



REVISED NOTICE OF PUBLIC HEARING

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

Relocation Impact Report No. 4-19 (Rancho Dominguez Mobile Estates)

**THIS REVISED NOTICE OF PUBLIC HEARING REPLACES AND SUPERSEDES THE
PRIOR NOTICE OF PUBLIC HEARING DATED FEBRUARY 22, 2021**

The Planning Commission (“Commission”) of the City of Carson, California, will conduct a Public Hearing at the date, time and place set forth below, at which you may be heard, to consider Relocation Impact Report (RIR) No. 4-19, to evaluate the adverse impacts of the proposed closure of Rancho Dominguez Mobile Estates, an 81-space mobilehome park (the “Park”), on the ability of the Park residents to be displaced to find alternative housing, and to determine the adequacy of the applicant’s proposed measures to mitigate those impacts.

This notice is issued pursuant to CMC Section 9128.21(D), which (among other things) provides, “when a complete RIR has been filed it shall be accepted by the Director, and the Director shall set a time, date and place for review of the RIR by the Commission not later than forty-five (45) days after the date of acceptance.” Accordingly, while the applicant has agreed to the below-referenced initial hearing date to facilitate compliance with new state law noticing requirements, the City is not free to postpone consideration of the matter until after the conclusion of the pandemic.

Under the Carson Municipal Code (“CMC”), the Commission shall approve the RIR if it is able to make an affirmative finding that reasonable measures have been provided in an effort to mitigate the adverse impact of the Park closure on the ability of the park residents to be displaced to find alternative housing. If the Commission does not make this finding and is unable to impose reasonable measures to mitigate the adverse impact, the Commission may disapprove the RIR. No other permit or approval shall be granted in furtherance of the Park closure and no change of use shall occur until and unless an RIR has been approved. Upon review of the RIR and consideration of the written and oral evidence received at the hearing, the Commission shall, by resolution, render its decision within forty-five (45) days of the date first set for hearing. CMC §9128.21(E).

The Park is located at 425-435 E. Gardena Blvd., on the north side of E. Gardena Blvd. between S. Main St. (to the west) and S. Avalon Blvd. (to the east).

The proposed Park closure would allow the Park owner, Carter-Spencer Enterprises LLC (“Park Owner”), subject to subsequent City approval and issuance of all applicable development and building-related permits and entitlements, to redevelop the subject property into what is currently anticipated by Park Owner to be “denser workforce housing and possible mixed-use appropriate to the industrial location.” RIR p.5; Exh. “I”. However, there is no application on file for any subsequent development of the subject property. The City’s consideration of the RIR is not subject to CEQA review because it does not constitute a “project” within the meaning of CEQA. (Pub. Res. Code §21065; 14 CCR §15378). Approval of the RIR relates only to the measures required to be taken by the Park owner to mitigate the adverse impacts on Park residents who will be displaced by closure of the Park, and does not commit the City to a definite course of action or foreclose options or alternatives in regard to any “project” intended to be carried out by

any person, and does not constitute a commitment to issue or the issuance of a discretionary contract, grant, subsidy, loan, or other form of financial assistance, lease, permit, license, certificate, or other entitlement for use of a "project." (14 CCR §15352).

The Commission's determination is subject to administrative appeal to the City Council pursuant to CMC §§9128.21(F) and 9173.4. If you challenge the action on the RIR application 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 Commission prior to the public hearing. If you are no longer the owner of the mobile home to which this notice is addressed, please forward this notice to the current owner.

Address any communications or comments regarding the RIR to McKina Alexander, Associate Planner/City of Carson, Planning Department at (310) 952-1700 ext. 1326 or malexander@carsonca.gov.

The RIR and related application materials are on file with the City of Carson Planning Division.

TIME: 6:30 P.M., Tuesday, April 27, 2021

PLACE: Helen Kawagoe Council Chambers,
City Hall, 701 East Carson Street, Carson, California 90745*

***Due to COVID-19, for the protection of public health and safety, the hearing will be conducted remotely via electronic teleconferencing, and members of the public will not be permitted to attend the hearing in person. However, members of the public will be permitted to participate in the hearing by:**

(1) Submitting written comments via email to malexander@carsonca.gov. Comments must be received by 3:00 p.m. on the date of the hearing. Comments related to the hearing that are so received will be displayed or read during the hearing. Please identify the Agenda item you wish to address in your comments.

(2) Submitting written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street) no later than 3:00 p.m. on the date of the hearing. Comments related to the hearing that are so received will be displayed or read during the hearing. Please identify the Agenda item you wish to address in your comments.

(3) Providing public comments telephonically (and listening to the hearing) in real-time using the electronic software application (zoom) that will be used to conduct the hearing. Residents interested in using this option must contact the Planning Division by 5:00 p.m. on the day before the hearing (malexander@carsonca.gov; 310-952-1700 ext.1326) to request call-in information, and must call-in no later than 5:00 p.m. on the date of the hearing and follow the instructions provided by the meeting administrator.

(4) Due to current State and County COVID-19 restrictions, City is currently precluded from making its Congresswoman Juanita Millender-McDonald Community Center available as a location from which residents may provide live public comment during the public hearing. However, in the event State and County restrictions are modified prior to the hearing date so as to permit the City to lawfully provide this option on the hearing date, the City will do so. In that

event, a further notice will issue prior to the hearing providing further details regarding this method of participation.

(5) The hearing will be streamed live on the City's website <http://ci.carson.ca.us> and Cable Channel 35 and Channel 99 (AT&T).

PROPERTY OWNER: Carter-Spencer Enterprises LLC
60 W. 57th St., #17L
New York, NY 10019

APPLICANT: Richard H. Close, Esq., 401 Wilshire Blvd., Suite 850, Santa Monica, CA 90401

DATED: This 24th day of February, 2021

for *Donesia Gause-Aldana, Dep City Clerk*
Donesia Gause-Aldana, City Clerk