



TUESDAY, April 27, 2021
701 East Carson Street, Carson, CA 90745
6:30 p.m., Via Zoom

“REVISED” AGENDA

MEETING OF THE PLANNING COMMISSION

Members:	Chair: Charles Thomas	Vice Chair: Chris Palmer	Louie Diaz
	Carlos Guerra	Del Huff	Jaime Monteclaro
	Dianne Thomas	Karimu Rashad	Vacant
Alternates:	Vacant	Vacant	Vacant
Staff:	Planning Manager: Betancourt	Assistant City Attorney: Jones	

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

2. Email: You can email comments to Planning@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 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.

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.

5. Please note that there is an in person participation option only for the Rancho Dominguez item located at Juanita Millender-McDonald Community Center, Hall A/B 801 East Carson Street, Carson, California 90745. 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. 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. Execution of a liability waiver and release form provided by the City related to COVID-19 will be required prior to entering the Community Center. Face coverings will be required at all times. A microphone cover will be used and changed out between speakers to ensure compliance with applicable COVID-19 sanitation protocols. To ensure social distancing, chairs will be spaced at least six feet apart, and no standing or overflow attendance will be permitted. As such, capacity will be limited to 100 persons. Chairs will be available on a first-come, first-served basis, and members of the public who do not arrive in time to get a chair will be required to leave the premises. Any person who refuses to strictly adhere to these measures will be required to leave the premises.

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: April 13, 2021

B) Modification No. 2 to DOR 1621-16 & Conditional Use Permit (CUP) 992-15

Applicant: Inland Valley Construction
c/o American Towers LLC

Attention: Toni Caruso
18382 Slover Avenue
Bloomington, CA 92316

Property Owner: MCI Telecommunications Corp,
DBA: Verizon Business
17900 S. Central Avenue
Compton, CA 90220-5433

Request: Consider approval of Modification No. 2 to Site Plan and Design Review 1621-16 and Conditional Use Permit No. 992-15 to allow an additional six months of operation for an existing 235-foot lattice tower-mounted wireless facility.

Property Involved: 17900 South Central Avenue

Staff Recommendation: Approve

6. PUBLIC HEARING

A) Conditional Use Permit (CUP) 1106-20/ Design Review (DOR) 1842-20

Applicant/ Property Owner: Equilon Enterprises LLC
DBA: Shell Oil Products US and Shell Oil Company
Attention: Nader Soliman
20945 South Wilmington Avenue
Carson, CA 90810

Request: Consider approval of a Mitigated Negative Declaration, Site Plan and Design Review No. 1842-20 and Conditional Use Permit No. 1106-20 for the installation of a compressed natural gas (CNG) dispensing station at an existing ethanol loading facility

Property Involved: 20945 South Wilmington Avenue

Staff Recommendation: Open the public hearing and continue the item to the Planning Commission's meeting of May 11, 2021.

6. PUBLIC HEARING

B) Relocation Impact Report (RIR) No. 04-19

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

Property Owner: Carter-Spencer Enterprises, LLC
60 W. 57th St., #17L
New York, NY 10019

Request: Consider Relocation Impact Report No. 04-19 related to the Closure of Rancho Dominguez Mobile Estates Mobile Home Park

Property Involved: Rancho Dominguez Mobile Estates
(425-435 E. Gardena Blvd.)

Staff Recommendation: To adopt the proposed Resolution No. 21-2708

8. PLANNING MANAGER'S REPORT

9. COMMISSIONERS' ORAL COMMUNICATIONS

10. ADJOURNMENT

Upcoming Meetings

May 11, 2021	May 25, 2021
June 8, 2021	June 22, 2021

For further information: 310-952-1761

Agendas and Reports: http://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx

This Planning Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission 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 Commission and items not on the Commission agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally three (3) minutes per person.