



## NOTICE OF SPECIAL MEETING PLANNING COMMISSION

**NOTICE IS HEREBY GIVEN** that a special meeting of the Planning Commission of the City of Carson, California, will be held to discuss the items listed on the attached agenda and to take any actions deemed necessary thereon.

The meeting will be held as follows:

**DATE: Monday, November 21, 2022**

**TIME: 6:30 P.M.**

**PLACE: (Via Zoom)**  
Meeting ID: 845 2525 5858  
Passcode: 516138  
1-669-900-6833

All interested parties may be present and be heard; due to COVID-19, the meeting will be held via remote Teleconferencing per AB 361 - see attached agenda for Oral Communications instructions. Further information is available by calling the Planning Division at 310-952-1761, between the hours of 7:00 A.M. and 6:00 P.M., Monday through Thursday.

**GIVEN BY ORDER OF VICE CHAIR/ACTING CHAIR CHRISTOPHER PALMER,  
OF THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA**

Dated: This 17<sup>th</sup> day of November, 2022.

  
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**Laura Gonzalez, Planning Commission Secretary**  
on behalf of Vice Chair/Acting Chair Christopher Palmer



**MONDAY, NOVEMBER 21, 2022**  
701 East Carson Street, Carson, CA 90745  
6:30 p.m., Via Zoom

## **AGENDA**

### **SPECIAL MEETING OF THE PLANNING COMMISSION**

Members: Vice Chair: Chris Palmer Louie Diaz Frederick Docdocil  
Carlos Guerra Del Huff Jaime Monteclaro  
Dianne Thomas Karimu Rashad Richard Hernandez  
Alternates: (VACANT) DeQuita Mfume Leticia Wilson  
Staff: Planning Manager: (VACANT)  
Planning Secretary: L. Gonzalez  
Assistant City Attorney: Jones

"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Planning Department at 310-952-1761 at least 48 hours prior to the meeting." (Government Code Section 54954.2)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ORAL COMMUNICATION FOR NON-PUBLIC HEARING ITEMS ON THE AGENDA**

The public may at this time address the members of the Planning Commission on any non-public hearing items on the agenda. A separate public comment period will be provided for the public hearing item during the hearing. Speakers are requested to limit their comments to no more than three minutes each, speaking once. \*(see below)

**DUE TO CORONA VIRUS COVID-19, NO MEMBERS OF THE PUBLIC WILL BE ALLOWED INTO CITY HALL DURING THE PLANNING COMMISSION MEETING. THE MEETING WILL BE CONDUCTED VIA REMOTE TELECONFERENCING USING THE ELECTRONIC "ZOOM" APPLICATION. TO FACILITATE PUBLIC PARTICIPATION, HOWEVER, ACCESS TO THIS MEETING (INCLUDING THE PUBLIC HEARING ITEM, DURING THE HEARING) WILL BE AVAILABLE TELEPHONICALLY USING FOLLOWING CALL-IN INFORMATION:**

Join Zoom Meeting:

Meeting ID: 845 2525 5858

Passcode: 516138

Dial by your location: +1 669 900 6833 US

Any members of the public wishing to provide public comment for this meeting may do so as follows:

1. Live via Zoom Application. Members of the public wishing to provide public comment in real-time may join the Zoom meeting remotely via telephone to provide their public comment live during the applicable public comment period with their audio presented to the Planning Commission. Members of the public wishing to do so are requested to email

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[planning@carsonca.gov](mailto:planning@carsonca.gov) in advance, providing their real name and the phone number they will use to call in from. For further details or questions, please email [planning@carsonca.gov](mailto:planning@carsonca.gov).

2. Email: You can email comments to [planning@carsonca.gov](mailto:planning@carsonca.gov) before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record. The cut-off time to receive any email communications is 3:00 p.m. on the day of the meeting. If you missed the deadline, you may call to make a public comment during the meeting.

3. Telephone: You can record your comments at (310) 952-1761 before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record. The cut-off time to receive any email communications is 3:00 p.m. on the day of the meeting. If you missed the deadline, you may call to make a public comment during the meeting.

NOTE: Members of the public wishing to observe the meeting live without providing public comment will be able to do so by watching it on the City's PEG television channel (Channel 35 on Charter or Channel 99 on AT&T for Carson residents) or via live streaming on the City's website, <http://ci.carson.ca.us/>).

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#### 4. PUBLIC HEARING

- A.** Final Environmental Impact Report (EIR) - State Clearinghouse (SCH) No. 2021010116; Site Plan and Design Review (DOR) No. 1803-21; Vesting Tentative Tract Map (VTTM) No. 83157; General Plan Amendment (GPA) No. 105-19; Specific Plan (SP) No. 21-19; Development Agreement (DA) No. 23-19; Zone Change (ZCC) 188-19

**Applicant:** Imperial Avalon, LLC  
4276 Katella Avenue, #231  
Los Alamitos, CA 90720

**Property Owner:** Imperial Avalon, LLC  
4276 Katella Avenue, #231  
Los Alamitos, CA 90720

**Request:** To consider adopting a Resolution of the Planning Commission of the City of Carson: (1)(a) Certifying the EIR (SCH No. 2021010116); (b) Adopting the Proposed Mitigation Monitoring and Reporting Program; (c) Adopting the Findings required by CEQA Guidelines Section 15091; and (d) Adopting a Statement of Overriding Considerations; (2) Approving (a) DOR No. 1803-19 and (b) VTTM No. 83157, conditioned upon City Council approval of GPA No. 105-19, SP No. 21-19, DA No. 23-19, and ZCC No. 188-19, and subject to the conditions of approval set forth in Exhibits "B" – "D" to the Resolution; and (3) Recommending the City Council approve (a) SP No. 21-19 (Imperial Avalon Specific Plan) (subject to the conditions of approval set forth in Exhibit "D" to the Resolution), (b) GPA No. 105-19, (c) DA No. 23-19, and (d) ZCC No. 188-19, for a 1,115 unit mixed-use development referred to as the Imperial Avalon Mixed-Use Project.

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**Property Involved:** 21207 S. Avalon Boulevard

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**8. PLANNING MANAGERS REPORT**

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**9. COMMISSIONERS' ORAL COMMUNICATIONS**

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**10. ADJOURNMENT**

For further information: 310-952-1761

Agendas and Reports: [http://ci.carson.ca.us/communitydevelopment/planning\\_agenda.aspx](http://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx)

This Planning Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission agenda be posted at least 24 hours in advance of each special meeting and that the public be allowed to comment on the agenda items before the Commission. The Commission may limit public comments to a reasonable amount of time, generally three (3) minutes per person.