



TUESDAY, FEBRUARY 28, 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:	Vice Chair: (Vacant)	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:	Christopher Palmer	
	Planning Secretary:	Laura Gonzalez	
	Assistant City Attorney:	Benjamin 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 6:31 p.m.

2. PLEDGE OF ALLEGIANCE

Acting Chair Diaz led the Salute to the Flag.

3. ROLL CALL

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

Planning Commissioners Absent: Hernandez (E), Monteclaro (A)

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

4. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA

None.

5. CONSENT CALENDAR

None.

6. NEW BUSINESS

A) Appointment of Planning Commission Chair and Vice Chair (Temporary/Interim Basis)

Planning Commission Decision:

Commissioner Guerra moved to appoint Commissioner Thomas as Acting Chair. Motion carried, 8-0.

Planning Commission Decision:

Commissioner Guerra moved to appoint Commissioner Diaz as Acting Vice Chair. Motion carried, 8-0.

7. PUBLIC HEARING

A) Site Plan and Design Review (DOR) No. 1773-19, Lot Line Adjustment (LLA/COC) No. 286-19, Conditional Use Permit (CUP) No. 1094-19, Zone Change (ZC) No. 180-19, Tentative Tract Map (TTM) No. 067200, Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program.

Applicant's Request:

A two-year time extension of project entitlements for the construction of a 35-unit condominium development on a 3.11-acre parcel located at 427 E. 220th Street.

Staff Report and Recommendation:

Senior Planner McKina Alexander presented the staff report and the recommendation to ADOPT Resolution No. 23-2849, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON MAKING A CEQA FINDING OF RELIANCE ON PREVIOUSLY ADOPTED MITIGATED NEGATIVE DECLARATION AND APPROVING A TWO-YEAR TIME EXTENSION FOR EFFECTIVENESS OF PREVIOUSLY GRANTED PROJECT ENTITLEMENTS (SITE PLAN AND DESIGN REVIEW NO. 1773-19 AND CONDITIONAL USE PERMIT NO. 1094-19, WITH CONDITIONS OF APPROVAL) FOR A 35-UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 427 EAST 220TH STREET". She also asked the commission to consider adding a finding within the proposed resolution under section 2, subsection 2 that should have been included with the original resolution. She stated that the project as conditionally approved by the original approval complies with provisions CMC 9128.11 - 9128-17 including that the Development Standards are also complying with 9128.15.

Commissioner Guerra –What is the possibility of this happening in a year?

Senior Planner Alexander – We are very confident that the applicant is moving forward with this project. They have made a huge investment towards it. We know about the processes with LA county with the final map. That can take at least 18 months or longer. The applicant had to clear the site in order to move on to those other processes. That took a while and was quite recently due to the moratoriums that were presented during the pandemic for the tenants. We are hopeful and we are confident that the applicant will move full speed ahead and complete this project in a timely manner.

Commissioner Mfume – I went by the site, and I was looking at how it is enclosed. It doesn't look safe, it looks blighted, and it just looks rickety the way it is enclosed. Is it going to look that way until 2025? Are they planning to enclose it with something that looks more appropriate or even looks safe?

Senior Planner Alexander – The norm is to provide a chain link fencing including having some sort of screening around it, not to make a huge investment for a temporary fencing. We can talk to the applicant about refurbishing it or dressing it up a little better so that it is presented in a more acceptable way to the decision body. Mr. Welter is here also to confirm if he is willing to address that.

Acting Chair Thomas opened the public hearing.

Richard Welter (applicant) – It is a project that has been well received in the neighborhood and we have worked very hard to make sure we had something to bring to the city. Since we were here last time, we have acquired the property that is to our West, which are the backyards to our site. We had to do a lot line adjustment and we had processed our improvements plans and spent hundreds of thousands of dollars in doing so. We have probably spent over a million dollars having acquired the property and processed the plans. To answer your question about blighted, there is nothing more we want than to knock down those houses. We have been processing a demo plan for almost a year. If it gives you any prospective of timing, this is just the process to knock down houses. The rental house recovery act just ended in June 2022, so it has just been a long time. We had tenants when we started this whole process. We are committed and anxious to get started.

Acting Chair Thomas closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Wilson, to approve staff's recommendation, thus adopting modified Resolution 23-2849. Motion passed, 8-0.

B) Site Plan and Design Review (DOR) No. 1906-22

Applicant's Request:

Consider finding a CEQA exemption and approving of Site Plan and Design Review No. 1906-22, for an exterior remodel and related site improvements to an existing 2,925 square-foot restaurant with drive-through on a 0.5-acre property.

Staff Report and Recommendation:

Associate Planner Aaron Whiting presented the staff report and the recommendation to ADOPT Resolution No. 23-2850, 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. 1906-22, FOR AN EXTERIOR REMODEL AND RELATED SITE IMPROVEMENTS TO AN EXISTING 2,925 SQAURE FOOT RESTAURANT WITH DRIVE-THROUGH LOCATED AT 17209 CENTRAL AVENUE.*"

Commissioner Guerra – I am a little bit confused. You indicated that the development was in Compton?

Assistant Planner Whiting – Compton is located across Central Avenue, just to the East.

Assistant City Attorney Jones – I would like to recommend one minor caveat for the conditions of approval. Just recommending adding "to the satisfaction of the director" to Condition of Approval No. 23; drought tolerant landscaping will be planted to refurbish the landscaping.

Assistant Planner Whiting – Absolutely.

Acting Chair Thomas opened the public hearing.

Elisseos Patronas (owner) - I have been operating in that location for 22 years. I have been there before Carl's Jr., In N Out, and McDonalds were there. I have had to constantly change and adapt to survive. This is one of the things that needs to be done because everybody is moving forward. Even just driving a block from here in the city, it is just amazing how it looks. A lot of people don't even realize that I am part of the Carson family. I have worked long hours and it has paid off. The community has supported us and that is why we have been able to survive. The store is dated, it desperately needs a face lift, and I hope you guys consider it and approve it.

Commissioner Diaz – Are you in agreement with all the conditions?

Elisseos Patronas – Yes, definitely. This whole thing is going to come full circle and I have already started the process on the West and South side. We have installed artificial turf and it looks amazing. We are coming up with a plan for the front, that is the side that needs it more than anything.

Acting Chair Thomas closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Huff, to approve staff's recommendation, thus adopting Resolution 23-2850 with the modification to condition of approval No. 23. Motion Passed, 8-0.

8. MANAGER'S REPORT

Planning Manager Palmer – I just want the planning commission to know how hard the planning staff works for you and for the city. This is one of the hardest working staff I've seen, so I just want to say thank you to my staff and to all my colleagues here. And to emphasize their dedication, today is McKina Alexander's birthday. Thank you very much everybody for your hard work.

9. COMMISSIONERS ORAL COMMUNICATIONS

Commissioner Huff – Congratulations to our new elected Chair and Vice Chair. We are complete. We have four women and four men up here, all of them loving to be here including myself. Thank you, Laura, for the call this afternoon I really appreciate that. It is just good to be here. It is such a happy mood and atmosphere, the air is so clear, and I will just say good evening. I am looking forward to a new term and challenges.

Commissioner Docdocil – It is a pleasure to have this meeting once again in person. I am glad that we did not have any other miscommunications of folks logging into zoom. It is always a pleasure working with this group. We work well together, both on the commissioner's side and the staff's side. I appreciate everybody's effort and dedication in service of the City of Carson. I am looking forward to seeing the city grow. Just from tonight, we have had a couple of unanimous decisions and that is not always going to be the case. As mentioned earlier, we will perhaps agree to disagree on certain points. At the end of the day, we are doing this with the future of the city in mind and for that I am glad.

Commissioner Guerra – I am extremely excited about everything that is transpiring in the City of Carson. As a Carson resident of 54 years and besides owning a home and rental properties, I am amazed at the hard work staff does, including our assistant city attorney. I am grateful, I never thought that we could accomplish so much. I am extremely grateful of staff, our assistant city attorney, and of course our fellow commissioners.

Commissioner Wilson – I am excited to be part of all the great things that are happening in the city, so much growth, good stuff, and great projects on the table. I am excited to learn more about how the city is structured and how the planning commission works. Thanks to the staff, thank you Mr. Palmer for sharing our meetings during the short time I have been on the commission, it was great, and congratulations.

Commissioner Mfume – I am excited to be here. Happy Birthday to McKina. Congratulations to Mr. Palmer. I am thrilled for you, and I know you are going to do an awesome job. You did a fantastic job over here as planning commissioner. Congratulations Commissioner Thomas and

Commissioner Diaz. I want to say hello to all my fellow commissioners, it is good to see you. Thank you to staff.

Commissioner Rashad – I just want to congratulate everyone on their new appointments.

Commissioner Diaz – We can't speak highly enough of our city staff that do all the work behind the scenes to get us prepared so that we do our due diligence to review each item that comes before us. I am looking forward to a good year for us.

Commissioner Thomas – This job takes dedication. To the commissioners, first of all, because you don't really receive a salary for this, it is a labor of love. You take the time to visit the sites and to read all the documentation. To be committed to this takes dedication. I want to say to those of us who show up at all the meetings prepared to make decisions, along with the staff's aids, and presentations. I have such a fondness now for the assistant city attorney, he keeps us on our toes. He keeps us straight and it really enhances everything that we do. I am extremely happy being a part of this process.

10. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Interim Chairman

Attest By:

Secretary