



TUESDAY, MAY 13, 2025
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	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 – April 22, 2025

7. CONTINUED PUBLIC HEARING

A) Tentative Tract Map (TTM) No. 84347

Applicant: Douglas Maupin, Maupin Development
27591 Palos Verdes Drive East
Rolling Hills Estates, CA 90275

Request: To construct a 51-unit multi-family condominium
development at on a 1.2-acre site

Property Involved: 438 West Carson Street (APN # 7343-019-092)

Staff Recommendation: Continue to a future date

8. PUBLIC HEARING

A) Design Overlay Review (DOR) No. 1747-18, Conditional Use Permit (CUP) No. 1076-18

Applicant: Max Netty/ Richard Finkel

Owner: Dar-Sheng Chen

Request: A request for approval of a Site Plan and Design Review
(DOR) and a Conditional Use Permit (CUP) to develop a
new drive through car wash and related site
improvements at a 2.5-acre property that currently
contains a Chevron gas station and McDonald's.

Property Involved: 17455 S. Central Ave. (APN # 7319-017-096)

Staff Recommendation: Approve

B) Minor Conditional Use Permit (mCUP No. 04-25) – Small Social Service Center

Applicant: A Better Tomorrow Services

Owner: B9 Sequoia Carson Center Owner

Request: A request to utilize 1,629 square feet of existing space as a social service center.

Property Involved: 20630 S. Leapwood Ave., 300F (APN # 7381-025-061)

Staff Recommendation: Approve

C) Public Hearing for Consideration of a Recommendation to City Council Regarding Zoning Text Amendment (ZCC 02-25)

Applicant: City of Carson

Request: Consideration of recommending that the City Council make a finding of applicability of CEQA Guidelines Section 15061(b)(3) and approve amendments to the Carson Zoning Ordinance amending Sections 9211.3 (Development Regulations), and 9211.4, (Supplemental Regulations) of Division 1 (Residential Districts), and Sections 9212.3 (Development Regulations), and 9212.4 (Supplemental Regulations) of Division 2 (Mixed-Use Districts) of Part 2 (Base, Overlay and Special Districts) of the New Carson Zoning Code (Chapter 1 [Zoning] of Article IX [Planning And Zoning] of the Carson Municipal Code), to make various modifications to ensure compliance with the State Housing Element law, including Government Code Sections 65583(c)(1) and 65583.2(h)-(i), and consistency with the City's 2021-2029 Housing Element.

Property Involved: Citywide

Staff Recommendation: Approve

9. DISCUSSION

- Information Update on City's Brownfield Grant Awards

10. MANAGER'S REPORT

11. COMMISSIONERS' ORAL COMMUNICATIONS

12. ADJOURNMENT

Upcoming Meetings

May 27, 2025

June 10, 2025

June 24, 2025

This Agenda and corresponding staff reports can be found on the City of Carson website at http://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx. 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.