



Tuesday, June 24, 2025
701 East Carson Street, Carson, CA 90745
Helen Kawagoe Council Chambers, 2nd Floor
6:30 p.m.

AGENDA
REGULAR MEETING OF THE
PLANNING COMMISSION

Members:	Dianne Thomas Chair	Louie Diaz Vice Chair	Frederick Docdocli
	Carlos Guerra	Del Huff	DeQuita Mfume
	Clarence Johnson	Leticia Wilson	
Alternates:	Jamie Monteclaro		
Staff:	Dr. Robert Lennox Asst. City Manager	McKina Alexander Acting Planning Manager	Chris Palmer, AICP Acting Economic Dev. Manager
	Benjamin Jones Asst. City Attorney	Laura Gonzalez Planning Secretary	

This Agenda and corresponding staff reports can be found on the City of Carson website at www.ci.carson.ca.us

“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 City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)

PUBLIC INFORMATION

The public may address the members of the Planning Commission on matters within the jurisdiction of the Planning Commission or on any items on the agenda of the Planning Commission during the designated public comment periods. There will be two oral communication sessions: one for Agendized Items (comment about items ON the agenda) and the other non-Agendized items (comment about items NOT on the agenda). The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the Planning Commission. Comment time is normally 3 minutes depending on the number of speakers.

IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING VIA:

- **Email:** planning@carsonca.gov (up to 3 hours prior to the start of the meeting).
- **Written:** Delivered to the Planning Division at City Hall (up to 3 hours prior to the start of the meeting).

Emailed and written comments received by the Planning Division may not be read aloud during the meeting but will be provided to the Board and incorporated into the record.

PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:

- Livestream: www.carsonca.gov
- YouTube: www.youtube.com/@CityofCarsonCalifornia
- Cable TV: Spectrum (Channel 35) and ATT (Channel 99)

RULES OF DECORUM:

1. *No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.*
 2. *All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.*
 3. *Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.*
 4. *All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.*
 5. *All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.*
- *Treat everyone courteously*
 - *Listen to others respectfully*
 - *Exercise self-control*
 - *Give open-minded consideration to all viewpoints*
 - *Focus on the issues and avoid personalizing debate*
 - *Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and rolls for forging sound decisions*

1. CALL TO ORDER: PLANNING COMMISSION

A. CALL TO ORDER: PLANNING COMMISSION (6:30 pm)

2. ROLL CALL

3. FLAG SALUTE

4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA

5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

6. CONSENT

A. To ratify adoption and execution of Planning Commission Resolution No. 25-2889

RECOMMENDED ACTION

— RATIFY ADOPTION AND EXECUTION of Resolution No. 25-2889

7. APPROVAL OF MINUTES

8. PRESENTATIONS

9. DISCUSSION

10. CONTINUED PUBLIC HEARING

A. Zone Text Amendment (ZCC No. 03-25) to update and clarify on-site, business signage-related code sections

RECOMMENDED ACTION

— CONTINUE the Public Hearing to July 8, 2025

11. NEW PUBLIC HEARING

12. MANAGER'S REPORT

13. ORAL COMMUNICATIONS (COMMISSIONERS)

14. ADJOURNMENT

Date Posted: June 18, 2025



Report to Planning Commission

Tuesday, June 24, 2025, 6:30 PM

CONSENT A.

FROM: McKina Alexander, Acting Planning Manager
BY:
SUBJECT: To ratify adoption and execution of Planning Commission Resolution No. 25-2889

PROJECT/APPLICATION INFORMATION

Project Summary: To ratify adoption and execution of Planning Commission Resolution No. 25-2889 with the following corrected title: "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON MAKE A FINDING OF APPLICABILITY OF CEQA GUIDELINES SECTION 15061(B)(3) DELEGATING APPROVAL AUTHORITY FOR CERTAIN DENSITY BONUS APPLICATIONS TO THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR WITH THE CONCURRENCE OF THE CITY MANAGER."

Project Location: Citywide

General Plan/Zoning: Not Applicable/Citywide

Project Applicant: City of Carson

Project Owner

I. CONCLUSION AND RECOMMENDATION

Staff recommends the Planning Commission:

- **RATIFY ADOPTION AND EXECUTION of** Resolution No. 25-2889

II. ATTACHMENTS

1. Planning Commission Resolution No. 25-2889

Attachments

[ITEM 6A - Resolution No. 25-2889.pdf](#)

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 25-2889

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON MAKE A FINDING OF
APPLICABILITY OF CEQA GUIDELINES SECTION
15061(B)(3) DELEGATING APPROVAL AUTHORITY FOR
CERTAIN DENSITY BONUS APPLICATIONS TO THE
CITY'S COMMUNITY DEVELOPMENT DIRECTOR WITH
THE CONCURRENCE OF THE CITY MANAGER**

WHEREAS, Carson Municipal Code (“CMC”) Section 93113.9(K)(2) provides, “A project with a Density Bonus Application, including a request for concessions, incentives or waivers, shall be reviewed for approval by the Planning Commission; provided, however, that if a development involves another permit or entitlement requiring City Council approval, then the Planning Commission may deny the development project or recommend its approval to the City Council.” This Section was recently enacted by the City in 2024 pursuant to Ordinance No. 24-2405, as part of the City’s new Phase 1 Zoning Code.

WHEREAS, Government Code Section 65915(f)(5), part of the State Density Bonus Law (“SDBL”), provides, “[t]he granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. Similarly, Government Code Section 65915(j)(1), also part of the SDBL, provides, “[t]he granting of a concession or incentive shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval.” Nothing in the SDBL requires requests for SDBL density bonuses, concessions, incentives or waivers, in and of themselves, to be reviewed or approved by a city’s city council or planning commission, as opposed to its administrative staff. The SDBL does not specify a particular city approval authority for such requests.

WHEREAS, the applicable City approval authority for a development project (e.g., City Council, Planning Commission, or administrative staff such as the Community Development Director or designee) depends on the required land use and zoning entitlements for the project and the approval authority designated for such entitlements under state law and the City’s zoning ordinance.

WHEREAS, in the absence of CMC Section 93113.9(K)(2), the applicable City approval authority for a development project that requests SDBL density bonuses, concessions, incentives or waivers, based on the required entitlements (or lack thereof) for the project, may be the City’s administrative staff (i.e., the Community Development Director or designee) the Planning Commission, or the City Council, depending on the development project that is being applied for and the entitlements that it requires. The normal process, and the City’s process prior to enactment of CMC Section 93113.9(K)(2), was for the applicable City approval authority for the project to also review and make the determination on the request for SDBL density bonuses, concessions, incentives or waivers.

WHEREAS, CMC Section 93113.9(K)(2) creates an unnatural and unwieldy situation wherein the Planning Commission is to review a development project that requests SDBL density bonuses, concessions, incentives or waivers for approval even where City administrative staff would otherwise be the applicable City approval authority, or where no City discretionary approval is required for the project aside from any discretion possessed by the City to deny SDBL requests, which is dictated and strictly limited by the SDBL. Requiring the Planning Commission to serve as the approval authority for such projects serves little purpose and can cause inefficiency, project delays and wasted resources. Even with the Planning Commission serving as the approval authority rather than City administrative staff, a public hearing would not be required for such projects, and the City's level of decision-making discretion would not be increased. The Planning Commission believes CMC Section 93113.9(K)(2) was adopted in this form due to inadvertence and expects it will eventually be modified by a future City Council ordinance as part of the City's ongoing zoning code update process.

WHEREAS, allowing City administrative staff, rather than the Planning Commission, to review development project requests for SDBL concessions, incentives or waivers for approval where administrative staff is otherwise the applicable City approval authority for the project will help streamline review of residential development projects in the City and will advance and further improve the new Phase 1 Zoning Code's consistency with the stated goals and policies in the City's Housing Element, including but not limited Policy 2-3, "Improve the entitlement process to streamline and coordinate the processing of development permits, design review, and funding of housing projects."

WHEREAS, accordingly, the Planning Commission now sees fit and intends to delegate its approval authority for such projects to the Community Development Director or designee ("Director"), provided the Director obtains the concurrence of the City Manager in any decision made pursuant to this delegation of authority. This delegation of authority is not intended to, and will not, affect the level of discretion the City possesses to deny requests for density bonuses, concessions, incentives or waivers under the SDBL or the City's density bonus ordinance. Consistent with CMC 93113.9(L), decisions of the Director pursuant to this delegation of authority may be appealed to the Planning Commission as provided in CMC 9412.13.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. For any development project that includes a density bonus application pursuant to CMC 93113.9 and does not seek or require another permit or entitlement for which the Planning Commission or City Council is the applicable City approval authority, the Planning Commission hereby delegates its approval authority pursuant to CMC 93113.9(K)(2) to the Director (as defined in CMC 9112.3), provided the Director obtains the prior concurrence of the City Manager or his or her designee in any decision the Director makes pursuant to this delegation of authority.

SECTION 3. The Resolution shall remain in effect (i) for one year, (ii) until effectiveness of a further Planning Commission resolution superseding this Resolution, or (iii) until CMC Section 93113.9(K)(2) is amended to moot or obviate the delegation of authority made in this Resolution, whichever occurs first.

SECTION 4. This resolution shall take effect immediately upon its adoption.

SECTION 5. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and **ADOPTED** this 10th day of June 2025.

DIANNE THOMAS
CHAIRPERSON

ATTEST:

LAURA GONZALEZ
SECRETARY



Report to Planning Commission

Tuesday, June 24, 2025, 6:30 PM

CONTINUED PUBLIC HEARING A.

FROM: McKina Alexander, Acting Planning Manager
BY:
SUBJECT: Zone Text Amendment (ZCC No. 03-25) to update and clarify on-site, business signage-related code sections

PROJECT/APPLICATION INFORMATION

Project Summary: To consider a recommendation of approval to the City of Carson City Council regarding adoption of a Zone Text Amendment (ZTA) to the Carson Municipal Code (CMC), an ordinance amending Sections 9136.7 (Business Signs – Commercial) of Part 3 and 9146.7 (Business Signs – Industrial) of Part 4, Section 9190 (Definitions) of Part 9, and Sections 9167.1 (Signs) and Section 9167.3 (Prohibited Signs) of Part 6 (General Development Standards) of the Carson Zoning Code (Chapter 1 [Zoning] of Article IX [Planning And Zoning] of the Carson Municipal Code to update and clarify on-site, business signage-related code sections.

Project Location: Citywide

General Plan/Zoning: Commercial and Industrial Zones

Project Applicant: City of Carson

Project Owner

I. OVERVIEW

Staff recommends that the Commission continue this item as staff is finalizing information on the project. Therefore, staff is recommending this item be continued to the July 8, 2025, Planning Commission meeting.

II. CONCLUSION AND RECOMMENDATION

Staff recommends the Planning Commission:

- CONTINUE the Public Hearing to July 8, 2025

III. ATTACHMENTS

None.