

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 25-2882

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CARSON CITY COUNCIL MAKE A FINDING OF APPLICABILITY OF CEQA GUIDELINES SECTION 15061(b)(3) AND APPROVE CODE AMENDMENT NO. 2025ZTA01 ALLOWING FOR ADMINISTRATIVE APPROVAL OF TENTATIVE PARCEL MAPS AND TENTATIVE TRACT MAPS FOR CONDOMINIUM PURPOSES

WHEREAS, on February 25, 2025, the Planning Commission conducted a duly noticed public hearing as required by law to consider an amendment to the Carson Subdivision Ordinance (Chapter 2 of Article IX of the Carson Municipal Code) to provide for approval of tentative parcel maps, and tentative tract maps for condominiums purposes, by the Community Development Director rather than the Planning Commission; and

WHEREAS, after opening the public hearing and receiving testimony, the Planning Commission continued the item to the next regularly scheduled Planning Commission meeting of March 11, 2025; and

WHEREAS, the Planning Commission completed the public hearing at the meeting of March 11, 2025, and having done so, now sees fit and intends to recommend that the code amendment be adopted by the City Council; and

WHEREAS, these changes are intended to increase efficiency and make the Carson Municipal Code more consistent with contemporary planning practices and standards, while maintaining the same level of decision-making discretion and authority vested in the Director as would otherwise be vested in the Planning Commission for tentative parcel maps and tentative tract maps for condominiums purposes; and

WHEREAS, all of the legal prerequisites to adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON HEREBY FINDS, DETERMINES, AND RESOLVES AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and the same are incorporated herein by reference as findings of fact based on the entire administrative record.

SECTION 2. The Planning Commission hereby further finds as follows:

- A. The proposed Code Amendment is consistent with the Carson 2040 General Plan and all applicable specific plans.
- B. The proposed Code Amendment is recommended because it will, among other things:
 - 1. Improve efficiency and minimize delays in processing requests for approval of tentative parcel maps and tentative tract maps for condominium purposes. This action will in turn help expedite processing of residential development projects, including condominium developments which involve homeownership opportunities, and eliminate certain impediments to the development of affordable housing; and
 - 2. Modernize the City’s planning and land use standards and practices and bring them up to date with applicable provisions of current State law and the City’s Charter.

SECTION 3. Based on its independent review of the analysis set forth in the staff report and incorporated herein by this reference as a finding of fact, and the administrative record as a whole, pursuant to CEQA Guidelines Section 15061(b)(3), the Planning Commission, in the exercise of its independent judgment, hereby recommends that the City Council find that the adoption of the proposed code amendment is exempt from review under the California Environmental Quality Act (CEQA) under the “common sense” exemption in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the adoption of the proposed code amendment may have a significant effect on the environment. CEQA review, to the extent required for approval of tentative parcel maps and tentative tract maps for condominium purposes, will continue to be conducted in the same manner and to the same extent with the Director as the approval authority for such tentative maps rather than the Planning Commission, as the Director will be vested with the same level of discretion and decision-making authority currently vested in the Planning Commission for such actions.

SECTION 4. Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt an appropriate ordinance to enact the Code Amendment (2025ZTA01) to the various provisions of the Subdivision Ordinance as shown hereto as Exhibit “A” hereto, allowing for administrative approval of tentative parcel maps and tentative tract maps for condominium purposes.

SECTION 5. The Secretary of the Planning Commission shall certify to the adoption of this Resolution and transmit a copy of this Resolution to the City Council via the City Clerk.

PASSED, APPROVED and ADOPTED this 11th day of March 2025.

DIANNE THOMAS
CHAIRPERSON

ATTEST:

LAURA GONZALEZ
PLANNING SECRETARY