



NOTICE OF SPECIAL PUBLIC HEARING

ADDRESS ANY COMMUNICATIONS TO:
COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION
701 EAST CARSON STREET CARSON, CALIFORNIA 90745

Site Plan and Design Review (DOR) No. 1877-2021
Tentative Tract Map (TTM) 83481
Specific Plan Amendment (SPA) SP 27-2021
Final Supplemental Environmental Impact Report (SEIR) SCH No. 20050551059
Development Agreement (DA) 29-2021
General Plan Amendment (GPA) 112-2021

The Planning Commission of the City of Carson, California, will conduct a Special Public Hearing at which time you may be present and be heard to consider Specific Plan Amendment (SPA) SP 27-2021, Site Plan and Design Review (DOR) 1877-2021, Development Agreement (DA) 29-2021, General Plan Amendment (GPA) 112-2021, Final Supplemental Environmental Impact Report (FSEIR) SCH No. 20050551059 and Tentative Tract Map (TTM) 83481 for a proposed modification to the permitted land uses and development standards for the 157-Acre site (157-Acre Site or Project Site) generally located at **20400 Main Street** that is currently subject to The District at South Bay Specific Plan (the 2018 Specific Plan). The Special Public Hearing will be called during the regular Public Hearing on April 12, 2022. The Project Site is an approximately 96-acre portion (PAs 3(a) and 3(b)) of a 157-acre site within the Commercial Marketplace (CM) zoning designation of Specific Plan 10 (SP-10) and has a General Plan Land Use designation of Mixed Use-Residential (MU-R). The 2021 Project does not propose any changes to the residential or regional commercial uses previously approved under the 2018 Specific Plan for 61 acres of the 157-Acre Site (i.e., Planning Areas 1 [PA1] and 2 [PA2]), but instead, proposes to replace the general commercial and hotel uses that were previously approved under the 2018 Specific Plan for 96 acres of the 157-Acre Site (within Planning Area 3 [PA3]) with light industrial uses, and separate commercial uses within a privately maintained, publicly accessible open space and community amenity areas described and referred to as the Carson Country Mart. A General Plan Amendment will be required to change the PA3(a) land use designation from MU-R to Light Industrial (LI). The 2021 Project was analyzed in a Supplemental Environmental Impact Report per the California Environmental Quality Act (CEQA). All project documents may be found at the following website:
<https://ci.carson.ca.us/CommunityDevelopment/TheDistrict2021.aspx>

If you challenge the approval or denial of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at or prior to, the public hearing.

If you are no longer the owner of the property, please forward this notice of hearing to the current owner.

The public may address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission or on any items on the agenda of the Planning Commission during the designated public comment period.

DUE TO COVID-19, NO MEMBERS OF THE PUBLIC WILL BE ALLOWED INTO THE CITY COUNCIL CHAMBERS DURING CITY OF CARSON PLANNING COMMISSION MEETINGS.

TO FACILITATE PUBLIC VIEWING, OUR CARSON PLANNING COMMISSION MEETINGS WILL BE AVAILABLE TO YOU BY:

Livestream on the City's website: The meeting will be streamed live over the internet via www.carsonca.gov. Cable Channel 35 (Spectrum) and Channel 99 (AT&T)



Public comments can be provided only through the live call-in option discussed below. Any members of the public wishing to provide public comments may do so as follows using the instructions and phone number listed below:

You can provide real-time public comment by calling 1-669-900-6833, entering the Meeting ID: 880 4433 4994, and using Password 484728 on the date of the meeting up until the time that the applicable public comment period (generally during the portion of the agenda entitled "Oral Communications") concludes. While participating, please state your name and identify the agenda item you wish to address in your comments.

TIME: 6:00 P.M., Monday, April 18, 2022 (via Zoom)

<https://us06web.zoom.us/j/88044334994?pwd=SDRwdGdIUlI1anZHQXBEMTRmbkNPZz09>

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

DATED: This 4th Day of April 2022

Dr. Khaleah K. Bradshaw, City Clerk