



NOTICE OF PUBLIC HEARING

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

NOTICE IS HEREBY GIVEN that the City Council of the City of Carson, California will conduct a Public Hearing to consider an appeal of the April 27, 2021, decision of the Carson Planning Commission approving Relocation Impact Report (RIR) No. 04-19 subject to specified conditions as set forth in Planning Commission Resolution No. 21-2708, related to the evaluation of the impacts of the proposed closure of Rancho Dominguez Mobile Estates, a 81-space mobile home park located at 425-435 E. Gardena Blvd. (the "Park"), on the ability of the Park residents to be displaced to find alternative housing, and the determination of the measures required to mitigate those impacts. The subject appeal was filed by Mayor Pro Tem Jim Dear on April 28, 2021. A notice of completeness was provided on May 5, 2021.

Said public hearing will take place during a regular meeting of the City Council to be held at the following date, time and place:

DATE: June 1, 2021
TIME: 6:00 P.M. or as soon thereafter as practicable
PLACE: Helen Kawagoe Council Chambers, Carson
City Hall*
701 East Carson Street
Carson, California 90745

***Due to the current Coronavirus public health emergency, no members of the public are being permitted entry into the Council Chambers during this public hearing. The hearing will be conducted electronically via remote teleconferencing using the Zoom application. To facilitate public participation, however, this hearing will be available by livestream on the City's website (<http://ci.carson.ca.us>), and broadcast on cable television channels 35 (Spectrum) and 99 (AT&T). Members of the public wishing to provide comment for this public hearing may do so as follows:**

- **E-mail:** You can email comments to cityclerk@carson.ca.us or through the home page of the City's website at ci.carson.ca.us, up until the meeting's published start time. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.
- **Telephone Message:** You can record your comments at (310) 952-1720, up until the meeting's published start time. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record. For questions regarding the RIR or Park closure, please call the Planning Division, McKina Alexander, Associate Planner at (310) 952-1700 ext. 1326.
- **Box outside of City Hall:** You can provide hand-written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street), up until the meeting's published start time. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.
- **Live (Zoom) Participation (Telephone):** You can provide live public comment over the telephone (and listen to the hearing) in real-time during the hearing 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 (malexander@carsonca.gov; 310-952-1700 ext. 1326) the day before the hearing by 5:00 p.m. 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.

- **Community Center**: You can provide live public comment in-person from the City's Juanita Millender-McDonald Community Center, Hall A/B, during the public hearing. A projector screen, podium and microphone will be set up, allowing members of the public to observe the hearing and provide public comments to the Council in real-time. City may require members of the public who elect this option to execute a waiver and release related to COVID-19. A contactless temperature screening will be performed (anyone with a temperature over 100.3 F will be required to leave) prior to entering the Community Center. Social distancing and face coverings will be required at all times.

This notice is issued pursuant to Carson Municipal Code (CMC) §9128.21(D),(F). The appeal will be considered pursuant to CMC §§9128.21(F) and 9173.4. The Council shall, by resolution, render its decision within forty-five (45) days of the date set for hearing on the appeal.

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 in the industrial location." 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).

If you challenge the action on the appeal 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 Council 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.

DATED: This 13th day of May, 2021



Joy Simarago, Deputy City Clerk
City of Carson, California