



TUESDAY, JULY 25, 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

“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

Interim Chair Thomas called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Hernandez led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: Thomas, Diaz, Guerra, Hernandez, Huff, Mfume (Late arrival), Rashad, Monteclaro (Late arrival)

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

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

4. 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."

Interim Chair Thomas – One of my pet peeves is making sure that postings are completed and that they are posted for 72 hours prior to the meeting. It is my understanding that you did indeed post the public hearing sign. Do you know how long the sign stayed up?

Assistant Planner Garcia – I do not know. We gave the applicant two signs, and they provided proof of posting. It was incorrectly placed the first time. I made it clear that it needed to be relocated to the front of the property, which they did and then they provided proof.

Interim Chair Thomas - We need to find from the applicant when the sign was no longer available. I did not see posting of the sign. I don't know at what point that sign was no longer there, which creates a problem. It needs to be up so that the public can see it in case they want to speak at the public hearing, and it needs to be visible from the street. It makes me wonder whether they are adhering to what our ordinance says.

Amer Khan (Applicant) – It was brought to our attention that the sign had fallen off. We had adhered it to the front unit with 3M adhesive, but the tape was not strong enough. When we were made aware that the sign had fallen, we went back and fixed it.

Interim Chair Thomas – When was it reattached?

Amer Khan – Yesterday.

Interim Chair Thomas – I was there on Friday and the sign was not there. We have not met the 72 hours for the project to be heard.

Mr. Khan (Owner) - I posted the signs at the back. Later, we were instructed to put them at the front unit. The tape was not strong enough and they fell with the wind. We went back yesterday to put them up and also today.

Interim Vice Chair Diaz – Have you had time to review the conditions and are you in agreement with it?

Amer Khan – The owner agrees. I would like to ask if the commission would be willing to grant this approval considering that the 72 hours may not have been met? If there are people here

for the public hearing, that means that the message did go out and the mailing they received was sufficient.

Commissioner Guerra – I passed by your property, and I did not see appropriate posting. I went back today, walked to the back of the property, and it wasn't visible. People want to know what's happening.

Planning Manager Palmer – There is more than one noticing requirement. We are also required to mail notices to adjacent homeowners within 750 feet and that was done as well. It was also posted at City Hall. There were posted in multiple places to ensure that the word is out.

Interim Chair Thomas opened the public hearing.

Karen Campbell (resident) – There was nothing that told us that this site was going to have the addition. I called the planner because we were not sure by looking at the postcard. We were out looking for the right location and could not find it. We were concerned because 220th is very congested and we were wondering how many units are going to be in the site.

Interim Chair Thomas - People do care. The question is not whether the planner did his job. The question is how long it was noticed so that the public could respond if they wanted to respond. The commission needs to determine whether we are going forward with this project or if we need to make sure that it's properly noticed with the required time.

Interim Chair Thomas closed the public hearing.

Commissioner Hernandez – I passed by there today and I did not see a notice.

Commissioner Guerra – I'm very excited that you are going to make the city look beautiful. Our concern is, can everybody get away with inappropriate posting? Our attorney has to determine whether not posting within the specific guidelines is acceptable.

Commissioner Monteclaro – I know there should be a compliance. Who is responsible for making sure that these public notifications in its various forms are complied with prior to our meeting?

Interim Chair Thomas – Staff did what they were supposed to do. All the postings were met. We don't know how long the public notification sign stayed up. It's responsibility of the applicant to make sure that the sign stays there.

Assistant Attorney Jones – The commission can move to continue the item to the next meeting or to another date to allow full re-noticing.

Commissioner Huff – Was the sign placed in the wrong place and then moved?

Assistant Planner Garcia – The signs were provided to the applicant with instructions. They sent me the images of the posting and I immediately let them know that they were posted in the wrong place.

Commissioner Huff – It's unfortunate that the sign was not there. As commissioners we have

the responsibility to uphold the rules and responsibilities that residents need to follow.

Interim Chair Thomas – We want to make sure we are adhering to the things that we are putting in place. We want to make sure we do things in a proper way.

Planning Commission Decision:

Commissioner Guerra moved, seconded by Commissioner Hernandez, to continue this item and to ensure that full noticing is done prior to the next meeting on August 22nd. Motion carried, 8-0.

5. NEW BUSINESS DISCUSSION

A) Comprehensive Zoning Code Update – Discussion on the various parts of the new zoning code, introduction of new parts of the zoning code, the relationship to the general plan, the work already done, next steps towards adoption and questions and answers.

Planning Manager Palmer – In tonight’s discussion and study session commissioners will have the opportunity to go through the draft ordinance and provide staff with any direction you may have regarding changes you would like to see to the draft ordinance that will be brought back for further commission consideration. No recommendation or other formal action will be taken tonight. A public hearing will be scheduled for the second meeting in August and only after that will the commission be able to make recommendations to the City Council. The zoning code update will be broken into two phases. Phase 1 will focus on the residential, commercial, and noncommercial mixed-use zones to ensure the city moves quickly as possible to implement the Housing Element. This will include consideration and the adoption of the mobilehome zone ordinance and the adoption of residential standards of the Flex District Housing Element sites. It will also include the corresponding zoning map update for all the zones. Phase 2 will be reserved for the industrial zone as well as business mixed use zone and industrial component of the Flex District along with corresponding zoning map update. The August 22nd public hearing and first planning commission recommendation will be on phase 1. There will be another public hearing and a subsequent commission meeting regarding phase 2 at a later date. The public hearing notices will be mailed out to all property owners in the city in addition other means such as posting on the city’s website, newspaper ad, and posting in the designated public places will also be done.

Vivian Khan (consultant) provided the Draft Ordinance presentation.

Interim Chair Thomas – Once this is approved, how are you moving forward with existing nonconforming uses?

Vivian Khan – Under state law, a use that was legally established can continue unless you are going to pay out to the property or business owner the remaining economic value of that use. The term for this is amortization.

Assistant City Attorney Jones – The current Carson Code has amortization periods.

Commissioner Guerra – In regard to the Religious Land Use and Institutionalized Persons Act, can you better define that for us?

Vivian – The first amendment protects the right to practice religion. There have been lawsuit challenging land use decisions on the grounds that they violated the constitution. They came up with this law that took it a step further. In some ways it's treating religions uses as if they were persons with disabilities. They are allowed to do things that require accommodation.

Interim Chair Thomas – I like that each section will have the same headings, purpose, and what you are attempting to do. People can see immediately what they are looking for without going through a lot of pages. I would like to recommend having some type of safety barrier between bike lanes and the general traffic.

Vivian Khan – Zoning applies to private properties not the streets. We are proposing that community benefits could include bike trails and bike paths. You have to decide where you want them, top priority locations, and we can specify it in the code. This is one way to address this issue. Another way is by requiring facilities for securing bicycles in front of retail stores, securing places to store bikes within a building, and separating it from places where cars come in and out so it's safe for cyclists who are going into a garage.

Planning Manager Palmer – We will have the draft version of the zoning code added to the city's website.

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

None.

7. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA

None.

8. MANAGER'S REPORT

Planning Manager Palmer - If there are any unanswered questions from the last meeting, I will be reaching out to you individually.

Community Development Director Naaseh – This is a very exciting time in Carson. We adopted our General Plan in April and having a new zoning code is going to make our regulations tighter for us and it's going to make them clearer for developers. The combination of having the General Plan and the Zoning Code is going to make us go forward. As part of the Economic Development Strategic Plan one of the things that we heard from business owners, developers, and people who have economic interest in the city is to have better process for Planning, Building and Safety, and it starts with the General Plan and Zoning Code. We just started using TransTech as our Building and Safety team. The county will be transitioning out by the end of July. I'm sure all the developers are going to appreciate faster service.

9. COMMISSIONERS ORAL COMMUNICATION

Commissioner Mfume – Thank you Vivian for the great information. You seem very passionate about zoning. Thank you to all my fellow commissioners and staff for your hard work.

Commissioner Monteclaro – I'm excited on the topic of bicycles. I went to the Netherlands, and they

had biking lots. I hope someday it happens here at Carson. I look forward to phase 2.

Commissioner Huff – It's good to see the changes that are coming about. I feel good about the integrity of our commission this evening and I'm glad that we stand together. Vivian, thank you for being here.

Commissioner Guerra – Vivian, we appreciate your knowledge. I mentioned bicycle parking in 2021 and I was surprised to see bicycle parking during a development presentation. I hope to see more of that because we are a progressive city. We have a boxing club at Foisia Park, and they have a boxing exhibition on August 20th at 1:00 p.m.

Commissioner Rashad – Vivian that was an excellent presentation. Your experience, knowledge, and expertise on that topic really shines through. I look forward to going through the full document. Thank you to staff as always for your work as well.

Commissioner Hernandez - It is an honor and a privilege to be part of the commission that is making our city a better place. We are getting where we should be. The last time we had a meeting, I talked about the gas station on 223rd and Main, I am waiting to see what the status is. The Carson High School is going to have a golf tournament on Friday, and they are looking for participants. They are asking for \$175.00 from each player and that includes lunch.

Interim Vice Chair Diaz – We appreciate when staff puts together the agenda items to be able to be prepared to make informative decisions. If we do our due diligence to review all the information as provided and to go out and visit the sites, we then will have all the tools necessary to make those decisions to impact our community as a whole and benefit the applicant, residents, and everyone else. We appreciate the presentation and all the support we have. We are looking forward to rolling up our sleeves and getting the work done. Thank you to my colleagues for making the time and effort to be here and reviewing the material. A blood drive will take place on August 9th at Dominguez Lincoln Village from 12:30 p.m. to 7:00 p.m.

Planning Manager Palmer – There's going to be a Tour De Carson in partnership with Cal State Dominguez, local vendors, prizes, and giveaways on August 12th from 8:00 a.m. to 1:00 p.m.

Interim Chair Thomas – We will have our 55th Anniversary street fair on July 29th. It will take place in downtown Carson, between Bonita Street and Civic Center Drive from 12:00 p.m. to 8:00 p.m. We want you to show up because we are trying to break a record with the most people line dancing. Senator Steven Bradford is hosting a back-to-school backpack giveaway on August 5th from 11:00 a.m. to 3:00 p.m. at Cal State Dominguez. Our mayor is also hosting a backpack giveaway on August 12th. Vivian you are awesome.

Interim Vice Chair Diaz – There's a Community Night Out at the Carson Sheriff's Station on August 2nd from 5:00 p.m. to 8:00 p.m.

10. ADJOURNMENT

The meeting was adjourned at 8:39 p.m.

Dianne Thomas
Interim Chair

Attest By:

Laura Gonzalez
Planning Secretary