



**TUESDAY, September 24, 2019**  
701 East Carson Street, Carson, CA 90745  
Council Chambers, 2<sup>nd</sup> Floor  
6:30 p.m.

## MINUTES

### MEETING OF THE PLANNING COMMISSION

**Members:**

Alex Cainglet	Uli Fe'esago	Ramon Madrigal
Michael Mitoma	Chris Palmer	Ramona Pimentel
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**

Chair Pimentel called the meeting to order at 6:34 p.m.

#### **2. PLEDGE OF ALLEGIANCE**

Commissioner Palmer led the Salute to the Flag.

#### **3. ROLL CALL**

Planning Commissioners Present: Fe'esago, Madrigal (arrived at 6:40 p.m.), Mitoma, Palmer, Pimentel, Rahman, Valdez

Planning Commissioners Absent: Cainglet (excused), Rashad

Planning Commission Alternates Present: None

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Associate Planner Alexander, Recording Secretary Bothe

#### **4. 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. None.*

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**5. CONSENT CALENDAR**

**A) August 27, 2019 Minutes**

Commissioner Fe'esago moved, seconded by Commissioner Mitoma, to approve the August 27, 2019, Minutes as presented. Motion carried, 6-0 (Madrigal had not yet arrived; absent Cainglet, Rashad).

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**6. CONTINUED PUBLIC HEARING**

**A) Design Review (DOR) No. 1786-19**

Applicant's Request:

The applicant, Jonathan Mejia, is requesting to consider approval of Site Plan and Design Review No. 1786-19 for a proposed addition to a single-family residence on a 40-foot-wide lot. The subject lot is located at 402 W. 226<sup>th</sup> Street.

Recommendation:

The applicant has requested this item be tabled.

Planning Commission Decision:

Per the applicant's request, Commissioner Fe'esago moved, seconded by Commissioner Mitoma, to table this item. Motion carried, 6-0 (Madrigal had not yet arrived; absent Cainglet, Rashad).

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**7. PUBLIC HEARING**

**A) Conditional Use Permit (CUP) No. 1097-19**

Applicant's Request:

The applicant, Gwenn Vallone, Pug Nation Rescue, is requesting to consider approval of a Conditional Use Permit No. 1097-19 for a proposed dog rescue kennel. The subject property is located at 20950 S. Brant Avenue.

Staff's Report and Recommendation:

Associate Planner Alexander presented staff report and the recommendation to ADOPT Resolution No. 19-2676, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1097-19 FOR A PROPOSED DOG RESCUE KENNEL AT 20950 BRANT AVENUE."

Chair Pimentel opened the public hearing.

Gwenn Vallone, board member, advised that Pug Nation Rescue has been successfully operating as a 501 3(c) for 8 years in Carson; stated that a generous donor will be purchasing this property for Pug Nation Rescue, noting it is currently in escrow; she added that they have

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passed all the County of L.A. annual inspections; and noted they also proactively partner with various animal control agencies throughout the state in rehoming unwanted pugs. She added that many site improvements will be made to the inside and outside of this property.

Ms. Vallone explained for Commissioner Palmer that they are protective of their pugs and make sure they are placed in good homes, advising they do home visits/inspections of potential adopting families.

Steve Pugh, neighboring business owner, stated that while he is not in opposition to this proposal, he does have the following concerns: number of dogs permitted on site at one time, waste disposal, odor, flies, fleas, and waste runoff.

Ms. Vallone advised that while they have been operating in Carson for 8 years, they have never received a complaint from their neighbors, noting they run a clean operation. She advised that the staff and the well-trained volunteers who walk the dogs understand the importance of picking up the waste while the dogs are both onsite and offsite on their walks, adding they use plastic bags for disposal of the waste; and noted they are licensed to have up to 50 dogs, but added her preference is to keep that number to 40 or below. She noted that many people who enter their building have complimented them on a clean environment, free of odor, pointing out they are very proactive in maintaining a clean and healthy environment for all.

Maria R., neighboring business owner, asked if there will be runoff from the artificial turf.

Associate Planner Alexander stated that the artificial turf is permeable and set over soil and that runoff is not expected to be an issue.

Staff indicated that a new condition of approval could be added that all animal excrement shall be placed in a bag before discarding it in outdoor trash bins.

Chair Pimentel closed the public hearing.

The Commission expressed their gratitude for the work Pug Nation Rescue is doing.

Commissioner Valdez commended Associate Planner Alexander on her staff report presentation this evening.

Commissioner Mitoma noted his interest in seeing this business in operation once they move into their new building.

Planning Commission Decision:

Commissioner Madrigal moved, seconded by Chair Pimentel, to approve the applicant's request. (This motion was amended.)

Commissioner Palmer moved, seconded by Commissioner Madrigal, to amend the motion to include a new condition that all animal excrement shall be placed in a bag before discarding it in indoor and outdoor trash bins. Motion carried, 7-0 (absent Cainglet, Rashad).

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The amended motion carried, 7-0, thus adopting Resolution No. 19-2676 (absent Cainglet, Rashad).

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## **7. PUBLIC HEARING**

### **B) Zone Text Amendment 184-19**

#### Applicant's Request:

The applicant, city of Carson, Community Development Department, Planning Division, is recommending approval to the City Council of proposed amendment to the Zoning Ordinance regarding Discount Stores for properties citywide.

#### Staff Report and Recommendation:

Planning Manager Betancourt presented staff report and the recommendation to RECOMMEND APPROVAL of Zone Text Amendment No. 184-19 to the City Council; and WAIVE further reading and ADOPT Resolution No. 19-2677, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, RECOMMENDING APPROVAL OF TEXT AMENDMENT NO. 184-19 BY THE CITY COUNCIL BY ADOPTING AN ORDINANCE AMENDING SECTION 9138.19 (DISCOUNT STORES) OF DIVISION 8 (SPECIAL REQUIREMENTS FOR CERTAIN USES) OF PART 3 (COMMERCIAL ZONES) OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE REGARDING DISCOUNT STORES."

Assistant City Attorney Jones explained for Commissioner Palmer there is a minimum lot area requirement that discount stores not be permitted on lots less than 6 acres of net area.

Addressing Chair Pimentel's inquiry, Assistant City Attorney Jones stated that if an existing discount store were to close, this ordinance, if approved, would not allow another discount store to go into that vacated space if there is another discount store within a mile.

Commissioner Mitoma expressed his concern with the fairness of this proposed ordinance, stating that a property owner may not be able to lease their land/building if there is only interest coming from a discount store, expressing his belief that if one discount store vacates a building, another discount store should be able to move into that vacated building.

Commissioner Valdez stated that small mom-and-pop discount stores can't compete with large business discount stores.

Commissioner Mitoma added that small-scale discount stores can't compete with large-scale grocery and discount stores; and stated there should be a small square-foot allowance for those small-scale discount stores to locate within this proposed one-mile restricted area. He expressed his belief this proposed ordinance is unfair to the small business owner and to a commercial property owner.

Chair Pimentel opened the public hearing. There being no input, Chair Pimentel closed the public hearing.

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Planning Commission Decision:

Commissioner Palmer moved, seconded by Commissioner Fe'esago, to approve staff's recommendation, thus adopting Resolution No. 19-2677. Motion carried as follows:

AYES: Fe'esago, Palmer, Pimentel, Rahman  
NOES: Valdez  
ABSTAIN: Madrigal, Mitoma  
ABSENT: Cainglet, Rashad

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**8. MANAGER'S REPORT**

Planning Manager Betancourt highlighted the following events:

- Filipino American History Month, October 5, 2019, festivities starting at 8:00 a.m., Carson Community Center;
- Jazz Festival, October 5, 2019, 11:00 a.m. to 6:00 p.m., Anderson Park; and
- L.A. County Mock Election – Voting Revolutionized, September 28th and 29th, 10:00 a.m. to 4:00 p.m., LAVote.net/Mock-Election.

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**9. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Valdez asked staff to contact Code Enforcement to report what he believes may be illegal, hazardous, unlicensed automotive dismantling/recycling activities at 21933 Grace Avenue.

Commissioner Palmer asked for input on whether Carson has a street tree ordinance, stating that the street trees planted along Avalon Boulevard in front of McDonalds have low hanging branches.

Planning Manager Betancourt stated that staff will prepare a report on the City's tree program for a future meeting, noting the City does have an approved street tree list.

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**10. ADJOURNMENT**

The meeting was formally adjourned at 7:53 p.m.

  
Chairman

Attest By:

  
Secretary