



NOTICE OF PUBLIC HEARING

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

**Tentative Tract Map (TTM) No. 1000008-24
Design Overlay Review (DOR) No. 1959-24**

The Planning Commission of the City of Carson, California, will conduct a public hearing, at which time you may be present and be heard to consider Tentative Tract Map (TTM) No. 1000008-24 and Design Overlay Review (DOR) No. 1959-24 for finding a CEQA exemption and development of eight detached dwelling units at **21135 ½ Bolsa Ave.** The proposed project site is approximately .96 acres and located in the Low Density Residential (LDR) Zone with a General Plan Land Use Designation of Low Density Residential.

The proposed project is exempt to the provisions of the California Environmental Quality Act (CEQA) Guidelines under Categorical Exemption Section 15332 in-fill development and will not have a significant effect on the environment.

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.

Address any communications or comments regarding the project to Aaron Whiting, Associate Planner at planning@carsonca.gov or call (310) 952-1700, Extension 1315. Documents related to the proposed project are on file with the City of Carson Planning Division.

TIME: 6:30 P.M., Tuesday, December 9, 2025

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

APPLICANT: Jefferson Chio
17200 Redhill Avenue
Irvine, CA 92614

DATED: This 13th day of November 2025

A handwritten signature in black ink, reading "K Bradshaw".

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