the Public Works Division and LA County Land Development Division prior to scheduling the application for a Planning Commission hearing.

Industrial Buildings: 18010 S. Figueroa Street

Applicant: KEUN Architecture, Inc.

Proposed development will consist of eight industrial condominium units of approximately 62,500 square feet of office, warehouse and light manufacturing space situated on approximately 125,017 square feet of land. The application is being reviewed by various agencies, including LA County Land Development Division, and a Subdivision Review Committee meeting is expected in the third quarter of 2014. The Planning Commission meeting is expected late 2014.

Industrial Buildings: 2245 E. 223rd Street

Applicant: Panattoni

Panattoni Development Company is proposing three industrial concrete tilt-up dock-high warehouse/manufacturing buildings with offices on a five-acre site formerly owned by the Carson Redevelopment Agency. The total building size is 131,754 square feet. The plans are currently under review and a public hearing with the Planning Commission is expected late 2014.

Oil and Gas Exploration and Production Project: 1450 -1480 Charles Willard Street

Applicant: Occidental Petroleum Corporation (OXY)

OXY, an international oil and gas exploration and production company, is proposing to construct a production facility consisting of up to 200 wells, an oil and gas processing facility, water treatment, water injection operations, slurry injection or disposal operations, an electrical substation, emergency flare, and shipping and

pipeline facilities to produce and transport approximately 6,000 barrels per day of oil and 3 million standard cubic feet per day of natural gas. Oxy submitted a letter on June 8, 2012 to the City modifying their application to specifically eliminate hydraulic fracturing from their project. Directional drilling techniques will be used in order to pinpoint oil reservoirs at depths of 4,000 to 13,000 feet. The facility is proposed to be located in Dominguez Technology Centre at 1450-1480 Charles Willard Street. An environmental impact report (EIR) was released for public comment earlier this year and the public comment period closed on March 25, 2014. The City is currently preparing the responses to comments that will be included in the final EIR, which is expected to be complete later this year.

Shell Carson Revitalization Project Specific Plan: 20945 S. Wilmington Avenue

Applicant: Shell Oil Products US

Shell Oil Products US is proposing the redevelopment of the 448-acre Shell Carson Terminal facility located at 20945 South Wilmington Avenue. The project will allow for the subsequent development over a 15 to 25 year time period. The initial phases will include development of an 8.8-acre retail center at Del Amo and Wilmington Avenue, a 12.3-acre business park on Chico Street and the addition of product storage tanks within the center of the property. The Draft EIR was released for public review and comment earlier this year and the comment period ended on March 26, 2014. The City is currently preparing the responses to comments. It is anticipated that the Final EIR will be brought to the Planning Commission later this year. The Final EIR must be certified before the City can consider approval of the specific plan, zone change, and General Plan amendment.

APPROVED DEVELOPMENT PROJECTS

Tumbleweed Bus Parking: 16100 S. Avalon Boulevard

Applicant: Tumbleweed Education Enterprises

The applicant requests approval to build a 7,986-square-foot office building for a school bus storage facility with 67 bus parking spaces on a two-acre site located in the ML-D (Manufacturing Light, Design Overlay Review) zoning district. Two aluminum metal building totaling 4,600-square-feet from former tenant will be demolished. On July 22, 2014, the Planning Commission approved the project.

Trailer Storage and Truck Yard: 21038 S. Wilmington Avenue

Applicant: ProLogis

Operation of a trailer storage and truck yard use in the MH (Manufacturing, Heavy) zone district. Several shading structures, mechanical equipment, and a rail spur will be removed. Three buildings totaling 11,547 square feet will remain and will be used for the trailer storage and truck yard operation. Approximately 315 truck parking spaces will be added. ProLogis will be leasing the property to Yusen Logistics located at 2417 E. Carson Street approximately a half mile southeast for ancillary truck parking. On July 22, 2014, the Planning Commission approved the project.

Eleven-Unit Apartment Complex: 440 E. Sepulveda Boulevard

Applicant: Equassure

Development of a two-story apartment complex with 11 units. Total parking includes 25 spaces with 17 alley-loaded garage spaces, 5 canopy spaces and 3 uncovered guest spaces. The project site is 19,326 square feet with a net site area of 18,326 square feet once a five-foot dedication is provided to expand the alley. The project was approved by the Planning Commission on July 8, 2014, and is currently in plan check with the Building and Safety Division. Construction could begin later this year.



Truck Yard: 19101 S. Broadway

Applicant: KL Fenix Corporation

The proposal is for construction of a 5,166-square-foot office building to allow a truck yard business on a 2.7-acre site with 76 proposed semi-diesel truck spaces and 5 parking spaces for the truckers/guest vehicles. The property is zoned MH-D-ORL (Manufacturing Heavy – Design Overlay Review – Organic Refuse Landfill). The project was approved by the Planning Commission on June 10, 2014, and is currently in plan check with the Building and Safety Division. Construction is expected to begin later this year.

Thirteen Single-Family Homes: 2666 E. Dominguez Street

Applicant: City Ventures

City Ventures will develop 13 single family homes on properties previously occupied by the Dominguez Trailer Park and older residential properties. The homes will be one- and two-story ranging from 1,900 square feet to 2,400 square feet. Construction expected to commence in late 2014.

Giuliano's Bakery and Delicatessen: 320 and 354 Alondra Boulevard/16201-16205 Broadway Street

Giuliano's Bakery and Delicatessen and Little Brothers Bakery have expanded over the years to occupy several buildings on Alondra Boulevard. The opportunity to buy adjoining properties allows for new development and the master planning of their food production facilities. The proposed project is for the demolition of 38,436 square feet of older industrial buildings, construction of 38,468 square feet of new food production building space, and construction of a 31,316-square-foot cold storage facility. The Planning Commission approved the development in November 2013. The project is in plan check with Building and Safety.

Car Pros Kia of Carson: 22020 S. Recreation Road

The current location at 21243 S. Avalon Boulevard has proven to be a very successful location. Car Pros Kia purchased the former Altman's Winnebago property on Recreation Road so that a new Kia dealership could be constructed. The property will be used for car storage with the main dealership still operating from the Avalon Boulevard location. Upon completion of the new dealership, the Avalon location will continue to be used as a satellite facility. The new dealership was approved by the Planning Commission on April 22, 2014, and construction is expected to commence later this year.

Seafood City Shopping Center: 21607 S. Main Street

Owner: GB Carson, LLC

New 3,675-square-foot commercial building intended for retail and restaurant uses. The building will be located on the eastern portion of the parking lot adjacent to Main Street. The project was approved by the Planning Commission on June 26, 2012, and was given a one-year extension of time in 2013. The project is currently being reviewed by Building & Safety, and building permits have not been issued. A second extension of time has been requested for consideration by the Planning Commission.

Plaza Avalon Shopping Center: 23401 S. Avalon Boulevard

Owner: Soojin Avalon Plaza, LLC

Construction of two new 2,800- and 3,500-square-foot commercial buildings in the parking area of a shopping center. The buildings are intended for retail and restaurant uses. A new Bank of America ATM kiosk was recently built. The Planning Commission approved the project on March 25, 2014, and plans are currently being reviewed by Building & Safety.



UNDER CONSTRUCTION

Carson Crossings Shopping Center: 128-180 E. Carson Street

Applicant: Paragon Commercial

The property was recently sold and the new owner, Paragon Commercial, is interested in remodeling the shopping center. Phase 1 includes a remodel of the in-line tenant spaces located between Albertson's and the Bank of America. The property owner is in discussions with the larger tenants to encourage their participation in the remodel of their buildings. The Planning Commission approved a master plan and sign program for the center on January 14, 2014. The master plan will facility new and future improvements to the center while the sign program will ensure consistent signage standards. The easterly commercial buildings are under different ownership, but may be included in a future remodel plan. The remodel of the in-line tenant spaces is currently underway.

Via 425 Apartments: 401-425 E. Carson Street

Applicant: Related Group

Via 425 is a new four-story, 65-unit affordable apartment community on 1.75-acres. The development includes the potential for live-work units along Carson Street and a podium design in which parking is interior at grade with a courtyard located above. Via 425 was completed in May 2012 and all units are occupied. The second phase will be located immediately to the west on 1.07-acres at 401 E. Carson Street. Phase 2 includes a 40-unit affordable apartment community to match Phase 1. Construction for Phase 2 is underway and completion is expected in late 2014.

Veo Mixed Use Project: 616 E. Carson Street

Applicant: Community Dynamics

Community Dynamics and Cityview have joined together to develop a 9.63-acre property formerly used as the Avalon Carson mobilehome park. The mixed-use community will feature 152 condominiums and 13,313 square feet of ground floor retail along Carson Street. The development includes four-story mixed use buildings along Carson Street, three- and two-story townhomes, 2-story single family homes, and a clubhouse and swimming pool. Grading began in May 2013 and vertical construction began in early 2014. The first phase, which includes the clubhouse and a three-story townhouse building, is expected to open in Fall 2014.

Boulevards at South Bay: 20400 S. Main Street

Applicant: Starwood

The Boulevards at South Bay (formerly known as Carson Marketplace) is a 168-acre development project, 157-acres of which are a former landfill. The Boulevards at South Bay Specific Plan and Environmental Impact Report provides for a potential mix of approximately 1.9 million square feet of commercial, retail and entertainment uses, a 300-room hotel, and up to 1,550 residential and/or multifamily units. The developer, Starwood (formerly Carson Marketplace LLC), announced plans for the Boulevards Outlets with over 550,000 square feet of designer brands. Preliminary plans also include a hotel and large discount retailer. Development plans for the outlet center are nearing completion. Construction is anticipated to begin in 2014 with new shops and the outlet mall opening in 2017.

With approvals obtained by the State Department of Toxics Substances Control (DTSC), the landfill gas collection system and the water treatment systems are operational. A remediation plan, which will be subject to review



and approval by DTSC, will be coordinated with the different development phases. New sewers, storm drains, potable and reclaimed water lines water and electricity have all been installed. A proposed public street recently named Jim Dear Boulevard will connect the development from Avalon Boulevard to Main Street and Del Amo Boulevard. The Avalon interchange at the I-405 Freeway has recently been completed to improve circulation flow within the city and allow direct access to the Boulevards at South Bay.

SouthBay Pavilion: 20700 S. Avalon Boulevard

Applicant: Vintage Real Estate Group

Plans are under development by Vintage Real Estate for the construction of the Cinemark movie theaters in the area previously occupied by Chuck E. Cheese and the New Millennium High School. The proposed development will provide 13 theaters due to open early 2015. The initial steps required the relocation of the high school (now located at Gardena High School campus) and the shuffling of Chuck E. Cheese, Old Navy and other tenants to accommodate the theaters. Buffalo Wild Wings restaurant along Del Amo Boulevard opened earlier this year.

Porsche Experience Driving Center: 19220 S. Main Street

Applicant: Watson Land Co.

Porsche Cars of North America is proposing the Porsche Experience Driving Center on a 53-acre site. The project is for a driver training facility which includes two handling courses, an acceleration/deceleration area, a "kick plate" area, an off-road course, an ice/low-friction course, a second low-friction course, and related auto repair activities. The facility will not operate as a race track. The main building will include a museum, restaurant, retail and office spaces, classroom space, a client lounge and a "human performance center" that would emphasize proper driving posture and test the drivers' vision and coordination. The property owner, Watson Land Company, has started the remediation of the former landfill. Construction is anticipated to be complete in 2015.

RECENTLY COMPLETED

Walmart Neighborhood Market: 20220 S. Avalon Boulevard

The 20,900-square-foot Bestway Market was replaced with a new Walmart Neighborhood Market. Construction commenced in fall 2013 and included interior improvements and an enhanced loading/service area at the rear of the building. A grand opening was held on July 16, 2014.

The Gateway and the Renaissance at City Center: 708-724 E. Carson St. and 21720-21814 S. Avalon Blvd.

Applicant: Thomas Safran & Associates

The Gateway is an 86-unit affordable senior building with ground floor retail, including the very popular IHOP restaurant. The Renaissance at City Center provides 150 luxury apartments and additional ground floor retail. Combined, the development is 4.29 acres with five levels, including approximately 8,500 square feet of restaurant use, 20,000 square feet of retail use, and a subterranean garage. The Renaissance at City Center is actively leasing the apartments (over 95% leased) and will soon start leasing the ground floor retail. The City Council approved Ordinance No. 14-1536 in May 2014 to allow a 5,000-square foot Schlotzsky's Deli to operate with a drive-through. The developer, Thomas Safran & Associates, indicates 100% of the commercial spaces have been leased and businesses will move in once tenant spaces are ready.



Arbor Green Apartments: 21227 - 21237 S. Figueroa Street

Applicant: Affirmed Housing Group

This affordable development serves families earning between 30%-60% of Los Angeles County's area median income. Consisting of a three story wooden residential structure atop a U-shaped podium parking structure, the project will provide a total of 40 apartments. Outdoor recreation is nestled at ground level in the center of the development where residents will enjoy a tot lot, barbeque areas and community gardening plots. The developer is Affirmed Housing. The project opened in early 2014.

Winn Hyundai and Winn Chevrolet: 2201 E. 223rd Street

Applicant: Chevrolet & Hyundai

A new 24,285-square-foot Hyundai automotive dealership building is being constructed to the east of the existing Winn Chevrolet automotive dealership. This new Hyundai building will be placed adjacent to the freeway and will feature a prominent vehicle display area within the second floor. Winn Chevrolet is also looking to modernize the appearance of the existing building with a façade remodel to establish updated architectural features consistent with the new design standards established for the Chevrolet brand. Both dealerships have installed new electronic display freeway-oriented pylon signs. Both dealerships are complete and operational.

Back in the Day Classics: 21126 S. Avalon Boulevard

One of Carson's newest automobile dealership sells the oldest cars. Back in the Day Classics is a specialty dealership focusing on classics, hot rods, exotics and more. There is also a memorabilia section selling old neon lights, slot machines, movie posters, pinball machines and automobile related equipment. The dealership is open for business.

LONG RANGE PLANS AND CODE UPDATES

Oil Code Update

A moratorium on all new oil drilling was passed by City Council earlier this year, but has since expired. The City Council has initiated an ordinance amendment to update the development standards for oil drilling found in the Carson Municipal Code. Current standards were developed in the 1970s and have not been updated because no new oil wells have been proposed, until recently. The updated oil code is expected to include the most stringent oil drilling standards and be the most regulatory oil code in California, if not the nation. The City has hired a consultant, Marine Research Specialists (MRS), to meet with the community and prepare the ordinance amendment. A community meeting was held on August 21, 2014, to introduce MRS to the community and explain the process and issues involved. The community meeting will be held again on September 17, 2014, for those who were unable to attend the first meeting or would like a second chance to learn more. The ordinance amendment requires review by the Planning Commission and approval by the City Council prior to being codified. It is expected to be complete and in effect by the end of the year.

Active Transportation Plan

The City and UCLA/RAND were awarded the 2012 Los Angeles County HEAL (Healthy Eating Active Living) Initiative Grant to create a comprehensive mobility plan that links pedestrians, bicyclists, public transit and other modes of transit to our most important community resources such as schools, parks and commercial nodes. Using grant funds, UCLA/RAND hired Lauren Grabowski as a full time staff member to work directly with Carson



to understand and evaluate the needs of our existing and growing community. The focus will be to identify current conditions and create plans for the physical improvements, programs and policies that encourage people to be more active in reaching their destinations. UCLA/RAND will also help with community outreach to better understand the priorities of different stakeholder groups and opportunities to create a healthier land use connection for our residents, employees and visitors. The first advisory committee meeting took place on September 23, 2013 and there have been lots of outreach to get the community and other stakeholders involved. However, due to federal budget cuts the Active Transportation Plan may not be funded after September. The City is looking at other funding sources to continue work on the Active Transportation Plan after September 2014.

Master Plan of Bikeways

The city was awarded the 2012 Caltrans Community Based Transportation Planning (CBTP) Grant to create the Master Plan of Bikeways. This planning document will improve bicycling conditions throughout the City to make it safer and easier for motorists and bicyclists to share the roads. Community meetings have been held to gather input and bike counts have been taken to identify current bike usage. The Master Plan of Bikeways was reviewed by the Planning Commission in June 2013 and approved by the City Council in July 2013. The Master Plan of Bikeways will guide future development and planning. In November 2013, the city was awarded \$2.9 million in Highway Safety Improvement Program (HSIP) grants. This funding allows implementation of many of the bicycle improvements and will achieve a significant reduction in traffic fatalities and serious injuries on our public roads. The City is awaiting clearance from Caltrans to begin using the grant money to start improvements.

Housing Element Update

The Housing Element is one of the seven state mandated elements of the City's General Plan and provides the framework to address the existing and projected housing needs of all economic segments of the community. Under state law, the Housing Element helps ensure that cities adopt land use plans and regulations that encourage housing development that meets local needs. The City's Housing Element must be certified by the State Department of Housing and Community Development (HCD) to be in full compliance with state law. The Housing Element must include the regional housing needs assessment (RHNA) determined by the Southern California Associations of Governments (SCAG). For 2013-2021, SCAG has allocated a housing need of 1,698 housing units for Carson, designated into four categories: 447 very low-income households; 263 low-income households; 280 moderate-income households; and 708 above-moderate-income households. Although the City is not required to build all the units identified in RHNA, it is obligated to provide housing opportunities for such development. The City Council approved the Housing Element on October 15, 2013, and final certification has been granted by HCD. The City continues to support a variety of programs to assist with the preservation, improvement and development of housing to meet all income groups.



MAJOR CAPITAL IMPROVEMENT PROJECTS

Avalon/I-405 Interchange Project

The Avalon Boulevard interchange at the I-405 Freeway is a key location for providing access into Carson. With the existing and anticipated growth in the area, there was a need to improve the interchange to more effectively move vehicles and provide a direct connection to the proposed Boulevards at South Bay, a large mixed-use development. The project included the construction of a portion of a collector roadway west of Avalon Boulevard, reconfiguring, widening the existing on-ramps and off-ramps at Avalon Boulevard and construction of a new southbound on-ramp in the southeast quadrant of the interchange. This \$19 million project was complete in July 2012. Funding sources included Federal, MTA Call for Projects, and Carson Redevelopment Agency. Additional landscape improvements will be provided to beautify the interchange and to provide an enhanced entry to the Boulevards at South Bay development.

Wilmington/I-405 Interchange Project

The Wilmington Avenue interchange at the I-405 has significant congestion due to the high volume of trucks and vehicles accessing the freeway and associated with nearby businesses and the automobile dealerships located in the Carson Auto Row. The proposed project includes modification of the ramps, construction of a new I-405 northbound on-ramp, widening of Wilmington Avenue from 223rd Street, south of I-405, to I-405 northbound onramp north of the Interchange, and construction of a right turn lane from Wilmington Avenue northbound to 223th Street eastbound. Additionally, this project proposes to synchronize all traffic signals at this location, extending from 220th Street to the north, to 223rd Street to the south. The construction is expected to start by fall of 2013 and be completed by December 2015. Estimate Project cost is \$24 million. Funding sources include Federal, MTA Call for Projects, and Carson Redevelopment Agency. On August 6, 2013, the City Council awarded construction contracts for the interchange project and the retrofit of the Wilmington/223rd Street Bridge over the Dominguez Channel. Construction underway and completion expected by June 2016.

223rd Street Improvement Project

The 223rd Street Improvement Project is intended to improve the Carson Auto Row corridor and enhance circulation along this important arterial street. The project includes construction of a raised landscape median and street widening between Wilmington Avenue and Arco Way; rehabilitation of the existing landscape and irrigation system between Lucerne Street and Wilmington Avenue; rehabilitation of approximately 5,750 lineal-feet of existing roadway; installation of parkway trees; construction of new, and replacing of, existing curb, gutter and sidewalks; regulatory traffic signing; pavement striping and all associated work as necessary to these specific improvements. Estimate project cost is \$4 million. Funding source is the Carson Successor Agency and utilization of redevelopment bond proceeds. Project will begin once construction to the Wilmington/I-405 Interchange Project is near completion.

Sepulveda Blvd Widening from Alameda Street to the east City Limit

The project involves the widening of Sepulveda Boulevard by approximately 1,475 linear feet to provide three lanes of traffic in both directions, an eight foot wide sidewalk, and the modification of the existing traffic signal. The project also involves the widening of the Dominguez Channel Bridge. The Texaco Corporation (GATX), Intermodal Container Transfer Facility Joint Power Authority (ICTF), the Los Angeles County Measure "R", and the federal Highway Bridge Program (HBP) grants are providing the \$6 million funding for this project. The project is in final design and construction is expected to begin January 2015.



213th Street Pedestrian Sidewalk Bridge over Dominguez Channel

The project involves construction of a 6-foot wide, 260-foot long sidewalk pedestrian bridge over the Dominguez Channel at 213th Street. The proposed location is at the south side of the existing bridge. The new bridge will provide safe passage for pedestrians and wheelchairs and will improve the traffic operation in this area. Estimate project cost is \$2 million. Funding source is Federal and Measure R local funds. Project completed August 2014.

Carson Park Improvement Project

Carson Park occupies 10.9 acres and is developed with ball fields, 2 basketball courts, a children's play area, a horse shoe area, meeting/craft rooms, picnic areas, a snack bar, volleyball courts, and a swimming pool. The Carson Park Master Plan proposes construction of a 21,210 square foot building for a gymnasium, activity room, dance room, computer room, workout area, childcare facility, and a concession area. The existing community center and remote restroom buildings were demolished and will be reconstructed as part of these improvements. Funding source is the Carson Successor Agency and utilization of redevelopment bond proceeds. This \$14 million project is built and complete; minor improvements are ongoing.

Broadway and Griffith Street Improvement Project

Broadway will be reconstructed from Main Street to Griffith Street and Griffith Street will be reconstructed between Broadway and Main Street. The improvements will also include construction of the missing curb, gutter and sidewalk, adjusting manholes and utility covers, construction of catch basin and piping, street lighting, installation of street trees, and traffic striping and pavement markings. Estimated project cost is \$900,000 with construction to begin in the summer. Construction is underway and completion is expected at the end of 2014.

Carson Street Master Plan and Street Improvement Project

The Carson Street improvement project is an extensive public investment stretching 1.75 miles between the I-405 and I-110 freeways that would complement existing and proposed development by reinforcing the concept of a "main street." The goal is to enhance community well-being by making Carson Street a place where social and business interaction can occur on a regular basis through development of walkable streets, shopping districts, and residential neighborhoods that lessens the dependency on automobiles.

On January 17, 2012, the City Council considered and approved the Carson Street improvement project. Construction plans are nearing completion and will be ready for bid by summer 2013 upon confirming that the redevelopment bond funds can be utilized. Construction costs are estimated at \$12 million. The plans feature widened sidewalks, public art, pedestrian lighting, entry monuments, new trees and landscape areas, seating areas with street furniture, such as benches, trash receptacles, and bike racks. The City Council approved the street improvement plans on January 8, 2014 and authorized staff to prepare the final plans, specifications and estimates. Staff will bring a few remaining items back to the City Council for final input prior to or at the time that approval is requested to go out to bid for a qualified contractor. Construction is anticipated to commence in 2015.

