



**TUESDAY, AUGUST 22, 2023**  
701 East Carson Street, Carson, CA 90745  
Helen Kawagoe Council Chambers, 2<sup>nd</sup> Floor  
6:30 p.m.

## **AGENDA**

### **REGULAR MEETING OF THE PLANNING COMMISSION**

**Members:**

Chair: Dianne Thomas (Interim)  
Vice Chair: Louie Diaz (Interim)  
Carlos Guerra                      Del Huff                      Jaime Monteclaro  
Frederick Docdocil              Karimu Rashad              Richard Hernandez

**Alternates:**

(Vacant)                      DeQuita Mfume              Leticia Wilson

**Staff:**

Planning Manager              Assistant City              Planning Secretary  
Chris Palmer, AICP              Attorney Jones              L. Gonzalez

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*“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)*

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**1. CALL TO ORDER**

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**2. PLEDGE OF ALLEGIANCE**

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**3. ROLL CALL**

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**4. CONSENT CALENDAR**

- A) Minutes Approval: January 10, 2023
  - B) Minutes Approval: February 28, 2023
  - C) Minutes Approval: March 28, 2023
  - D) Minutes Approval: April 11, 2023
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**5. PUBLIC HEARING**

**A) Site Plan and Design Overlay Review (DOR) No. 1929-23**

Applicant/Owner: Amer Khan  
7002 Bidwell Dr.  
Bakersfield, CA 93311

Request: Consider finding a CEQA exemption and approval of Site Plan and Design Review No. 1929-23 for a proposed addition to a rear unit of freestanding multifamily duplex.

Property Involved: 310 West 220<sup>th</sup> Street

**B) Site Plan and Design Review (DOR) No. 1928-23 and Conditional Use Permit (CUP) No. 1125-23**

Applicant/Owner: Infinity CF, LLC.  
9826 Kincardine Avenue  
Los Angeles, CA90034

Request: A request for approval of a Site Plan and Design Review (DOR) and a Conditional Use Permit (CUP) to develop one parcel into a 2,140 square foot Starbucks coffee shop with drive through and a 3,596 square foot drive through carwash.

Property Involved: 23820 Avalon Blvd.

**C) Conditional Use Permit (CUP) No. 1102-20**

Applicant/Owner: Rengel+Company, Architects Inc.  
333 El Camino Real  
Tustin, CA 92780

Request: A request for approval of truck related activities within 100 feet of residential properties.

Property Involved: 24760 Main Street

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**D) Comprehensive Zoning Code Update - Zoning Text Amendment (ZTA 195-23) and Zoning Map Amendment (ZCC 190-23)**

Applicant: City of Carson

Request: Introduction, discussion, and recommendation of a proposed comprehensive amendment to the Planning and Zoning Code (Title IX of the Municipal Code, Chapter 1: Zoning) and Zoning Map.

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**6. NEW BUSINESS DISCUSSION**

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**7. ORAL COMMUNICATION FOR NON-PUBLIC HEARING ITEMS ON THE AGENDA**

*The public may at this time address the members of the Planning Commission on any non-public hearing items on the agenda. Separate public comment periods will be provided for public hearing items during the respective hearings. Speakers are requested to limit their comments to no more than three minutes each, speaking once.*

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**8. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA**

*The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.*

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**9. MANAGER'S REPORT**

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**10. COMMISSIONERS' ORAL COMMUNICATIONS**

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**11. ADJOURNMENT**

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Upcoming Meetings

9/12/2023

9/26/2023

*This Agenda and corresponding staff reports can be found on the City of Carson website at [http://ci.carson.ca.us/communitydevelopment/planning\\_agenda.aspx](http://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx) For further information, call (310) 952-1761.*

*This Board/Commission/Committee is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Board/Commission/Committees agenda be posted at least 72 hours in advance of each meeting or 24 hours for special meeting, and that the public be allowed to comment on agenda items before the Board/ Commission/ Committee and items not on the Board/Commission/Committee agenda but are within the subject matter jurisdiction of the Board/ Commission/ Committee. The Board/Commission/Committee may limit public comments to a reasonable amount of time, generally three (3) minutes per person.*