



TUESDAY, December 8, 2020
701 East Carson Street, Carson, CA 90745
6:30 p.m., Via Zoom

AGENDA

MEETING OF THE PLANNING COMMISSION

Members:

Alex Cainglet	Uli Fe'esago	Vacant
Michael Mitoma	Chris Palmer	Ramona Pimentel (Chair)
Myla Rahman	Karimu Rashad	Daniel Valdez

Alternates:

Louie Diaz	Patricia Hellerud	Paloma Zuniga
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Staff:

Planning Manager Betancourt	Assistant City Attorney Jones
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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)

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 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)*

***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.**

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 malexander@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 malexander@carson.ca.us no later than 3:00 p.m. on the date of the hearing.

2. Email: You can email comments to malexander@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 5:00 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. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

A closed session will be held pursuant to Government Code Section 54956.9 (d)(2) or (d)(3) and (e)(1) because there is significant exposure to litigation in one potential case.

5. CONSENT CALENDAR

A) Minutes Approval: November 10, 2020

6. PUBLIC HEARING

A) Residential Impact Report (RIR) No. 03-18

Applicant: Richard H. Close, Esq.
Cozen O'Connor
1299 Ocean Ave., Suite 900
Santa Monica, CA 90401

Property Owner: Park Avalon Carson, LLC
425 N. Whisman Rd., #600
Mountain View, CA 94043

Request:	Consider Relocation Impact Report No. 03-18 related to the Closure of Park Avalon Mobile Estates Mobile Home Park
Property Involved:	Park Avalon Mobile Estates (750 E. Carson St.; 21739 Bonita St.)
Staff Recommendation:	Continue the public hearing to January 13, 2021 (to be taken up at an adjourned regular meeting of the Planning Commission, adjourned from the Planning Commission's next scheduled regular meeting date of January 12, 2021), or later as may be requested/agreed to by the applicant to allow sufficient time for submittal of the AB 2782 Completeness Items

7. PLANNING MANAGER'S REPORT

8. COMMISSIONERS' ORAL COMMUNICATIONS

9. ADJOURNMENT

Upcoming Meetings

December 8, 2020

December 22, 2020-DARK

January 12, 2020

January 26, 2020

For further information, call (310) 952-1761.

Planning Commission Agenda and Reports available at

http://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx

This Board/Commission/Committee is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Board/Commission/Committees agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Board/ Commission/ Committee and items not on the Board/Commission/Committee agenda but are within the subject matter jurisdiction of the Board/ Commission/ Committee. The Board/Commission/Committee may limit public comments to a reasonable amount of time, generally three (3) minutes per person.

AGENDA ATTACHMENT A – PUBLIC PARTICIPATION OPTIONS FOR PUBLIC HEARING ON RELOCATION IMPACT REPORT NO. 03-18 (PARK AVALON MOBILE ESTATES)

The City of Carson deeply cares for its mobile home park residents, and respects the rights of Park Avalon Mobile Estates mobile home park (“Park”) residents to participate in the public hearing regarding Relocation Impact Report No. 03-18 related to the closure of Park Avalon Mobile Estates Mobile Home Park.

Park residents have the following options in regards to submission of public comments prior to the hearing, as stated in the agenda for all items on the agenda.

**** Due to the current Coronavirus public health emergency, the meeting will be conducted via remote teleconferencing, and no members of the public will be permitted entry into the Council Chambers during the public hearing. To facilitate public participation, members of the public will have an opportunity to provide public comment by:***

(1) Email: Submitting written comments via email to malexander@carson.ca.us. Comments must be received by 3:00 p.m. on the date of the hearing. Comments related to the hearing that are so received will be displayed or read during the hearing. Please identify the Agenda item you wish to address in your comments.

(2) Box outside of City Hall: Submitting 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 hearing. Comments related to the hearing that are so received will be displayed or read during the hearing. Please identify the Agenda item you wish to address in your comments.

(3) Telephone: Providing public comments telephonically (and listening to the hearing) in real-time using the electronic software application (zoom) that will be used to conduct the hearing. Residents interested in using this option must contact the Planning Division by 5:00 p.m. on the day before the hearing malexander@carson.ca.us; or 310-952-1700 ext. 1326) to request call-in information, and must call-in no later than 5:00 p.m. on the date of the hearing and follow the instructions provided by the meeting administrator.

Residents utilizing this option will be placed on hold until the meeting begins, and the meeting administrator will unmute and call upon residents by name when it is their turn to provide public comment. If your name is called and there is no immediate response, the meeting administrator will move to next public commenter and will not be obligated to return to you. Residents are requested to please follow the instructions very carefully so as to avoid creating unnecessary technical difficulties for City staff and the hearing participants. Zoom participation will be permitted telephonically only; no video calls will be accepted.

(4) T.V.: The hearing will be streamed live on the City's website <http://ci.carson.ca.us> and Cable Channel 35 and Channel 99 (AT&T).

ADDITIONAL

PLACE: Juanita Millender-McDonald Community Center, Atrium
801 East Carson Street, Carson, California 90745

(5) Place: Alternatively, live public comment will be available at the City's Juanita Millender-McDonald Community Center, Atrium, during the public hearing. A projector screen, podium and microphone will be set up, allowing members of the public to observe the hearing and provide public comments to the Commission in real-time. City will require members of the public who elect this option to execute a waiver and release related to COVID-19, similar to the form attached hereto as Attachment "A-1," prior to entering the Community Center.

The Atrium is an outdoor area so please dress appropriately.

To protect public health and safety related to COVID-19, social distancing measures will be strictly enforced, and face masks will be required for all attendees. A contactless temperature screening will be performed at the entry; anyone with a temperature over 100.3 F will be required to leave the premises. Chairs will be spaced at least 6 feet apart, and no standing or overflow attendance will be permitted. As such, capacity will be limited to 75 persons. Attendance will be allowed on a first-come, first-served basis, and all residents who do not arrive in time to get a chair will be required to leave. Any person who refuses to strictly adhere to these measures will be required to leave.

The City discourages residents from exercising the in-person Community Center participation option due to concerns regarding the spread of COVID-19, especially in light of the recent Guidance on Closure of Sectors in Response to COVID-19 from the California Department of Public Health, available at <https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/Guidance-on-Closure-of-Sectors-in-Response-to-COVID-19.aspx> (the "Guidance"). Although the sectors listed in the Guidance do not include gatherings such as the aforementioned Community Center option, the Guidance provides that Los Angeles County is on the State's County Monitoring List, and emphasizes that the risk of transmission of the virus is particularly high in indoor settings due to the release of infectious particles into the air when someone speaks, coughs, sneezes, or sings, which is exacerbated in indoor spaces particularly when lacking appropriate ventilation.

Therefore, for the protection of your own health and the health of others, the City strongly urges you to please seriously consider all other options for public participation first, and to seriously consider the risks involved with the Community Center option, before making any decision to participate in the hearing via the Community Center option. This should be considered a last resort.

The City thanks you for your interest in this matter, and thanks you in advance for your cooperation.

[AGENDA ATTACHMENT "A-1"]

CITY OF CARSON - COMMUNITY SERVICES DEPARTMENT

WAIVER, RELEASE, INDEMNIFICATION AND HOLD HARMLESS FORM

Planning Commission Meeting: Publicly Accessible Physical Location & Venue for Remote Teleconference Participation in Carson Planning Commission Hearing on RIR No. 03-18 (Park Avalon Mobile Estates)

Date and Time of Program or Event: December 8, 2020; 6:30 p.m. (or as soon thereafter as reasonably practicable)

Location of Program or Event: Carson Community Center, Atrium, 801 E. Carson Street, Carson, CA 90745.

I, _____, the undersigned Participant, certify that I am 18 years of age or over. I request and consent to participate in the above-referenced program or event ("Program"). I certify and represent that I am aware of no medical condition or physical or mental impediment that I have that would endanger me when participating in the Program. I understand that the Program involves the risk of accident and bodily injury, death, or property damage to me, and I agree to assume such risks. I also understand that an inherent risk of exposure to COVID-19 exists in any public space where people are present, including with respect to participation in the Program. I acknowledge that COVID-19 is an extremely contagious disease that can lead to severe illness and death. I voluntarily assume all risks of exposure to COVID-19 related to my participation in the Program, and I assume sole responsibility therefor and agree to hold harmless the City of Carson, its officers (elected and appointed), agents and employees (collectively, "City" and individually, "City Party") in connection therewith. I am voluntarily seeking to participate in the Program notwithstanding these risks, and I acknowledge that I must comply with all applicable federal, state and local laws and guidelines, including practicing social distancing and wearing face masks at all times, related to preventing the spread of COVID-19 in connection with my participation in the Program, and further acknowledge that even where I am in full compliance with such laws and guidelines, there is no guarantee that I will not become infected with COVID-19. In furtherance of City's efforts to protect Program participants from being infected with COVID-19, I consent to a contactless temperature screening (showing a temperature below 100.4 F) being performed as a condition of my entrance into the building, and I represent, warrant and attest that:

- I am not experiencing any symptom of illness such as cough, shortness of breath or difficulty breathing, fever, chills, repeated shaking with chills, muscle pain, headache, sore throat, or new loss of taste or smell;*
- I have not traveled internationally or to a highly impacted area within the last 14 days;*
- I have not been exposed to someone with a suspected or confirmed case of COVID-19 within the last 14 days;*
- I have not been previously diagnosed with COVID-19 and not yet cleared as non-contagious by applicable state or local public health authorities; and*

- *I have been adhering to all applicable federal (including CDC), state and local laws and guidelines related to limiting exposure to COVID-19 for the last 14 days.*

In consideration for my participation in the Program, I hereby waive, release and discharge the City and each City Party from and against any and all claims or liabilities to me or any other person, including but not limited to claims or liabilities for bodily injury, illness, death, or property damage, arising from or related in any way to my participation in the Program, including the negligence of the City or any other participants in the Program, and I agree to waive my rights to make any such claims through any action or proceeding against the City. However, I understand that this paragraph is not intended to release any party from any act or omission of "gross negligence."

In giving the foregoing release and waiver, I expressly waive any and all rights conferred upon me by the provisions of California Civil Code Section 1542, which I understand reads as follows:

"A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."

This waiver shall be effective as a bar to any and all actions, fees, damages, losses, claims, liabilities and demands of whatsoever character, nature and kind, that are known or unknown, or suspected or unsuspected, that may arise from or relate in any way to my participation in the Program.

To the full extent permitted by law, I agree to hold and save the City and each City Party harmless from any and all actions, claims, proceedings, damages to persons or property, losses, costs, fees, expenses, forfeitures, penalties, obligations, errors, omissions or liabilities, whether actual or threatened, that may be asserted or claimed by any person, firm or entity ("Claims") arising out of or in connection with my participation in the Program, and to defend and indemnify the City and each City Party from and against all Claims arising from my negligence or intentional misconduct in connection with my participation in the Program. This obligation shall be binding on my heirs, successors and assigns and shall not expire.

I hereby grant the City the right to photograph or video-record me during or in connection with the Program, and to use my photographed or video-recorded likeness, and any image, silhouette, or reproduction of me or my voice or appearance taken during or in connection with the Program ("Likeness") for any purpose, including creation or production of materials in any form for such purpose, with no claim of entitlement to any license fee or royalty of any kind from the City. I hereby waive any right to the intellectual property of my Likeness. The rights granted by me hereunder shall not expire.

No oral representations, statements or inducements, apart from this written form, have been made with regard to the subject matter of this form. If any portion of this form is declared invalid by a court of competent jurisdiction, the remainder shall continue in full force and effect.

By signing below, I acknowledge and represent that I have read and understand the above, and that I voluntarily agree to its terms.

Signature of Participant: _____ Date:

Park Avalon Address/Space Number:

CITY OF CARSON