

## **TUESDAY, SEPTEMBER 24, 2024**

701 East Carson Street, Carson, CA 90745 Helen Kawagoe Council Chambers, 2nd Floor 6:30 p.m.

## **AGENDA**

## REGULAR MEETING OF THE PLANNING COMMISSION

Members: Dianne Thomas Louie Diaz Frederick Docdocil

Chair Vice Chair

Carlos Guerra Del Huff Richard Hernandez

DeQuita Mfume Clarence Johnson Leticia Wilson

Alternates: Jaime Monteclaro

Staff: Chris Palmer, AICP Benjamin Jones Laura Gonzalez

Planning Manager Assistant City Attorney 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

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

#### 4. ORAL COMMUNICATIONS 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.

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

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.

## 6. CONSENT CALENDAR

## A) Approval of Minutes – August 27, 2024

## 7. CONTINUED PUBLIC HEARING

A) Maupin Carson Townhomes – Design Overlay Review (DOR) No. 1890-22, Conditional Use Permit (CUP) No. 1117-22, and Tentative Tract Map (TTM) No. 83598

Applicant/ Owner Maupin Development, LLC

Attn: David Maupin

Request: A request to consider finding a CEQA exemption and

approval of DOR No. 1890-22 and CUP No. 1117-22, and TTM No. 83598 for the development of a 34-unit

residential condominium project.

Property Involved: 215 – 231 W. Carson Street

(APN 7343011013, 7343011018, 7343011019 and

7343011020)

Staff Recommendation: Approve

B) Design Overlay Review (DOR) No. 1874-21, Conditional Use Permit (CUP) No. 1113-21, and Tentative Tract Map (TTM) No. 83597

Applicant/Owner: Anastasi Development, LLC

Attn: David Maupin

Request: A request to consider finding a CEQA exemption and

approval of DOR No. 1874-21 and CUP No. 1113-21, and TTM No. 83597 for the development of a 50-unit

condominium project.

Property Involved: 336 E. Carson Street

(APN 7335-005-049)

Staff Recommendation: Approve

## 8. NEW PUBLIC HEARING

## A) Tentative Parcel Map (TPM) No. 084441, Case No. TPM 00001-24

Applicant: Carson Emerald 101, LLC

Jason Ball

Property Owner: Rick S. Leng, trustee of Leng Family Trust

Request: A request for approval of a Tentative Parcel Map (TPM) to

subdivide a 29,000 SQ. Ft. parcel into two legal parcels.

Property Involved: 101 E. Carson Street & 117 E. Carson Street

(APN 7334-025-036 and 7334-025-039)

Staff Recommendation: Approve

## 9. MANAGER'S REPORT

## 10. COMMISSIONERS' ORAL COMMUNICATIONS

## 11. ADJOURNMENT

## **Upcoming Meetings**

10/08/24 10/22/24

This Agenda and corresponding staff reports can be found on the City of Carson website at <a href="http://ci.carson.ca.us/communitydevelopment/planning\_agenda.aspx">http://ci.carson.ca.us/communitydevelopment/planning\_agenda.aspx</a>. For further information, call (310) 952-1761.

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 or 24 hours for special 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.