



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

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 Site Plan and Design Review (DOR) 1803-21, Vesting Tentative Tract Map (VTTM) 83157, Final Environmental Impact Report (FEIR) SCH No. 2021010116, Specific Plan (SP) 21-19, Development Agreement (DA) 23-19, General Plan Amendment (GPA) 105-19, and Zone Change (ZCC) 188-19 for a proposed mixed use residential project located at **21207 South Avalon Boulevard**. The Special Public Hearing will be called during the regular Public Hearing on November 8, 2022. The Project Site will include 1,115 residential units, 10,000 square feet of restaurant uses, and a 22,859 square foot publicly accessible but privately owned and maintained park on a 27.21-acre site. A General Plan Amendment will be required to change the land use designation from Regional Commercial and Low Density Residential to Urban Residential. A Zone Change is required to change the zoning from Commercial, Automotive (CA) and RM-8-D to Imperial Avalon Specific Plan. The Project was analyzed in an 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/ImperialAvalon.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: 845 2525 5858, and using Password 516138 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: 6:30 P.M., Monday, November 21, 2022 (via Zoom)

<https://us06web.zoom.us/j/84525255858?pwd=Sm1BOWw1NWhqTzcwNUZ6Ujl3aysxUT09>

APPLICANT: Imperial Avalon, LLC
21207 South Avalon Boulevard
Carson, CA 90745

DATED: This 7th Day of November 2022



Dr. Khaleah K. Bradshaw, City Clerk