



TUESDAY, JUNE 13, 2023  
801 East Carson Street, Carson, CA 90745  
Juanita Millender-McDonald Community Center, Hall A and B  
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:	DeQuita Mfume	Leticia Wilson	
Staff:	Christopher Palmer, AICP Planning Manager	Benjamin Jones Assistant City Attorney	Laura Gonzalez Planning Secretary

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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 6:37 p.m.

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**2. PLEDGE OF ALLEGIANCE**

Commissioner Guerra led the Salute to the Flag.

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**3. ROLL CALL**

Planning Commissioners Present: Guerra, Thomas, Diaz, Docdocil, Hernandez, Rashad, Huff, Monteclaro

Planning Commissioners Absent: Wilson (Excused), Mfume (Excused)

Planning Staff Present: Planning Manager Palmer, Assistant City Attorney Jones, Planning Secretary Gonzalez

**ITEM 6C**

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#### **4. CONTINUED PUBLIC HEARING**

##### **A) Zone Text Amendment (ZTA) No. 194-23**

###### Request:

Approval of Zone Text Amendment No. 194-23, recommending City Council adoption of an ordinance amending the text of Carson Municipal Code Section 9128.21 (Relocation Impact Report [RIR]) to make various modifications to the process and requirements for RIR applications and decisions pursuant to state law as amended by Assembly Bill No. 2782.

###### Staff Recommendation:

Assistant City Attorney Benjamin Jones presented the staff report and the recommendation to ADOPT Resolution No. 23-2856, entitled "RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THE CITY COUNCIL ADOPT ZONE TEXT AMENDMENT NO. 194-2023, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, AMENDING SECTION 9128.21 ("RELOCATION IMPACT REPORT (RIR)") OF DIVISION 8 ("SPECIAL REQUIREMENTS FOR CERTAIN USES") OF PART 2 ("RESIDENTIAL ZONES") OF CHAPTER 1 ("ZONING") OF ARTICLE IX ("PLANNING AND ZONING") OF THE CARSON MUNICIPAL CODE TO MAKE VARIOUS MODIFICATIONS TO THE PROCESS AND REQUIREMENTS FOR RIR APPLICATIONS AND DECISIONS AS NEEDED OR AUTHORIZED PURSUANT TO STATE LAW AS AMENDED BY ASSEMBLY BILL NO. 2782."

Assistant City Attorney Jones - There's a change recommended by staff that is not in the draft ordinance. One of the questions in the required questionnaire to the residents would be whether the residents support the proposed conversion. Pursuant to the city's charter section 207B (10), which states that prior to approving a RIR the city shall consider a survey of the residents support of the proposed closure. If the city is not comfortable with the responses from the questioner, the city can conduct its own survey.

Interim Chair Thomas opened the public hearing.

Council Member Jim Dear – I'm making my comments on behalf of the residents that are here tonight. I'm glad that you have made it very clear that you are not intending to alter, change, weaken, anything about our mobilehome park zone or the ordinance on closing. I'm here to assure the mobilehome park residents that this Planning Commission is very much attuned to their needs. The closure of the parks is always a concern and often a burden because it creates stress. Thank you for considering this item tonight, this is reaffirming and putting our ordinance in sync with the new Assembly Bill No. 2782. This bill enhances the ability of mobilehome park residents to have some defense against some wealthy corporation or park owners that might want to close the park for their own profit.

Interim Chair Thomas – This city has always been protective of its mobilehome parks and that is not about to change now.

Eddie Almeida – Look at all these people that are afraid and don't believe what you are saying.

Bruce Murray – I would like to thank the City of Carson for the rent control all these years.

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Jane Riach – If they want to sale the park, they must put us somewhere.

Interim Chair Thomas – Should that happen, there will be decisions made and research will be done. They would have to submit a Relocation Impact Report (RIR), they would have to tell us where they are moving people to, or what they are planning to do with the park. There would be a myriad of questions that have to be answered before the relocation is approved. We have the best rules and regulations as it relates to mobilehome parks in the state.

Assistant City Attorney Jones – If any of the speakers have questions that cannot be addressed tonight, they can provide their contact information and staff will follow up with them.

Jeff Steiman (HOA president for Imperial Avalon Mobile Estates) - I want to explain the dangers of the ambiguous terms used in the ordinance changes you are proposing. Ambiguity breeds catastrophe for mobilehome owners. Resolutions regarding mobilehome park closures are agreements between the park owner and the city. Those displaced by the closure do not benefit from the new development. Broader interpretations are for park owners at the mobilehome owner's expense. Broad terms like reasonable, comfortable, and adequate permeate the law and must be quantified against current market conditions to be of any use. Trusting your process requires you to cut through the ambiguity. This crowd more than ever is depending on you to consider the real-world impacts of park closures on mobilehome owners. The proposed changes are not clear and will only cause the same foreseeable problems creating more homelessness.

Leonor Gonzalez (HOA president for Park Avalon) - The signs posted at the parks should be posted in other languages for people to understand. If a park closes, does the resident have to show proof of income? Can the owner request a change of zoning in the future?

Interim Chair Thomas - It's up to you to decide whether you want to show proof of income. Anyone can request a zoning change, but it does not mean that it will happen.

Patricia Donnelly – We would like to get the zip code stabilized so that we are safe.

Sherry Hodges – After listening to all the legal jargon, I bet most people don't have a clue of what you are talking about and if they do it's limited. Correct me if I'm wrong, if someone choses to sell the park they do not have to sell it to another person that wants to keep the park. They can change the venue of the park. What if you want to move outside of Carson?

Bill Smalley (HOA president of Colony Cove) - What is your interpretation of reasonable distance?

Charles Thomas – City of Carson has historically protected mobilehome residents. Mobilehomes are central resources for seniors, the disabled, veterans, the medically insecure, and serves as the largest source of affordable housing in the city. I want to know that the City of Carson expresses its support for AB 2782 via a resolution and directs resources of the city to our City Attorney and staff to get this resolution passed. This gets the Carson Municipal Code in accord with state law. The open question for the City of Carson is whether we offer more protection against park closure.

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Donald Mogck – Is this amendment going to affect the mobilehome parks that were closed as far as not getting market value for their homes?

Interim Chair Thomas – It's not retroactive.

William Davis – I live in Carson Harbor Village, and I know how expensive the rent can get. I'm a member of the Mobilehome Review Board and I would like to help if I'm able.

Osmara Reyes – I emailed Mr. Palmer back on May 23<sup>rd</sup> and I added a picture of how the signs were posted. My parents and the neighbors were unable to see the signs. I know you are trying to keep the residents in their homes. I see the great work the city is doing to make more housing with nicer buildings and more opportunities for the city to grow. My concern is that this bill does not state an opportunity for them to have a place to stay, it only gives them a possible option to apply for. Where it says performance of litigation measures, I recommend 12 months versus what was originally stated. I included 90 days of adoption of the resolution and assistance with the shed as a possibility when moving. Please consider including the possibility of residents being guaranteed a slot in the application process.

Daniel Valdez – When it comes to changing the zone, the Council can do it because they have changed zones before. I'm on the Mobilehome Review Board and I try to do what I can for the residents when it comes to capital improvement and rent increase. Governor Newsom signed twice that mobilehome park residents have to be relocated. I don't see the city doing anything for them. I see them on their way out because of large corporations.

Barbara Palmatier – Thank you for always keeping our rent down. I have lived in Bel Air Mobilehome Park for over 30 years. Our park was recently sold, and the new owner came and took everything out of the club house. I'm asking the owner to replace what has been taken away from us. There are a lot of the amenities I would like to have back. Now they are saying that we can't have visitors. I would like the new owners to go by the old park owner rules.

Ana Barillas – Does the protection you're trying to put in place also apply to residents that are renting? A lot of the renters are not here because they think it's only for owners. The Relocation Impact Reports already received are still in place or are they changing the language as well?

Jose Raya – Is the contract broken for those that have a 20-year contract? Are the relocation costs covered for those that want to be relocated outside the county?

Socorro Magana – I don't understand AB 2782, we are Spanish speakers only. They want to give us 15,000.00 to leave our homes. They haven't fixed our streets. We are being bullied. They want us out of our homes when there's sufficient land for them to build outlets. We can't go back to work again to have the home we have now. We chose you with our vote to represent us.

Gladys Oropeza – We did not know the purpose of the first meeting. We have health problems, and this caused a lot of stress, anguish, and fear. Please use terminology that we can understand.

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Interim Chair Thomas – Apparently there’s a note that has gone around to people. It says, “update and change wording of mobilehome zoning and how the wording will affect mobilehome parks”. This is incorrect, we are not changing zoning tonight. A lot of things go out to people causing fear, misunderstandings, and confusion. I’m glad you are here tonight to hear what is real and ask questions. Hear us when we say this is not a trick or a game. The city is proposing to give mobilehome park residents greater security, greater protection, and that is what we’ll be deciding tonight. I don’t know what the future holds. I don’t know whether a mobilehome park owner will sale, relocate, or ask for a zoning change. What we are putting in place will give you more protection should something erroneous happens.

Angel Castaneda – People don’t understand that when we hear this is because something is already coming. What is moderate distance?

Jorge Manrique – Several houses were sold on Dominguez Street and the city was going to help residents. They were told they were going to be relocated and that houses were going to be built for these people to live in. They were only lies, none of them were able to go back. There are no guaranties, please be clear with your terminology. Don’t lie to us about the moderate distance. You told us 50 miles and now it’s up to 100.

Maria Domanais – In the event of the worst scenario, if there is a move by mobilehome park owners, can it be the fair market value, current selling price, or purchased price, whichever is higher, plus the incidental cost of expenses for the move out withing 50 miles?

Interim Chair Thomas – Thank you for your time tonight. This is a very important issue. Feel free to go to the city’s website to read the ordinance. Take time to call your council person if you have questions.

Interim Chair Thomas closed the public hearing.

Commissioner Monteclaro – I like the way you described our goal in this proceeding. We are taking the first step towards accomplishing our objective to get greater security and greater protection for our constituents.

Planning Commission Decision:

Commissioner Huff moved, seconded by Commissioner Guerra, to approve staff’s recommendation, thus adopting Resolution No. 23-2856 with modification regarding the survey pursuant to the City of Carson City Charter requirements. Motion carried, 8-0.

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**5. ORAL COMMUNICATIONS FOR MATTERS NOT ON THE AGENDA**

None.

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**6. MANAGER’S REPORT**

Planning Manager Palmer - I want to thank the public for coming out. Tonight, was an example of public participation at its best. I want to thank staff for making tonight possible and the commission for their diligence and preparation for tonight.

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## **7. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Monteclaro – I'm glad I'm back and it's my intention to be present.

Commissioner Rashad – It's good to see everyone. Thank you everyone for being out tonight and sharing what they had to share. Happy Juneteenth.

Commissioner Hernandez – It was a great meeting. I'm pleasantly surprised it went the way it did.

Commissioner Docdocil – I echo my colleagues. At the end of the day protection is important for our residents.

Commissioner Huff – It's interesting and a joy to work with this commission and to know that we all come together for the occasion. Thank you staff and everyone that had to do with this meeting. Happy Juneteenth and Happy Father's Days.

Commissioner Guerra – Thank you everyone for coming today and participating.

Interim Vice Chair Diaz – I would like to thank staff and Carson's Sheriff Deputies for being here.

Interim Chair Thomas – I appreciate all the residents who came out. Share the information with those that were not able to be here. Let them know what this is all about. That is democracy at its best. Thank you to staff, to my fellow commissioners, and to all who participated. Pilipino Independence Day celebration was a success.

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## **8. ADJOURNMENT**

The meeting was adjourned at 8:18 p.m.

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Dianne Thomas  
Interim Chair

Attest By:

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Laura Gonzalez  
Planning Secretary