



TUESDAY, December 13, 2022
701 East Carson Street, Carson, CA 90745
6:30 p.m., Via Zoom

MINUTES

MEETING OF THE PLANNING COMMISSION

Members: Vice Chair: Chris Palmer Louie Diaz Frederick Docdocil
Carlos Guerra Del Huff Jaime Monteclaro
Karimu Rashad Dianne Thomas Richard Hernandez
Alternates: Vacant DeQuita Mfume Leticia Wilson
Staff: Planning Manager: (Vacant)
Planning Secretary: Gonzalez
Assistant City Attorney: Jones

“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

Acting Chair Diaz called the meeting to order at 6:37 p.m.

2. ROLL CALL

Commissioners Present: Diaz, Docdocil, Guerra, Huff, Thomas, Rashad, Wilson (L - 7:07p.m.)

Absent: Palmer (EA), Monteclaro (EA), Hernandez (EA), Mfume (EA)

Planning Staff: Naaseh, Gonzalez, Jones, Rubio, Alexander

3. 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. *(see below)

Gonzalez reported no calls, letters or emails. Rubio reported no speakers at time of meeting.

***DUE TO CORONA VIRUS COVID-19, NO MEMBERS OF THE PUBLIC WILL BE ALLOWED INTO CITY HALL DURING THE PLANNING COMMISSION MEETING. THE MEETING WILL BE CONDUCTED VIA REMOTE TELECONFERENCING USING THE ELECTRONIC “ZOOM” APPLICATION.**

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ITEM NO. 5A

Any members of the public wishing to provide public comment for the items on the agenda may do so as follows:

1. Live via Zoom Application. Members of the public wishing to provide public comment in real-time will be invited to join the Zoom meeting remotely to provide their public comment live with their audio/video presented to the Planning Commission. Members of the public wishing to do so must email planning@carson.ca.us, providing their real name and the phone number they will use to call in from, no later than 3:00 p.m. on the date of the meeting. For further details/requirements and meeting invite information, please email planning@carson.ca.us no later than 3:00 p.m. on the date of the hearing.
2. Email: You can email comments to Planning@carson.ca.us no later than 3:00 p.m. before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.
3. Telephone: You can record your comments at (310) 952-1720 no later than 3:00 p.m. before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.
4. Box outside of City Hall: You can provide hand-written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street) no later than 3:00 p.m., on the date of the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

NOTE: Members of the public wishing to observe the meeting live without providing public comment will be able to do so by watching it on the City's PEG television channel (Channel 35 on Charter or Channel 99 on AT&T for Carson residents) or via live streaming on the City's website, <http://ci.carson.ca.us/>).

4. EMERGENCY ITEM

- A)** An emergency item was suggested by Assistant City Attorney Jones- Decision to add emergency item to agenda, to appoint a chairperson for this meeting due to absence of Vice Chair Palmer and no current Chairperson due to vacancy. A 2/3 vote was required. Staff did not know of Vice Chair Palmer's absence before Agenda was posted.

Commissioner Huff moved, seconded by Commissioner Diaz to add agenda item to consider naming chairperson for this meeting only. Motion carries, 6-0 (Commissioner Wilson was not present)

5. SUBSEQUENT EMERGENCY ITEM

- B)** Subsequent to Emergency Item to appoint Chairperson for this meeting only after 2/3 votes passes.

Planning Commission Decision:

Commissioner Guerra moved, seconded by Commissioner Thomas to appoint Commissioner Diaz as Acting Chair. Motion carries, 6-0 vote. (Commissioner Wilson was not present)
Commissioner Diaz accepts appointment.

6. CONSENT CALENDAR

- A. Minutes Approval: September 27, 2022
- B. Minutes Approval: October 11, 2022
- C. Minutes Approval: November 8, 2022
- D. Minutes Approval: November 21, 2022

Commissioner Diaz moved to approve the minutes (Items 5A, 5B, 5C and 5D), seconded by Commissioner Thomas. Motion passed with a 6-0 vote.

7. PUBLIC HEARING

• **DOR No. 1924-22, CUP No. 1123-22, and CUP No. 1124-22**

Applicant: Steve Rigor
Arris Studio Architects
1327 Archer Street, Suite 220
San Luis Obispo, CA 93401

Property Owner: Carson Hospitality, LLC
7126 De Soto Ave.
Canoga Park, CA 91303

Request: Consider finding an exemption from CEQA and approval of a site plan and design review and conditional use permits for a proposed 111 room, 56,242-square-foot hotel and onsite alcoholic beverage sales and services of beer, wine, and distilled spirits at within the proposed hotel.

Property Involved: 888 E. Dominguez Street (APN 7381025071)

Senior Planner McKina Alexander provided a PowerPoint presentation.

Open public hearing

Commissioner Guerra – I'm curious as it relates to how many employees will be employed at that particular hotel and will they have parking accommodated for the employees.

Senior Planner Alexander – There was a parking analysis conducted making sure that the parking would be appropriate for this type of project. At that time the findings were that it was acceptable. Our traffic engineer also reviewed the project in terms of parking being appropriate.

Applicant Steve Rigor - There should be around twelve to fifteen employees that are going to be hired. They are not all going to be on one shift.

Commissioner Guerra – Has that been utilized for the Trip Generation Model that was presented?

Steve Rigor – Yes, we shared all that information when we did the initial submittal.

Commissioner Guerra – Is that correct Mrs. Alexander?

Senior Planner Alexander – Yes, that was considered. Because there was not a high number of employees and there were not a lot of shifts, the analysis was incorporated in terms of employees but also the type of use to make sure that there were not any negative impacts. That was cleared upon review and assessment by our traffic engineer.

Commissioner Guerra – As I read the report it did mention that it was calculated in the Trip Generation. I guess you were unaware of how many they would hire but now that he responded you are confirming that there are no issues. Would the applicant or owner consider a covenant on this project that forbids future offsite liquor sales.

Applicant Rigor – In order to do outside sales, we would have to apply for a new license which I believe would require us to go back to Planning. I don't think the owner would have an issue offering a covenant in order to make sure that it doesn't happen in the future.

Assistant City Attorney Jones – Commissioner Wilson joined the meeting at 7:07pm. We now have seven commissioners present.

Commissioner Thomas – Thank you to all that are part of this project. I appreciate that the suggestion to update the Motel 6 was taken into consideration and indeed they have included that in the project. I was very pleased to hear that. It was a concern of mine during the last approval.

Applicant Rigor – Thank you for taking the time to review our project. McKina did a very good job at presenting the project and I think it's very much aligned with what we presented this entire time. We have questions on some of the sheriff's conditions. Is this the appropriate time to talk about it?

Acting Chair Diaz – It's appropriate that you bring up any concerns that you have with the conditions of approval.

Applicant Rigor - We have questions on some of the Sheriff's Department comments, items 99 and 101. Originally the conditions were up to the owner's discretion to provide the additional building lights, motion sensors, and cameras. It seems the conditions were changed where it's basically a requirement of where these cameras are going to be and that the sheriff's department is going to dictate where and how these cameras should be applied to the building. We are basically running a fine line with putting enough cameras to make sure the site and the guests are secured but at the same time making it so that we are not opening ourselves up to over monitoring where we can open ourselves up to liability. The only thing that we would ask is that conditions 99 and 101 are up to the owner's discretion versus placing that responsibility on the Sheriff's Department of where these cameras are going to be located.

Assistant Attorney Jones – The conditions can be made clear that the location shall be suggested by the applicant and then subjected to approval of the Sheriff's Department.

Applicant Rigor – I think we can live with that.

Assistant Attorney Jones – We'll deem those two conditions amended accordingly in staff's recommendation.

Planning Secretary Gonzalez confirmed that no letters/emails were received.

Commissioner Huff – After conditions 99 and 101 are addressed and the necessary changes are made, will the documents be in compliance with covering all of the desired changes?

Acting Chair Diaz – Yes, Assistant Attorney Jones will make the amended language changes.

Assistant Attorney Jones – Staff can just modify after the fact and just sign. There's a new set of conditions that have been prepared for these three new entitlements because the prior entitlements lapsed. We are not modifying the old conditions. We are adopting a new set of conditions.

Close public hearing

Assistant Attorney Jones – I would like to make a clarification on the DIF credit. Condition of approval number one is where it talks about the DIF requirement. I noticed there's no mention about a potential DIF credit and normally we don't specify the exact amount of what any DIF credit would be. We normally have a second paragraph in the DIF condition that says, additionally subject to the review, verification, and approval of the Director the applicant may be eligible for DIF credits for demolition of an existing permitted structure or structures to be eligible for credits prior to demolition, provide building volume, average building height, and footprint, usable areas of all existing permitted structures and the new proposed structure. All DIF credits shall reduce the final development impact fee amount and are applied when development impact fees are due. If staff agrees, I suggest that the paragraph gets added as a new second paragraph to conditions of approval number one.

Acting Chair Diaz – Planner Alexander and applicant, are you in agreement?

Senior Planner Alexander - Yes

Applicant Rigor – We are in agreement as well.

Planning Commission Decision:

Commissioner Thomas moved, seconded by Acting Chair Diaz, to adopt the proposed resolution with the modifications to conditions No.1, No. 99, and No. 101, thus approving DOR No. 1924-22, CUP No. 1123.22, and CUP No. 1124-22. Motion carried, 7-0.

8. MANAGER'S REPORT

Community Development Director Saied – The Planning Commission has had a busy year considering projects in 2022 and most recently the commission approved and recommended approval of City Council one of the largest residential properties in the city's history. That is very significant. We all get busy with our day-to-day tasks and we forget how much we have accomplished throughout the year. For the next January 10th meeting I would like to place an item on consent so the commission can see what items you have considered and approved in 2022. It kind of gives us a good summary of our accomplishments. Year 2023 it's going to be even more active. We are going to start with our General Plan presentation through the Planning Commission, I hope to have that on January 10th for your consideration. I will be sending emails next week with links for all the documents that are currently available. Those documents will be available on the 2040 General Plan update webpage. Reviewing those documents will get you ready for the hearing. We will issue the staff report the week before the commission hearing. If you have any questions, I can walk you through the documents. The policies of the General Plan are the most important thing. It kind of sets the stage for the future of our city. Those are policies that are set by the City Council and some of them will require further study. After the General Plan is adopted, we'll come back with a package of studies that will be necessary to implement the General Plan. We'll set priorities and we will need your assistance in setting those priorities going forward. Happy holidays

Commissioner Guerra – This commission has been wonderful. I have learned a great deal. I was extremely thrilled by making the motion to approve the 157-acre site, I will always remember it as a resident of Carson for over 54 years. Thank you everyone for helping along the way to develop and learn specially our former Planning Manager, Director Saied, and the older commissioners that have been participating and leading us as well.

Commissioner Thomas – It has been a great year and we've had a lot of great projects that will be coming into creation over the next couple of years. I think that is a major accomplishment. It is beautifying our city. It is taking our city to a status that we knew that we could always attain. I can't wait to see the finished products as they continue to break ground. I'm very proud to have been part of this planning commission. I look forward to continuing my service and I hope to see all of you in the future as part of this. I wish you happy holidays, be safe, and enjoy your families.

Commissioner Huff – We had a wonderful time. I am proud and happy that I was able to be part of this team. We had the comfort and cooperation of everybody working together. This was a wonderful experience. We have cut a lot of ground and we have a long way to go. It has been very interesting to look back and see all the changes that have come about and the proposals that are still standing before us and hopefully will come reality very soon. Thank you to staff, you have done a marvelous job in supporting and teaching us. We appreciate all the work and time that was put into this for our benefit to be able to review things properly. I hope everyone has a peaceful, loving holiday, and get to enjoy family. I hope to see everybody back on our next term. Happy New Year to everybody.

Commissioner Rashad – I'm very grateful to be able to work with all the commissioners and staff. You have all been amazing. We've done some great work.

Commissioner Docdocil – I share everybody's pride in being able to put in our own way towards the future of the city. That is something that I commend our fellow commissioners. I am truly grateful for our staff for making this as easy as possible during our meetings. At the end of the day, I'm glad that we have this opportunity to serve our community in the best way we are able to. I would like to wish everyone a happy, safe, healthy holiday season, and prosperous year ahead of us.

Commissioner Wilson – It has been a privilege and a pleasure to serve with all of you during my short time in the Planning Commission. I had an amazing experience by seeing Carson through a different lens outside of just a citizen but actually looking at how the planning process works. I think Carson is a great city. I love living here and I'm excited to be part of the progress happening in the city. I really appreciate the inclusiveness of everyone's opinion and the willingness to engage everyone's questions about the various projects. Staff is amazing, they go over and beyond to respond to questions. I'm very delighted to be a part of this progressive team of commissioners and staff members that are helping our city. Have a wonderful holiday.

Acting Chair Diaz – It was a team effort. Everyone brought something to the table. Everyone had the best interest for the community. This team has been excellent, very engaged, and responsive to the concerns raised. Everyone did their due diligence with the best interest at heart of the city as a whole. We were well complemented with the staff that provided us with the tools to do what we needed to do. The doors were always open to the commissioners that had additional concerns. It's indicative of how we respected each other through these meetings. I'm also hopeful that this team remains in the next year coming. It'll be sad when some of us are no longer part of that. I wish everyone a safe holiday season. Merry Christmas and happy New Year.

Assistant Attorney Jones – Thank you to all the commissioner and happy holidays.

9. COMMISSIONERS ORAL COMMUNICATION

10. ADJOURNMENT

The meeting was adjourned at 7:31 pm.

Chairman

Attest By:

Secretary