



TUESDAY, MARCH 12, 2024
701 East Carson Street, Carson, CA 90745
City Hall, Helen Kawagoe Council Chambers
6:30 p.m.

MINUTES
MEETING OF THE
PLANNING COMMISSION

Members:	Dianne Thomas Interim Chair	Louie Diaz Interim Vice Chair	Frederick Docdocil
	Carlos Guerra	Del Huff	Jaime Monteclaro
	Richard Hernandez	DeQuita Mfume	
Alternates:	Leticia Wilson		
Staff:	Christopher Palmer, AICP Planning Manager	Benjamin Jones Assistant City Attorney	Laura Gonzalez Planning Secretary

“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.” (Government Code Section 54954.2)

1. CALL TO ORDER

Interim Chair Thomas Called the meeting to order at 6:33 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Huff led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: Thomas, Diaz, Guerra, Docdocil, Huff, Mfume, Wilson

Planning Commissioners Absent: Hernandez (Excused), Monteclaro (Excused)

Planning Staff Present: Planning Manager Palmer, Senior Planner Alexander, Associate Planner Whiting, Assistant Planner Garcia, Assistant Planner Collins, Assistant City Attorney Jones, Planning Secretary Gonzalez

ITEM NO. 6D

4. ORAL COMMUNICATIONS FOR MATTERS NOT ON THE AGENDA

None

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

None

6. CONSENT CALENDAR

A) Resolution No. 24-2863 - Design Overlay Review (DOR) No. 1940-23 (Jack in the Box)

Planning Commission Decision:

Commissioner Huff moved, seconded by Commissioner Guerra, to adopt Resolution No. 24-2863. Motion carried, 6-0. (Commissioner Docdocil was not present)

7. CONTINUED PUBLIC HEARING

A) Design Overlay Review (DOR) No. 1960-24, Conditional Use Permits No. 1121-22 & 1122-22 (Freeway Tires)

Request:

Finding a CEQA exemption and conditionally approving Site Plan and Design Review No. 1960-24 Conditional Use Permit No. 1121-22 and 1122-22 for a new truck tire sale & repair service shop (Freeway Tires), and being less than 100 ft from a residential zoned property.

Staff Recommendation:

Assistant Planner Richard Garcia presented the staff report and the recommendation to ADOPT Resolution No. 24-____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1960-24, AND CONDITIONAL USE PERMIT NO. 1121-22 AND 1122-22 FOR A NEW TRUCK TIRE SALE & REPAIR SERVICE SHOP (FREEWAY TIRES), AND BEING LESS THAN 100 FEET FROM A RESIDENTIAL ZONED PROPERTY AT 21212 ALAMEDASTREET".

Assistant City Attorney Jones – We have a slight edit to parking condition number 4. The last sentence currently says that only passenger vehicles may exit property from driveway located on Van Buren St. We are changing that to say that only passenger vehicles may use the driveway located on Van Buren Street. Trucks will only be able to enter the property on Alameda Street on the driveway furthest away from Van Buren Street and will only be able to exit the property on the driveway on Alameda Street closest to Van Buren Street.

Interim Vice Chair Diaz – In respect to the conditions of approval on fence and walls, the applicant states that it's a branding, are we adamant that we need to change that color.

Assistant Planner Garcia – Our direction with any new development is to require black iron fence. Regarding the building, our Municipal Code requires compatibility with the neighborhood. We believe this tone of green does not match that. We have not had a specific conversation of tones of green. There were previous conversations about other colors, but we never came to an agreement. We're trying to work with the applicant to move the project forward and discuss it at a later time.

Interim Chair Thomas – Do we have an ordinance that says that a fence cannot be green?

Assistant Planner Garcia – Staff's direction has been to require black iron fencing for new development projects.

Interim Chair Thomas opened the public hearing.

Jose Duran (applicant) - I would like to petition to the commission to allow the current color that was approved back in January 2020 when the CUP was approved for my business. The colors for the building were approved on CUP 1098-19 and 1099-19 at the public hearing. I use this color to promote and market my business. I am known by the truck industry as the green building.

Planning Manager Palmer read the comment letters received.

Letter # 1 from the Jose Duran (applicant) - After watching the public hearing, I would like to respond to Mrs. Thomas to clarify the misunderstanding. Alameda is a very busy street and traffic tends to go above the 45-mph zone limit. We service anywhere from 40 to 50 customer sometimes even more per day. When I first submitted my request for the additional CUP for the vacant lot, I was under the impression that this would be an expansion of my current CUP. That was the discussion I had with McKina back in June of 2021, please see attached email. It is true that I moved forward with the improvements to the lot but that was out of desperation. The owner on 21216 Alameda did not agree to extend my lease and had requested that I relocate my business before the end of 2021. I have been waiting for two years to finalize this project. I have complied with every request and every correction the City has requested. The color scheme that I have for my business was approved by the Planning Department back in 2019. I have then used these colors to promote and market my business. I am known by the trucking industry as the green building. I respect and value the City of Carson, having my business has helped me feed my family and provide for my workers and their families.

Letter # 2 from several residents - I am a homeowner and resident near Freeway Tires, located at 21212 Alameda Street. I would like to express my heartfelt gratitude for the positive impact that this business has created by maintaining a clean and organized establishment. The exterior is well-kept, and the responsible disposal of waste and used materials is evident. The presence of Freeway Tires is a convenient and reliable resource for automotive services near my home. I also appreciate the efforts made by the owner of the tire shop to improve the vacant lot. As a community, we were concerned with the vandalism that the vacant lot created. I am grateful for the positive influence that the tire shop brings. The color on the building helps me identify them and I have also used their building as a reference when giving someone the location to my home. The colors are helpful and help to identify them from the rest of the buildings on Alameda Street. Thank you for your time and consideration.

Commissioner Huff – I don't see anything wrong with it. It would be a high cost for the applicant to pay for something that the commission already approved.

Commissioner Guerra – I concur with Commissioner Huff's assessment since it has been heard in 2019 and it is not offensive in nature. I agree with allowing the applicant to continue to use the color on their fence.

Commissioner Wilson – I also concur with my colleagues. I think it should be something that should remain.

Interim Chair Thomas - Are we trying to establish a certain color pattern throughout the city?

Planning Manager Palmer – That was kind of historic and it was passed down since we don't have an ordinance. We are working on Phase 2 of the Zoning Code Update, which is going to be inclusive of colors. We will revisit this.

Assistant City Attorney Jones – I can speak to the required findings. For a DOR approval it's in the commission's discretion to determine that the required findings are met based on the facts that are presented. The required finding that we are talking about is compatibility of architecture and design with existing and anticipated development in the vicinity. There is also compatibility with the General Plan, Specific Plan, and surrounding uses. If you are inclined to leave the color as is, there are a few changes we need to make in the resolution that would be adopted in the conditions. We would delete Section 2(b) of the resolution where it says, "A condition of approval has been included to require the building to be painted a neutral color to be compatible with the nearby residences, to the satisfaction of the Planning Manager." We would also delete on the conditions of approval under aesthetics, Section II(7), "The color of the building on the project site shall be repainted to a neutral color to be compatible with the nearby neighborhood, to the satisfaction of the Planning Manager." The condition for fence and walls, Section III(2), "The 8' wrought iron fence shall be repainted to the satisfaction of the City of Carson Planning Department for compatibility with the surrounding area", would also need to be deleted. Those are the modifications that would need to be in a motion approving staff's recommendation.

Planning Commission Decision:

Interim Vice Chair Diaz moved, to approve staff's recommendation with the following amendments: 1) modification to parking condition VI(4) of the conditions of approval, 2) delete part of Section 2(b) of the resolution, and 3) delete Section II(7) of the conditions of approval, as stated by Assistant City Attorney Jones. 4) Keep the condition that relates to fence and walls Section III(2), to condition the fence to be painted black and the building to stay as is.

By way of a substitute motion, Interim Chair Thomas moved, to delete Section III(2) and leave the fence and the building color as is with the inclusion of the items already mentioned, seconded by Commissioner Wilson, thus adopting Resolution No. 24-2867. Motion carried, 5-1. (Commissioner Guerra abstained).

8. NEW PUBLIC HEARING

A) Tentative Parcel Map (TPM) No. 82951, Case No. TPM 100000-21

Request:

A request for approval of a Tentative Parcel Map to subdivide a 1.59-acre parcel into two parcels.

Staff Recommendation:

Associate Planner Aaron Whiting presented the staff report and the recommendation to ADOPT Resolution No. 24-____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 82951 TO SPLIT ONE LOT INTO 2 LOTS LOCATED AT 22511 S. FIGUEROA STREET. / APN 734-103-0007.

Interim Chair Thomas – I did not see signs posted on the site. Is there a time limit on how long the signs need to be up?

Assistant City Attorney Jones – Section 9173.22 of the Municipal Code for notification of the hearing says "Notice of hearing shall be given at least ten calendar days before the hearing. When a notice by posting is required, such notice shall be posted in at least three public places in the city as designated by the council. In addition, any property that is the subject of an administrative/quasi-judicial public hearing shall be posted by the applicant ten days prior to the hearing in accordance with the requirements prescribed by the director." The code does not give further clarification as to whether it needs to be a continuous ten days or a total of ten days.

Sara Houghton (applicant's representative) – My team did the posting. I always alert my clients of the postings and not to take them down. Unfortunately, my office is in Culver City and I was not able to monitor the site.

Interim Chair Thomas - We are doing our part. We need the applicant to do their part as well. The residents in that area should have the opportunity to see it and respond if they so desire.

Interim Chair Thomas opened the public hearing.

Joshua Lyon (pastor) – The notice has fallen multiple times due to the rain, but we put it back up every time. I did not check the last two days.

Interim Chair Thomas closed the public hearing.

Planning Commission Decision:

Interim Vice Chair Diaz moved, seconded by Commissioner Huff, to approve staff's recommendation, thus adopting Resolution No. 24-2868. Motion carried, 7-0.

9. MANAGER'S REPORT

The City Council approved Phase 1 of the Comprehensive Zoning Code Update and Amendment to the Zoning Map. It's going to the City Council for the second reading. We are working on Phase 2, we are seeking public input, outreach, and participation in the process.

10. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Wilson – I'm looking forward to more projects and a lot of transformations that are happening in the community.

Commissioner Mfume – Thank you to staff and to my fellow commissioners, it's always nice to see you.

Commissioner Docdocil – Thank you staff for ensuring that we are ready for the meeting. Thank you to my fellow commissioners for how well we got through to tonight's agenda.

Commissioner Huff – We work well together.

Commissioner Guerra – I am grateful for the opportunity to serve the city.

Interim Vice Chair Diaz – Thank you staff and to the entire team that works behind the scenes.

Assistant City Attorney Jones – Happy early birthday to Interim Vice Chair Diaz.

Interim Chair Thomas – Thank you for being diligent, for taking the time to read the material, and for visiting the sites so that we can make informed decisions. The State of the City Address will be presented on the 21st at 11:00 a.m. at the Community Center. The Home Ownership Fair will take place on Saturday, 23rd and it's going to be very informative. There's a lot of money available for people looking to purchase a home.

11. ADJOURNMENT

The meeting was adjourned at 7:38 p.m.

Dianne Thomas
Interim Chairperson

Attest By:

Laura Gonzalez
Planning Secretary