



TUESDAY, FEBRUARY 27, 2024
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	DeQuita Mfume
Alternates:	Leticia Wilson		
Staff:	Christopher Palmer, AICP Planning Manager	Benjamin Jones Assistant City Attorney	Laura Gonzalez Planning Secretary

“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 Docdocil led the Salute to the Flag.

3. ROLL CALL

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

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

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

4. ORAL COMMUNICATIONS FOR MATTERS NOT ON THE AGENDA

None

5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

None

6. CONSENT CALENDAR

A) Minutes: October 24, 2023

Planning Commission Decision:

Interim Vice Chair Diaz moved, seconded by Commissioner Guerra, to approve the meeting minutes as presented. Motion carried, 6-0.

7. CONTINUED PUBLIC HEARING

A) Design Overlay Review (DOR) No. 1960-24, Conditional Use Permits No. 1121-22 & 1122-22

Request:

Finding a CEQA exemption and conditionally approving Site Plan and Design Review No. 1960-24 Conditional Use Permit No. 1121-22 and 1122-22 for a new truck tire sale & repair service shop (Freeway Tires), and being less than 100 ft from a residential zoned property.

Staff Recommendation:

Assistant Planner Richard Garcia presented the staff report and the recommendation to ADOPT Resolution No. 24-____, 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. 1960-24, AND CONDITIONAL USE PERMIT NO. 1121-22 AND 1122-22 FOR A NEW TRUCK TIRE SALE & REPAIR SERVICE SHOP (FREEWAY TIRES), AND BEING LESS THAN 100 FEET FROM A RESIDENTIAL ZONED PROPERTY AT 21212 ALAMEDASTREET".

Interim Chair Thomas – There should not be any business taking place now because this meeting needed to happen first. I was there and it looked busy to me. Who is managing that?

Assistant Planner Garcia – Code Enforcement and I have been there several times and spoke to the owner. We have told him that this needs to get approved by the commission. We have not approved the business license for the same reason. They have been advised not to operate.

Interim Chair Thomas - It seems to me that we are being ignored. I would like to ask you to get with Code Enforcement and enforce. This is complete disregard for what the City says, and we will not tolerate this.

Interim Chair Thomas opened the public hearing.

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

Planning Commission Decision:

Interim Vice Chair Diaz moved, seconded by Commissioner Docdocil, to continue this item to a future date. Motion carried, 6-0.

B) Design Overlay Review (DOR) No. 1940-23 – Jack in the Box

Request:

A request for approval of Site Plan and Design Review for demolition of an existing commercial building and construction of new 1,885 square foot drive-through restaurant.

Staff Recommendation:

Assistant Planner Jacob Collins presented the staff report and the recommendation to ADOPT Resolution No. 24-____, 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. 1940-23, FOR PROPOSED DEMOLITION OF AN EXISTING COMMERCIAL BUILDING AND DEVELOPMENT OF A NEW DRIVETHROUGH RESTAURANT AT 17625 CENTRAL AVENUE.

Commissioner Guerra – Do we know why the postcards were returned by the post office?

Assistant Planner Collins – It could be any number of reasons. It could be an invalid address where it no longer exists in our GIS system.

Commissioner Guerra – We are not aware of why they were returned.

Assistant Planner Collins – That is correct.

Assistant City Attorney Jones – The state, planning, and zoning law on failure of a public person to receive a notice that was properly sent is not a basis for the notice deemed improper. We don't know why the notice was not delivered. We know that it was posted on the property. We know that it was sent within a 750-foot radius. If it's a matter of a person not being present, refusing delivery, or something along those lines then I don't think it's an issue.

Commissioner Guerra – As it relates to safety, I am wondering if this would be a good location for CCTV surveillance cameras. It's a 24-hour operation and people are concerned. I understand their concern for safety. Is there a possibility of placing CCTV surveillance video cameras with license plate readers at the corner of that location?

Planning Manager Palmer – It was not considered. The City has an existing plan for their current license reading technology. I can find out how close it is to that and conversations can happen. I just don't know which direction to go. It's an open conversation.

Commissioner Huff – Is the elevated wall part of the plan?

Gabriela Marks (applicant) – Yes, we are still open to building a higher wall and providing additional trees along both property lines to further shield our use along the adjacent uses. Regarding security, my client provides on all his Jack in the Box restaurants 360 degrees cameras 24 hours a day, and a phone number posted on the door in case the neighbors have any complaints. We understand that the uses next to us may have some sensitivities. We are willing to make some additional improvements to those already submitted to mitigate their concerns. Our building has been placed as far away from the property line. The speaker post and the menu board have been placed as far as possible from the residents. Regarding security, our parking lot is going to be illuminated 24 hours a day while complying with not spilling any light to adjacent properties. We would like to ask for your support on this project.

Commissioner Huff – I would like to know the specifics of the wall.

Gabriela Marks – There is a wall about 4-1/2 feet between the houses and the property. We are willing to rebuild that wall to a 6 feet high wall. We are proposing around 7 trees along the property line, and we are willing to double that.

Interim Chair Thomas opened the public hearing.

Sabra Smith (speaker) – I'm on the other side of Jack in the Box and I am the person that is most affected. I have been there since November of 2017. When we moved there was not an In-N-Out or a shopping center. They brought extreme traffic issues, more accidents, more crime, more stray animals, coyotes, mice, and gophers. I have been a victim of trash. I have respiratory issues and the construction will affect me, my kids, and pets. Bringing a 24-hour establishment to a residential area is going to create more crime.

Cynthia Adams (speaker) – I strongly oppose. I spend every morning picking up trash from Burger King. There are people walking up and down coming into our driveways and it's very unsafe. I don't understand the need for a 24-hour restaurant. You can't shield the light and we can still hear the intercoms. It's concerning that we were not given any options. There are healthier and safer options for the residents. I have a copy of Section 4101 on unnecessary noises. It states that the using, operating, or permitting to be played, used, or operated between the hours of 9:00 p.m. and 7:00 a.m. of any loudspeaker, radio, phonograph, etc. I would love for someone to look into that.

Planning Manager Palmer – Read two letters from Lisa E. Kranitz and Curtis Thomas opposing this project.

Alfonso Sandoval (speaker) – Crime is going up, I strongly oppose.

Interim Chair Thomas closed the public hearing.

Interim Chair Thomas – I've been a resident of Carson for over 50 years. I'm familiar with the traffic. We are aware of the central corridor right off the 91 freeway. I'm aware of all the traffic. I'm troubled when the applicants don't take the time to at least meet with the residents and let

them know what they are planning to do so that they have the opportunity to give some input before we get to this point. We need to take the residents and location into consideration. We need to make a decision on this project. In the years that we have been serving we have done that without emotion, with the facts, and with the consideration of location. That is why we take time to go to the location and make sure we are familiar with the circumstances. I am a little annoyed that I'm being told that we are supposed to look at what the applicant is asking for and whether it meets the zoning regulations and not to consider what is going there. We have to consider what is going there because that is what is going to affect the neighborhood. I want to thank the residents for being aware, coming out, and speaking. I am going to make a motion for my colleagues join me in denying this request. I think that the applicant needs to take the time to set up a meeting with the community and find out what alternatives might be better suited for that location. We need to coexist and the best way to do that is by taking time, meet with the community, get to know them, find out what their concerns are, and see if you can come up with something that will be good for both parties involved. That not always happen but I think it's worth the shot.

Planning Commission Decision:

Interim Chair Thomas moved, to deny the request for a Jack in the Box to go at that location, seconded by Commissioner Huff.

Assistant City Attorney Jones – We don't have a resolution for denial in front of you. The resolution that is being presented to the Planning Commission is a recommendation for approval. If you are going to move to deny my advice is to articulate findings for denial and continue the item to bring back a resolution with findings for denial for you to adopt. Give us direction on what kind of findings you would like to put in the resolution for denial.

By way of a friendly amendment, Commissioner Huff asked to continue the item to bring back a motion for denial for adoption at the next meeting as a nonpublic hearing item. Also, bring back a resolution for consideration with no further public hearing at the next meeting for consideration of whether to adopt the resolution or not.

By way of an amended motion, Interim Chair Thomas moved, seconded by Commissioner Huff, to deny this item and bring back on the next meeting a nonpublic hearing item for adoption of the resolution to deny with findings. Motion carried, 6-0.

8. NEW PUBLIC HEARING

A) Tentative Parcel Map (TPM) 82990

Request:

Consider finding a CEQA exemption and conditionally approving of a Tentative Parcel Map to subdivide a 23,552 square foot parcel into 4 parcels.

Staff Recommendation:

Assistant Planner Richard Garcia presented the staff report and the recommendation to ADOPT Resolution No. 24-____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 82990 TO SPLIT ONE LOT INTO 4 LOTS LOCATED AT 21530 MARTIN ST. / APN 7326-011-009.

Planning Commission Decision:

Interim Vice Chair Diaz moved, seconded by Commissioner Docdocil, to approve staff's recommendation, thus adopting Resolution No. 24-2864. Motion carried, 6-0.

B) Design Overlay Review (DOR) No. 872-04 Mod No. 1, Special Use Permit (SUP) No. 1-68 Mod No. 4

Request:

A request for approval of a Modification to Special Use Permit (SUP) number 1-68 and Modification to Design Overlay Review (DOR) number 872-04 for the construction of two petroleum storage tanks, located at an existing petroleum storage tank farm. (2365 E. Sepulveda Blvd.)

Staff Recommendation:

Associate Planner Aaron Whiting presented the staff report and the recommendation to ADOPT Resolution No. 24-____, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING MODIFICATION NUMBER 4 TO SPECIAL USE PERMIT (SUP) NUMBER 1-68 AND MODIFICATION NUMBER 1 TO DESIGN OVERLAY REVIEW (DOR) NUMBER 872-04 FOR THE CONSTRUCTION OF TWO PETROLEUM STORAGE TANKS, LOCATED AT AN EXISTING PETROLEUM STORAGE TANK FARM.

Commissioner Guerra – Do we have any safety concerns?

Associate Planner Whiting – No, this was reviewed by all aspects for the Design Overlay Review. It was reviewed by a traffic engineer and cleared by the Fire Department. This site was previously reviewed with a mitigated negative declaration for previous work on site and this falls within the parameters of that review.

Commissioner Guerra – Knowing that we had an explosion about 40 years ago, would you recommend any additional requirements or investigations?

Associate Planner Whiting - It was reviewed by the City and CEQA guidelines for safety and it meets those categories.

Interim Chair Thomas – There are inspections that are held periodically to make sure there are no leaks and that they are maintained. Do you know how often and by whom does inspections are done?

Associate Planner Whiting – I believe they are annually. The tanks are fit with leak monitors and other monitoring equipment. I would have to confirm the frequency.

Assistant City Attorney Jones – There's a state law hazardous materials regulations what is known as the Unified Program which is the state's hazardous materials regulations. Six different regulatory skims that have been combined under the umbrella now the Unified Program and one of those six elements of the Unified Program is the above ground storage tank program. All of those elements of the unified program for City of Carson are regulated and administered by the L.A. Fire Department Health and Hazardous Materials Division. My guess is that this petroleum tank farm and including the new tanks are subject to regulation under the above ground storage tank element of the Unified Program. It is subject to regulation oversight by the L.A. County Fire Department.

Associate Planner Whiting – It was reviewed by the L.A. County Fire Department, and cleared without any further additional comments.

Interim Vice Chair Diaz – I spent 10 years working in the fuel tank storage industry. From what I see in the staff report, it meets all the criteria. These tanks are new, and they are going to be built, and anchored. I'm very confident that they are going to be built to the best standards that we have today.

Interim Chair Thomas opened the public hearing.

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

Planning Commission Decision:

Interim Vice Chair Diaz moved, seconded by Commissioner Docdocil, to approve staff's recommendation, thus adopting Resolution No. 24-2865. Motion carried, 6-0.

C) Design Overlay Review 1952-23

Request:

A request for approval of a Site Plan and Design Review (DOR) to construct a new service building of 25,362 sf and miscellaneous buildings for car detailing and car washing purposes in association with an existing car dealership located at 2201 E. 223rd Street.

Staff Recommendation:

Assistant Planner Aaron Whiting presented the staff report and the recommendation to ADOPT Resolution No. 24-____, 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. 1952-23 TO CONSTRUCT A NEW SERVICE BUILDING OF 25,362 SF AND MISCELLANEOUS BUILDINGS FOR CAR DETAILING AND CAR WASHING PURPOSES IN ASSOCIATION WITH AN EXISTING CAR DEALERSHIP.

Richard Fisler (Representative) – This Honda dealership was established in 2010. At that time the servicing of the vehicles was allowed by the manufacturer to be shared into the Chevrolet facility. They were open carports and the mechanics work in an outside environment. Now we need a state-of-the-art facility, and we also need to grow the capacity of the shop. We currently have to shuttle some of the cars to be serviced to the other dealership on Cherry and Lakewood. We will have solar on the top of the building. The building will have more EV chargers and EV vehicles. We will be recycling 90% of the water with this carwash.

Interim Vice Chair Diaz – I think this is an excellent project.

Commissioner Guerra – It's great to have them in Carson.

Planning Commission Decision:

Interim Vice Chair Diaz moved, seconded by Commissioner Guerra, to approve staff's recommendation, thus adopting Resolution No. 24-2866. Motion carried, 6-0.

9. MANAGER'S REPORT

Planning Manager Palmer - The Planning Commission at the special meeting of January 31st approved the resolution recommending approval of Phase 1 Comprehensive Zoning Code Amendment to the City Council. In the meantime, Phase 2 is underway. Staff is already out having lunch and learning meetings, surveying residents, stakeholders, and business owners. We are all getting ready to discuss and introduce Phase 2 to the Planning Commission. We get a lot of public participation at our meetings. Actively participating in Phase 2 helps with land uses. Phase 2 is all about commercial and industrial properties. It's very important for you to talk to your constituents and neighbors and tell them that we are giving opportunities to come out and give your voice. As we continue with this process there will be opportunities to be involved. Look for those opportunities and your voice will get heard.

Interim Chair Thomas – This item will be discussed at the upcoming City Council meeting.

Planning Manager Palmer - The upcoming City Council meeting has been moved to Wednesday, March 6th.

Assistant City Attorney Jones – Phase 1 is going to City Council on Wednesday. In the coming months you will have Phase 2 coming to the commission.

10. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Docdocil – We appreciate staff, your reports are very informative. I would like to encourage the residents to report potholes and graffiti as they happen to maintain the city.

Commissioner Mfume – Tonight has been difficult. We all take this job very serious. We try to make the right decisions for the city and the residents.

Commissioner Huff – I'm happy that we are all on the same page and we do our homework.

Commissioner Guerra – I appreciate staff and our City Attorney.

Interim Vice Chair Diaz – We could not do our jobs and make the tough decisions without all the work that you do to get this information to us.

Interim Chair Thomas – The Black History Celebration was an incredible program. We appreciate the planners and staff who work very hard.

11. ADJOURNMENT

The meeting was adjourned at 8:31 p.m.

Dianne Thomas
Interim Chairperson

Attest By:

Laura Gonzalez
Planning Secretary