



NOTICE OF PUBLIC HEARING CARSON PLANNING COMMISSION

Carson Zoning Ordinance and Zoning Map Comprehensive Update, Phase I

The Carson Zoning Ordinance (Chapter 1 (Zoning) of Article IX of the Carson Municipal Code) contains zoning and land use regulations, development standards, and other provisions for development in the City. On April 4, 2023, the Carson City Council adopted a comprehensive update of the General Plan, except for the City's Sixth Cycle (2021-2019) Housing Element which was adopted by the City in fall of 2022. The Housing Element presents goals, policies, and actions to affirmatively further fair housing for all residents of Carson, and takes action to address community needs by developing programs that maintain and rehabilitate the City's existing housing stock, encourage development of a variety of housing types to meet needs of the broad spectrum of the community, and preserve and promote affordable housing opportunities.

The City is undertaking an update of the Carson Zoning Ordinance to be consistent with and implement the new General Plan, including the Housing Element. The Zoning Ordinance update would translate the proposed General Plan policies into specific zoning and land use regulations, development standards, and performance criteria to govern development citywide. The Zoning Ordinance text provides standards, rules, and procedures for development, while the City's Zoning Map translates the General Plan land use districts into zoning districts and reflects zoning of properties.

In addition to making the Zoning Ordinance consistent with the updated General Plan and easier to understand and use, the update is intended to make certain that the Zoning Ordinance complies with applicable state law. Pursuant to the Housing Element, the amendments to the Zoning Ordinance will help to overcome several governmental constraints to housing development in Carson through new multifamily development standards, parking standards review, zoning appropriate for affordable housing projects, zoning for non-vacant sites, zoning for a variety of housing types, increased housing opportunities in high resource areas, and open space standards review, and will substantially increase the maximum permitted residential densities in several land use designations.

The Zoning Ordinance update is taking place in two phases, with this Phase 1 focused on residential and mixed-use zoning regulations to address the community's housing needs, as outlined in the Housing Element and other General Plan elements. Phase 1 will also include certain general development standards and other regulations that by their terms would be applicable to non-residential zones or uses (in addition to residential zones and uses) unless otherwise provided in regulations specific to such non-residential zones or uses. In Phase 2, which will be heard at a later date to be determined, an update to the regulations specific to non-residential uses and zones will be considered, and as such, said general development standards and other regulations, to the extent included in any adoption of Phase 1, will be deemed not to take effect as to non-residential uses or zones (with current Zoning Code regulations remaining in place as to such uses and zones) unless and until Phase 2 is completed, except as necessary to effectuate the Phase 1 rezoning of housing sites as discussed below.

Phase 1 will include a corresponding Zoning Map update which will effectuate rezoning of properties as to residential zones and mixed-use zones involving residential (for the Flex district, this will only include the sites identified as housing inventory sites in the Housing Element). This rezoning program is necessary to ensure that the City's zoning is consistent with the General Plan (and particularly the Housing Element), as required by State law (Government Code Section 65860) and accommodates the City's Regional Housing Needs Allocation (RHNA), as required by State law. The portion of the Zoning Map update pertaining to industrial zones will be heard separately as part of Phase 2.

EXHIBIT 4

Consideration and adoption of Phase 1 is entirely independent of, and does not commit the City to adoption or any other course of action regarding, Phase 2 or any portion thereof.

The proposed CEQA finding is that the Zoning Ordinance and Zoning Map update is exempt from CEQA pursuant to CEQA Guidelines Sections 15162, 15168, 15183, and 15061(b)(3)). The proposed amendments are entirely consistent with and implement the General Plan densities/intensities and land uses established in the General Plan, for which an EIR was previously prepared and certified. There are no changes proposed to the General Plan land uses or densities, there have been no substantial changes in circumstances, and no new information has become known since the time of the General Plan EIR certification; thus, pursuant to CEQA Guidelines Section 15162, no subsequent EIR is required. This activity is within the scope of the project covered by the General Plan EIR (a program EIR), and no further environmental review is required, pursuant to CEQA Guidelines 15168. Pursuant to CEQA Guidelines 15183, there are no project-specific significant effects which are peculiar to the project or any site.

The public may address the members of the Planning Commission on this item during the designated public hearing comment period during the Planning Commission meeting at the date, time and place set forth below. Additionally, written comments may be submitted in advance by 3:00 p.m. on the date of the hearing via email to cpalmer@carsonca.gov, or by dropping off a note at the box located in front of City Hall (701 East Carson Street, Carson, CA 90745), up until the meeting's published start time. Please identify the Agenda item you wish to address in your comments. Written public comments received will not be read aloud but will be circulated to the Planning Commission and incorporated into the record.

For members of the public who wish to simply observe the hearing without attending in person, the Planning Commission meeting will be available to you by:

- Livestream on the City's website: www.carsonca.gov.
- Cable Channel 35 (Spectrum) and Channel 99 (AT&T).

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 Planning Department at 310-952-1761 at least 48 hours prior to the meeting.

Public comments are generally limited to a duration of three minutes per commentor, or less time if decided by the Planning Commission/Chair.

If you seek to challenge the City's action on this matter 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.

For any questions regarding this matter, contact Planning Manager Christopher Palmer at (310) 952-1761 or cpalmer@carsonca.gov. Documents related to this item are on file with the City of Carson Planning Division (located at City Hall), and agenda materials will be available at https://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx no less than 72 hours prior to the hearing.

TIME: 6:30 P.M., Tuesday, August 22, 2023
PLACE: Helen Kawagoe Council Chambers, 2nd Floor
City Hall, 701 E. Carson Street
Carson, California 90745

APPLICANT: City of Carson
AREA AFFECTED: Citywide
DATED: This 10th day of August 2023

K. Bradshaw

Dr. Khaleah K. Bradshaw, City Clerk
City of Carson, California