



NOTICE OF SPECIAL PUBLIC HEARING

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

First Amendment to Development Agreement (DA) 13-2017 (13-17)

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 a First Amendment to Development Agreement (DA) 13-2017, between CAM-Carson, LLC (Developer) and the City of Carson (City), which proposes certain changes to the DA previously entered into by the City and Developer, for a portion of the 157-acre site (157-Acre Site or Project Site) generally located at 20400 Main Street. The Special Public Hearing will take place on August 1, 2022. Capitalized terms used but not defined herein shall have the meaning ascribed thereto in the DA.

The property subject to the DA and the First Amendment to the DA (First Amendment), constitutes an approximately 41-acre portion (PA 2 or Cell 2) of the 157-Acre Site, which was previously entitled in 2018 per DA 13-17 and certain other related agreements, for a high-quality, state of the art, fashion outlet retail center of up to 711,500 GBA square feet (Project). The Project was analyzed pursuant to a Supplemental Environmental Impact Report per the California Environmental Quality Act (CEQA). The scope and scale of the Project remain unchanged under the terms of the First Amendment

After execution of the DA, the Carson Reclamation Authority (“Authority”) commenced the installation of the Remedial Systems and Site Development Improvements in 2018 and Developer made certain Site Development Advances, all as provided for in the Project Agreements. A dispute arose between the Developer, City, and Authority as to Authority’s ability to complete the Remedial Systems and Site Development Improvements and thus, construction temporarily ceased in early 2020. In April 2020, Developer filed suit in that certain litigation captioned CAM-Carson, LLC v. Carson Reclamation Authority, et. al, Case No. 20STCV16461, (the “Litigation”) alleging, in part, breaches of the Project Agreements by Authority, and thereafter Authority filed counterclaims in the Litigation.

After a mediation of the disputes in the Litigation, Developer, City and Authority have determined to proceed with the Project pursuant to the terms of the First Amendment, and certain other related amendments to the Project Agreements.

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 for the Special Meeting of the Planning Commission.

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:

- The meeting will be streamed live on the City’s website: 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: 810 3159 6117, and using Password: 293866 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. The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the Planning Commission. While participating, please state your name and identify the agenda item you wish to address in your comments.

TIME: 6:30 P.M., Monday, August 1, 2022 (via Zoom)

<https://us06web.zoom.us/j/81031596117?pwd=aytmVkFBSVR3VGT3lzNnZEa2tzdz09>

APPLICANT:

CAM-Carson LLC

c/o Simon Property Group, Inc.

399 Park Avenue, 29th Floor

New York, NY 10022

DATED: This 20th day of July 2022

Dr. Khaleah K. Bradshaw, City Clerk