



**TUESDAY, AUGUST 22, 2023**  
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
	Karimu Rashad	Richard Hernandez	
Alternates:	Vacant	DeQuita Mfume	Leticia Wilson
Staff:	Christopher Palmer, AICP Planning Manager	Laura Gonzalez Planning Secretary	Benjamin Jones Assistant City Attorney

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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**

Interim Chair Thomas called the meeting to order at 6:38 p.m.

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#### **2. PLEDGE OF ALLEGIANCE**

Commissioner Docdocil led the Salute to the Flag.

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#### **3. ROLL CALL**

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

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

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

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#### **4. CONSENT CALENDAR – Approval of the meeting minutes.**

**A) January 10, 2023**

**B) February 28, 2023**

**C) March 28, 2023**

**D) April 11, 2023**

Interim Chair Thomas stated that corrections had been made to the minutes for January 10, 2023 and February 28, 2023, specifically to item "1. CALL TO ORDER," to correctly reflect Commissioner Diaz in his role as Commissioner instead of Acting Chair.

Planning Commission Decision:

Commissioner Guerra moved, seconded by Commissioner Huff, to approve the minutes with corrections to 4A and 4B. Motion carried, 7-0.

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**5. PUBLIC HEARING**

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

Applicant's 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.

Staff Report and Recommendation:

Assistant Planner Richard Garcia presented the staff report and the recommendation to ADOPT Resolution No. 23-2858, 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. 1929-23 FOR A PROPOSED ADDITION TO A REAR UNIT OF A FREESTANDING MULTIFAMILY DUPLEX."

Planning Commission Decision:

Commissioner Guerra moved, seconded by Commissioner Huff, to approve staff's recommendation, thus adopting Resolution No. 23-2858. Motion carried, 7-0.

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

Applicant's 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.

Staff Report and Recommendation:

Assistant Planner Aaron Whiting presented the staff report and the recommendation to ADOPT Resolution No. 23-2860, 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. 1928-23 AND CONDITIONAL USE PERMIT 1125-23 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."

Interim Chair Thomas asked to be excused. Interim Vice Chair Diaz filled in for Interim Chair Thomas.

Commissioner Guerra – I read that there was a sound investigation done.

Assistant Planner Whiting – The applicant did submit a noise study. Per the noise study, it is within the requirements of the Carson Municipal Code for the General Plan.

Commissioner Guerra – Does it also include a vacuum location for patrons to vacuum their vehicles and was that taken into consideration?

Assistant Planner Whiting – That was accounted for in the noise study.

Commissioner Guerra - Were there two locations that were reviewed?

Assistant Planner Whiting – The noise study was for the carwash.

Commissioner Guerra – Why was the Starbucks not included? They are going to get a lot of customers and it's very close to the residents.

Assistant Planer Whiting - There are no noise requirements for commercial uses adjacent to residences.

Planning Manager Palmer – The Municipal Code has noise standards that commercial uses have to fall in. The noise study on the drive thru carwash was done because they have loud machines operating all the time and can potentially have those impacts.

Interim Vice Chair Diaz – Exhibit 4 in our staff report discusses and shows what the noise regulations for City of Carson are, and the acceptable decibels for daily, weekly, and weekend time for multifamily residential. Both indicate they are below the thresholds.

Interim Chair Thomas joined the meeting.

Curtis Fralin (developer and owner) - We've been in the real estate development business for 30 years. We are happy to bring a quality development to Carson. We are concerned with the impact on the community. We voluntarily did the noise study because we wanted to make sure we were below those levels. We look forward to completing this project with your approval.

David Storer (Quick Quack Car Wash) – When we did the sound study, we did an ambient set of readings for the three separate locations with the existing ambient. Then, we created a model that was added to the ambient already there, without the car wash and the Starbucks. We superimposed the noise from our model on top of that. We are compliant with the City of Carson's noise ordinance and the noise element of the General Plan. With respect to the parking, I would like to address condition 6.1 in the staff report. This is where staff used your existing municipal code, which doesn't really address carwashes. It addresses generic office or retail type of uses and bundles them within a 1 to 300 parking ratio for all street parking. As you mentioned we have 11 and if you use that metric it takes it to 12. We have a very skinny site, and it creates some constrains. I would like to make a modification to the condition not to eliminate the need for 12 but to defer that question to the Planning Director such that we can

address that post approval but prior to issuance of a building permit.

Planning Manager Palmer – We don't have any issues with the proposed condition.

Interim Vice Chair Diaz – Consider the modification accepted Mr. Storer.

Interim Vice Chair Diaz closed the public hearing.

Interim Chair Thomas – Thank you for coming to develop this site. It has been sitting there for many years. I like what you have planned for that corner.

Commissioner Guerra – The business being developed is going to help all the restaurants in the area.

Planning Commission Decision:

Interim Chair Thomas moved, seconded by Interim Vice Chair Diaz, to approve staff's recommendation with amendment to parking Condition No. 1, thus adopting Resolution No. 23-2860. Motion carried, 7-0.

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

Applicant's Request:

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

Staff Report and Recommendation:

Assistant Planner Jacob Collins presented the staff report and the recommendation to ADOPT Resolution No. 23-2859, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1102-2020 FOR A TRUCK-RELATED USE LOCATED WITHIN 100 FEET FROM A RESIDENTIAL ZONE (24760 MAIN STREET)."

Interim Vice Chair Diaz – Can you please repeat the item you are adding to the existing conditions of approval?

Assistant Planner Collins – A condition that the roll up doors facing the east property line will be permanently locked.

Terry Smith (Rengel+Company, Architects) – The applicant, the owner, and the tenant are in agreement with the conditions of approval.

Interim Chair Thomas – Was there a community meeting held?

Sadia Syed (Rengel+Company, Architects) – We did not have direct contact with the residents.

Interim Chair Thomas – Generally, there's a notification that is sent out alerting every one of the proposed projects. What I'm hearing from you is that there was not a community meeting to address any concerns, is that accurate?

Sadia Syed – That is correct.

Interim Chair Thomas opened the public hearing.

Louis Eric Wooldridge (HOA president at Monterey Pines) – I am here to present our objections to this proposal. The noise is the main concern for the residents in our community. The 11-foot wall is not very effective. We do not want this project to go forward with increasing noise levels.

Renee Coles (Monterey Pines resident) – The address on the postcards mailed out is incorrect. I thought this was not about my property until someone else told me differently. Other residents might also think it does not apply to them. Closing the doors on the east does not make a difference because it's not that active. I see and hear the trucks on the South. We can't go outside to enjoy our community. We hear multiple alarms, brakes, blowing horns, opening gates at 3:00 a.m. They keep breaking the code. This is where we live, and we can't enjoy it anymore. We are hoping that you decline their proposal.

Sheila Strauser (resident) - I concur with Renee. It seems to me that they are running a 24-hour operation and it should not be allowed. We are tired of the noise level, the pollution, the damaged streets, the ripped off signs, and the parking. There are trucks parked on Lomita for days at a time on both sides of the street. I hope you take our objection into consideration when approving this project.

Pedro Valdez (Monterey Pines resident) – It's essential to carefully consider the potential impacts of such activities on the surrounding residential areas and the environment. The proposed trucking activity could significantly impact the quality of life for residents and the nearby residential properties. Increased truck traffic, noise pollution, and air quality can have a negative impact on health and wellbeing of the community members. The proximity of these activities to residential zones raises concerns about the potential for safety hazards and accidents, especially given the nature of heavy trucking operations. The potential environmental consequences of permitting trucking activities in this location must not be overlooked. It is crucial to assess the potential long-term effects on air and water quality as well as any potential soil contamination from the increase truck traffic. The cumulative impact of these activities on our local ecosystem needs thorough evaluation. The CEQA process plays a vital role in ensuring that proposed projects are thoroughly analyzed for their environmental impacts. Granting an exemption without adequate justification could undermine the transparency and accountability of this process. I urge the planning commission to carefully consider the potential adverse impacts on the community in terms of the resident's wellbeing and environment. Assessments and studies should be conducted to understand the full scope of the proposed trucking activities, impact on noise levels, air quality, traffic patterns, safety, and overall quality of life for the residents.

Manuel Sanchez (VP of Monterey Pines) – I hear the noise every single day and this is only going to get worst. Who knows what is going to happen in the future if the business becomes larger and more successful. The proposition that the trucks are going to go down to 173 it's a made-up number. I want you to take a vote to deny this CUP. We are tired of the noise and the pollution.

Henry De La Llana (resident) – I suggest you look at the traffic on Main Street. The trucks park on both sides of the street blocking the driveways. This will only make it worst. Who will manage compliance down the road for these trucks?

Grace Murakami (resident) – I did not receive anything from the company related to a community meeting to discuss their proposal with us.

Bill R. (Prologis) – We are here to work with the city, to be a true partner, and a true neighbor. We hear the concerns loudly. I would encourage the commission to consider that the proposal before you is not the proposal that is there today. The conditional use permit is for a use that is within a trucking use that is within 100 feet of residential development. We think that some of the measures that have been incorporated with the assistance of staff will help alleviate some of the concerns particularly the noise. As indicated, the 11-foot wall will offer some mitigations to those impacts. We think the additional wall and the reconfiguration of the circulation will do even more to improve that condition. The approval of the CUP runs with the land and it's part of this property. We intend to fully abide by that, and we hope that those things alleviate some of these concerns.

Interim Chair Thomas closed the public hearing.

Interim Chair Thomas – I think it's very important that you have a dialogue with the community. There is a true attempt to mitigate a lot that is there and that has happened in the past. There would be a deeper understanding if there was a community meeting so that your concerns can be addressed.

Interim Vice Chair Diaz – It's important to know that there are no changes or expansions of the existing building footprint, only minor site improvements and operational conditions as discussed. Per staff's report, there will be a reduction of what the issues of concern have been up until now.

Commissioner Guerra – How do they permanently close the loading dock doors?

Planning Manager Palmer – The CUP runs with the land, and the current tenant does not necessarily need the dock doors. Permanent locking the doors is an option because they are the tenants, they are not the owners. Future tenants may be able to use those doors with the hours of operation mitigation measure. Because they operate 24 hours, closing the dock doors to remove traffic from that area is the mitigation proposed.

Commissioner Guerra – We can conclude that we are not sure that it can generate additional traffic and affect circulation of vehicles and pedestrians since there's a school in that area.

Planning Manager Palmer – This project was built in 1991 and it's been operating in the same capacity. There were complaints in 2019 and there is not a CUP present. To protect future tenants in the current situation, we advised that a CUP is necessary. We can provide conditions of approval that will allow for relocation if some of these mitigation measures or the conditions were not abided by.

Commissioner Guerra – We should continue this item. I could not find this address and other people did not show up to this meeting because of the incorrect address.

Commissioner Wilson – Can you please respond to the issues that were brought up with respect to the noticing requirements?

Assistant City Attorney Jones – Given the lack of the community meeting and given that the

notice stated Main Street not South Main Street, I recommend continuing the item to address those issues.

Commissioner Docdocil – With regards to the observation of the traffic, the option shown earlier was from December 2020. These are not normal circumstances, are there any plans to look into that? The numbers forecasted were based on those significantly lower traffic numbers as opposed to where we are today.

Interim Chair Thomas – That is something that can be discussed with the community.

Planning Manager Palmer – This is an existing use and failing to move forward continues the current situation. They can operate there because it's an existing use that was built prior to the requirement of the CUP. The CUP with carefully crafted conditions of approval it's a good way to address the concerns. The community meeting didn't happen because they typically happen out-front of a project that is not built yet.

Interim Chair Thomas – The mitigation measures that are in this project are good but there may be more. This is why we need to continue this item and allow the community meeting to happen so that we can be good neighbors to each other. This community meeting needs to be available so that concerns can be discussed, especially when you have a 24/7 operation.

Planning Commission Decision:

Interim Chair Thomas moved, seconded by Commissioner Docdocil, to continue this item to a later date to be determined after the community meeting is held and re-notice properly with the South Main Street address. Motion carried, 7-0.

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

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.

Staff Report and Recommendation:

Planning Manager Palmer presented the staff report and the recommendation to ADOPT Resolution No. 23-2859, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1102-2020 FOR A TRUCK-RELATED USE LOCATED WITHIN 100 FEET FROM A RESIDENTIAL ZONE (24760 MAIN STREET)."

Vivian Khan (consultant) provided a presentation.

Commissioner Wilson – Has there ever been an economic analysis on the impact of businesses on the city and whether it's the best use for some of the land in the city?

Community Development Saied Naaseh – Approximately half of the city is zoned industrial. If you eliminate part of the industrial, what will happen? What will replace it? What will happen to all the jobs that are there? We have approximately 50,000 jobs and most of those jobs are

related to industrial, logistic facilities.

Commissioner Wilson – Are they all using the bigger trucks? The trucks have been on a consistent basis one of the issues residents complain about.

Director Naaseh – As part of the General Plan, we tried to see if we could reduce the number of truck routes in the city, therefore reducing the impacts to the residents. That is a very complicated issue to tackle. A very serious traffic study needs to be done. Once you eliminate a link where trucks cannot travel along, the traffic from that link is moved to other links.

Commissioner Wilson – Can you give an estimate of how much revenue the county collects from those businesses?

Director Naaseh – The city gets sales tax reports by category not per business. That is confidential information that is not provided to us.

Interim Chair Thomas – If the point of sale is in the City of Carson, it generates sales tax for the city. If the point of sale is somewhere else, it does not generate revenue for us. We are inheriting the trucks because we have the warehouse, we may not necessarily be getting money for it. From an economic standpoint we have jobs for people that live in the city.

Interim Vice Chair Diaz – There is no surprise that City of Carson is strategically located between ports. We are a hub for that type of businesses because we are the pipeline to the goods movement.

Assistant City Attorney Jones – New industrial projects as well as commercial projects have to pay the development impact fees as well as Community Facility District (CFD) special taxes to help mitigate their impacts on city services. That's an economic impact that is being mitigated as well.

Planning Manager Palmer - Staff recommends continuing the public hearing to the next regular meeting on September 12, 2023. The Commission may also provide direction to staff regarding any further information or revisions to the draft Zoning Ordinance that the Commission would like staff to present for the commission's further consideration at the continued public hearing on September 12th. Other information or revisions may also be presented to the Commission on September 12th based on further environmental or legal review of the draft ordinance or map amendment. If we are not ready on September 12th, then we'll ask for a continuance to the next meeting.

Interim Chair Thomas opened the public hearing. There being no further input, Interim Chair Thomas closed the public hearing.

Planning Commission Decision:

Interim Vice Chair Diaz moved, seconded by Commissioner Guerra, to keep the public hearing open and continue this item to September 12th. Motion carried, 7-0.

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

None.



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## **6. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA**

None.

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## **7. MANAGER'S REPORT**

Community Development Director Naaseh – On behalf of the Mayor, I would like to invite the Planning Commission to the next Economic Development Commission meeting on September 7th at 8:00 a.m. held at the City Council Chambers. We will be presenting and discussing the economic development's future plan for the city. The mayor will also be present as well.

Planning Manager Palmer – Happy birthday Interim Chair Thomas and Director Naaseh.

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## **8. COMMISSIONERS ORAL COMMUNICATION**

Commissioner Wilson – Thank you for your presentation, it was very informative.

Commissioner Docdocil – I invite everybody to the Union Nights on August 25th at 4:00 p.m.

Commissioner Huff – This was a very informative meeting, there's so much to study and look forward to. Come and enjoy the Fam Fest Event on August 26th at Stevenson Park from 12:00 p.m. to 6:00 p.m.

Commissioner Guerra – Reading this document was very interesting but very difficult. The boxing exhibition was cancelled. I'll get back to you with a new date.

Interim Vice Chair Diaz – Thank you for the updates.

Interim Chair Thomas – I appreciate the highlighting and red circling in your presentations of the areas that you were talking about. I thank Laura for having everything ready to go. I'm very appreciative of our Planning Manager Palmer. Vivian, we appreciate you. Saied and Ben, you're awesome.

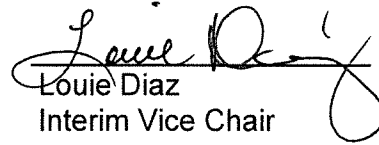
Assistant City Attorney Jones – I would like to wish my wife a happy birthday.

Interim Chair Thomas – I would like to take a moment to ask that we adjourn this meeting in honor of the devastation that has taken place in Hawaii. There's a lot of rebuilding that needs to happen. We are saddened by the loss that has been reported.

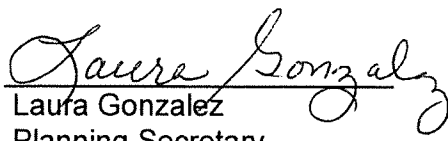
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## **9. ADJOURNMENT**

At 9:50 p.m., the meeting was adjourned in honor of the fire devastation in Maui, Hawaii.

  
Louie Diaz  
Interim Vice Chair

Attest By:

  
Laura Gonzalez  
Planning Secretary