



## **NOTICE OF PUBLIC HEARING**

**ADDRESS ANY COMMUNICATIONS TO:  
CITY CLERK DEPARTMENT - 701 EAST CARSON STREET CARSON,  
CALIFORNIA 90745**

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

The City Council of the City of Carson, California, will conduct a 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 Public Hearing will take place on August 2, 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 previously analyzed pursuant to a Supplemental Environmental Impact Report (SEIR) per the California Environmental Quality Act (CEQA) adopted by the City on April 3, 2018. The scope and scale of the Project remain unchanged under the terms of the First Amendment, and there are no circumstances present that would require a new, subsequent or supplemental environmental impact report for the City's approval of the First Amendment, under the provisions of CEQA. The Planning Commission will consider the Development Agreement in a special public hearing to be held on August 1, 2022.

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 City Council on any matters within the jurisdiction of the City Council or on any items on the agenda of the City Council during the designated public comment period. Because of the threat of COVID-19 (the "Coronavirus") you are urged to take all appropriate health safety precautions. OUT OF AN ABUNDANCE OF CAUTION DUE TO THE INCREASED OMICRON COVID-19 VARIANT, THE CITY COUNCIL MEETING WILL BE HELD VIRTUALLY VIA ZOOM.

#### **PUBLIC VIEWING AVAILABLE BY:**

- **Livestream on the City's website:** The meeting will be streamed live over the internet via: [www.carsonca.gov](http://www.carsonca.gov) or YouTube: [www.youtube.com/c/CitvofCarsonCaliforniaOfficialYouTubePage](https://www.youtube.com/c/CitvofCarsonCaliforniaOfficialYouTubePage)
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

**PUBLIC COMMENTS CAN BE MADE VIA:**

- **Call-In:** To make a live comment over the phone, call 1-669-900-6833 (Meeting ID: 310 233 4888) on the date of the meeting during the portion of the agenda entitled "Oral Communications." There will be two Oral Communication sessions: one for Agendized Items (comment items ON the agenda) while the other for non Agendized items (comment about items NOT on the Agenda). Please refer to the Agenda when to call in for these sessions.
- **Email:** Public comments can be emailed to [cityclerk@carsonca.gov](mailto:cityclerk@carsonca.gov)
- **Written:** Written comments can be placed into the metal Drop Box located in front of City Hall.

Written comments placed in the outside Drop Box or any email received will not be read aloud at Council Meeting but will be circulated to the City Council and incorporated into the record.

The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the City Council. Comment time is normally 3 minutes depending on number of speakers.

While participating, please state your name and identify the agenda item you wish to address in your comments.

HEARING TIME/DATE: 5:00 P.M., Tuesday, August 2, 2022 (via Zoom)

**APPLICANT:**

**CAM-Carson LLC**

**c/o Simon Property Group, Inc.**

**399 Park Avenue, 29th Floor**

**New York, NY 10022**

**DATED: This 21st day of July 2022**



**Dr. Khaleah K. Bradshaw, City Clerk**