



**TUESDAY, January 12, 2021**  
**(PLEASE NOTE: This regularly scheduled meeting**  
**will be adjourned**  
**(continued) to January 13, 2021**  
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 (Vice Chair)
Michael Mitoma	Chris Palmer	Ramona Pimentel (Chair)
Myla Rahman	Karimu Rashad	Daniel Valdez

**Alternates:**

Louie Diaz	Vacant	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)*

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**\*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

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the public wishing to do so must email [malexander@carson.ca.us](mailto: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](mailto: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](mailto: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/>.

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#### **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.

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#### **5. CONSENT CALENDAR**

##### **A) Minutes Approval: November 10, 2020**

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#### **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

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<b>Request:</b>	Consider Relocation Impact Report No. 03-18 related to the Closure of Park Avalon Mobile Estates Mobile Home Park
<b>Property Involved:</b>	Park Avalon Mobile Estates (750 E. Carson St.; 21739 Bonita St.)
<b>Staff Recommendation:</b>	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.

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**7. PLANNING MANAGER'S REPORT**

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**8. COMMISSIONERS' ORAL COMMUNICATIONS**

**9. ADJOURNMENT**

Upcoming Meetings

January 26, 2021

February 9, 2021

February 23, 2021

March 9, 2021

*For further information, call (310) 952-1761.  
Planning Commission Agenda and Reports  
available at*

**[http://ci.carson.ca.us/communitydevelopment/planning\\_agenda.aspx](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.*