



**TUESDAY, November 12, 2019**  
701 East Carson Street, Carson, CA 90745  
Executive Conference Room, 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
------------	-------------------	---------------

**Staff:**

Planning Manager Betancourt	Assistant City Attorney Jones	Sr. Planner Rincon
--------------------------------	----------------------------------	--------------------

---

*"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 6:45 p.m.

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

Commissioner Hellerud led the Salute to the Flag.

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

Planning Commissioners Present: Fe'esago, Madrigal, Mitoma, Palmer, Pimentel, Rashad\*, Valdez \*(Commissioner Rashad departed the meeting following adjourning to the Closec Session).

Planning Commissioners Absent: Madrigal, Rahman (both excused)

Planning Commission Alternates Present: Diaz, Hellerud

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Sr. Planner Rincon, Recording Secretary Bothe

---

Prior to commencement to Closed Session, Assistant City Attorney Jones advised that due to a possible conflict of interest, Commissioner Rashad has recused himself from consideration of this evening's public hearing item.

Commissioner Valdez recused himself from consideration of this evening's public hearing item due to a possible conflict of interest.

Commissioner Rashad departed from the remaining of the meeting at 6:49 p.m.

---

Commenced at 6:49 p.m.

**4. CLOSED SESSION (City Manager's Conference Room)**

**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 case.

Ended at 7:05 p.m.

Assistant City Attorney Jones stated there was no reportable action taken.

---

**5. 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.*

---

**6. CONSENT CALENDAR**

**A) September 24, 2019**

Commissioner Fe'esago moved, seconded by Vice-Chair Cainglet, to approve the September 24, 2019, Minutes as presented. Motion carried as follows:

AYES: Cainglet, Fe'esago, Mitoma, Pimentel  
NOES: None  
ABSTAIN: Diaz, Hellerud, Palmer  
ABSENT: Madrigal, Rashad, Rahman, Valdez

---

Assistant City Attorney Jones asked that the record reflect both Commissioners Rashad and Valdez are not present for this public hearing.

**7. PUBLIC HEARING**

**A) Revised Design Overlay Review (DOR) No. 1743-18,  
Revised Tentative Tract Map (TTM) No. 82395-18, and  
Revised Specific Plan 2017-18**

Applicant's Request:

The applicant, Brandywine Homes, Inc., is requesting the Planning Commission consider approval of Revised Design Overlay Review No. 1743-18, Revised Tentative Tract Map No. 82395-18, and recommend that the City Council adopt Revised Specific Plan 2017-18 and Amended Mitigated Negative Declaration to develop a 36-unit townhome project on a 1.57-acre-project site at 1007 East Victoria Street.

---

Staff Report and Recommendation:

Sr. Planner Rincon presented staff report and the recommendation to APPROVE Revised Design Overlay Review No. 1743-18, and Revised Tentative Tract Map No. 82395-18, subject to the conditions of approval attached as Attachment "B" to the Resolution and contingent upon City Council approval of Revised Specific Plan 2017-18 and Amended Mitigated Negative Declaration and RECOMMEND APPROVAL Revised Specific Plan 2017-18 and Amended Mitigated Negative Declaration and adoption of the Amended Mitigated Negative Declaration for the Project to the City Council; and WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 19-2678 ENTITLED, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING REVISED DESIGN OVERLAY REVIEW NO. 1743-18, REVISED TENTATIVE TRACT MAP NO. 82395-18, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT REVISED SPECIFIC PLAN 2017-18 AND AMENDED MITIGATED NEGATIVE DECLARATION TO DEVELOP A 36-UNIT RESIDENTIAL TOWNHOME PROJECT ON A 1.57-ACRE PROJECT SITE AT 1007 EAST VICTORIA STREET."

Sr. Planner Rincon noted for Commissioner Mitoma that the color scheme did change some making it more in line with the neighboring properties.

Chair Pimentel opened the public hearing.

Alex Hernandez, president of Brandywine Homes, stated that the changes made were all in response to City Council direction; advised that as a result of providing access off of Victoria, they lost two units; and stated they met with the homeowners to the west and that those homeowners are supportive of these changes. He pointed out they have been very responsive to the concerns of the neighboring community.

Mr. Hernandez explained for Commissioner Palmer that the front entrance looks like it's a gated community, but that because of various issues, a gate is not possible with this design; and added that the curbs along the entire frontage of this property will be painted red.

Linda Blair, Apricot Way resident, stated that this project should include underground parking for its residents; and expressed her belief these units are too small.

Rob Perry, CDC representative, complimented the applicant, the City and the community for working together to address the concerns; and stated that he and many residents are supportive of this revised design.

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

Vice-Chair Cainglet asked if the square footage of the remaining units was increased with the elimination of the two units; and he asked if there is a restriction to require ownership for at least one year before a unit can be rented.

Mr. Hernandez advised that the square footage remains the same as originally proposed; and noted it is customary to set a restricted threshold on the number of units that can be rented within a certain period of time. He added that these units have the same parking that is afforded to those homes on the adjacent parcel.

---

Planning Commission Decision:

Commissioner Palmer moved, seconded by Commissioner Diaz, to approve APPROVE Revised Design Overlay Review No. 1743-18, and Revised Tentative Tract Map No. 82395-18, subject to the conditions of approval attached as Attachment "B" to the Resolution and contingent upon City Council approval of Revised Specific Plan 2017-18 and Amended Mitigated Negative Declaration; and RECOMMEND APPROVAL Revised Specific Plan 2017-18 and Amended Mitigated Negative Declaration and adoption of the Amended Mitigated Negative Declaration for the Project to the City Council; and WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 19-2678, ENTITLED, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING REVISED DESIGN OVERLAY REVIEW NO. 1743-18, REVISED TENTATIVE TRACT MAP NO. 82395-18, AND RECOMMENDING THAT THE CITY COUNCIL ADOPT REVISED SPECIFIC PLAN 2017-18 AND AMENDED MITIGATED NEGATIVE DECLARATION TO DEVELOP A 36-UNIT RESIDENTIAL TOWNHOME PROJECT ON A 1.57-ACRE PROJECT SITE AT 1007 EAST VICTORIA STREET." Motion unanimously carried as follows:

AYES: Cainglet, Diaz, Fe'esago, Hellerud, Mitoma, Palmer, Pimentel  
NOES: None  
ABSTAIN: None  
ABSENT/RECUSED: Madrigal, Rahman, Rashad, Valdez

Following completion of this matter, Commissioner Valdez was invited to return to the meeting.

---

**8. MANAGER'S REPORT**

Planning Manager Betancourt provided the Commissioners with the L.A. County Voting Revolutionized City Hall Demonstration Center flyer, noting the demonstration will take place in the City Hall Lobby from November 4, 2019 through November 21, 2019, from 7:00 a.m. to 5:30 p.m.

Assistant City Attorney Jones provided a brief overview of when Commissioners should recuse themselves from consideration of an item due to a possible conflict of interest. He commented on a financial interest conflict, such as owning property within close proximity to an item up for consideration; and common law conflict of interest, such as having formed and expressed a biased opinion/conclusion before an item is up for consideration. He advised that when in doubt, it's best to err on the side of caution; and mentioned that a more formal report will be provided in the near future.

---

**9. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Valdez asked that Code Enforcement look into the car dismantling activities at 21933 Grace Avenue, corner of 220<sup>th</sup> and Grace Avenue.

Planning Manager Betancourt noted for Vice-Chair Cainglet that the City's arborist explained that the palm tree berries on his block are a normal flowering cycle with this species, and advised that this palm species will be removed from the acceptable City tree list. Vice-Chair Cainglet mentioned that Dr. Slaughter informed him there is a spray that can be used to keep

---

the palm tree berries from producing. Planning Manager Betancourt stated he will look into that.

Planning Manager Betancourt noted for Commissioner Diaz that the closed market on Carson Street near Santa Fe is being remodeled by a new owner and that the building will be used for offices and the display and sales of building materials.

Chair Pimentel noted her pleasure in participating in the Mayor's breakfast, ground-breaking, blessing of the new church that is being built on Main Street, south of Torrance Boulevard.

---

**10. ADJOURNMENT**

The meeting was adjourned at 8:07 p.m.

  
Chairman

Attest By:

  
Secretary