



NOTICE OF PUBLIC HEARING

AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. 23-19

The Planning Commission of the City of Carson, California, will conduct a public hearing to consider a recommendation to the City Council to approve Amended and Restated Development Agreement No. 23-19 between the City of Carson, Imperial Avalon LLC, and Lennar Homes of California, LLC for a proposed mixed-use project at **21207 S. Avalon Blvd.** The proposed environmental determination is that the proposed amended and reinstated development agreement is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the common sense exemption, that with certainty there is no possibility that the amendments made to the Development Agreement may have a significant effect on the environment because the amendments simply codify modifications to the Development Agreement that were previously approved and are primarily related to the payment of fees and the provision of public benefits, rather than making physical changes to the Project or Project site.

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. If you challenge the City's action on this matter 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. Address any communications or comments regarding the project to planning@carsonca.gov at any time prior to 3:00 P.M. on January 27, 2026. Documents related to the proposed project are on file within the Planning Department.

TIME: 6:30 P.M., Tuesday, January 27, 2026

PLACE: Helen Kawagoe Council Chambers, 2nd Floor
Carson City Hall
701 East Carson Street
Carson, California 90745

APPLICANT: City of Carson
701 East Carson Street
Carson, California 90745

DATED: This 7th day of January 2026

A handwritten signature in black ink, reading "K. Bradshaw", is written over a horizontal line.

Dr. Khaleah K. Bradshaw, City Clerk
City of Carson, California