



**TUESDAY, February 11, 2020**  
701 East Carson Street, Carson, CA 90745  
Helen Kawagoe Council Chambers, 2<sup>nd</sup> Floor  
6:30 p.m.

## **MINUTES**

### **MEETING OF THE PLANNING COMMISSION**

**Members:**

Alex Cainglet  
Michael Mitoma  
Myla Rahman

Uli Fe'esago  
Chris Palmer  
Karimu Rashad

Ramon Madrigal  
Ramona Pimentel  
Daniel Valdez

**Alternates:**

Louie Diaz

Patricia Hellerud

Paloma Zuniga

**Staff:**

Planning Manager  
Betancourt

Assistant City  
Attorney Jones

Sr. Planner Rincon

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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)*

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#### **1. CALL TO ORDER**

Chair Pimentel called the meeting to order at 6:30 p.m.

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

Commissioner Diaz led the Salute to the Flag.

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

Planning Commissioners Present: Fe'esago, Madrigal, Mitoma, Pimentel, Rahman, Rashad, Valdez

Planning Commissioners Absent: Cainglet, Palmer (both excused)

Planning Commission Alternates Present: Diaz, Hellerud

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

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#### **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) Minutes Approval: January 28, 2020**

Commissioner Madrigal moved, seconded by Commissioner Fe'esago, to approve the January 28, 2020, Minutes as presented. Motion carried, 5-0 (Mitoma, Diaz, Hellerud, Rahman abstained; absent Cainglet, Palmer).

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**6. NEW BUSINESS**

**A) Selection of Chair and Vice-Chair**

Following the nomination process, Ramona Pimentel was selected to serve as Chairperson, and Raymond Madrigal was selected to serve as Vice-Chairman.

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**7. CONTINUED PUBLIC HEARING**

**A) Site Plan and Design Review (DOR) No. 1773-19; Lot Line Adjustment (LLA/COC) No. 286-19; Conditional Use Permit (CUP) No. 1094-19; Tentative Tract Map (TTM) No. 067200; Zone Change (ZCC) No. 180-19**

Applicant's Request:

The applicant's representative, Richard Welter, requested to consider approval of a Site Plan and Design Review No. 1773-19, Lot Line Adjustment No. 286-19, Conditional Use Permit No. 1094-19, Tentative Tract Map No. 067200, and recommend that the City Council adopt Zone Change No. 180-19 and Mitigated Negative Declaration for a proposed 35-unit condominium project. The subject property is located at 427 E. 220<sup>th</sup> Street.

Staff Report and Recommendation:

Senior Planner Rincon presented staff report and the recommendation to APPROVE Site Plan and Design Overlay Review No. 1773-19, Conditional Use Permit No. 1094-19, Lot Line Adjustment No. 286-19, and Tentative Tract Map No. 067200 subject to the conditions of approval attached as Attachment "B" to the Resolution and contingent upon City Council approval of Zone Change No. 180-19 and Mitigated Negative Declaration; and RECOMMEND APPROVAL of Zone Change No. 180-19 and Mitigated Negative Declaration and adoption of the Mitigated Negative Declaration for the Project to the City Council; and WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 20-2686, ENTITLED, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1773-19, LOT LINE ADJUSTMENT NO. 286-19, CONDITIONAL USE PERMIT NO. 1094-19, TENTATIVE TRACT MAP NO. 067200 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONE CHANGE NO. 180-19 AND MITIGATED NEGATIVE DECLARATION TO DEVELOP A 35-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 427 E. 220<sup>TH</sup> STREET." He pointed out that a revised resolution had been distributed to the Commission this evening.

Mr. Welter noted for Commissioner Mitoma that the property owner living near the middle of this parcel is in agreement with this proposal, noting she likes the play area near her and the

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plan for removing the alleyway. He added that the fire department has fully signed off on the plans, adding that all the homes will have sprinklers.

Planning Manager Rincon briefly commented on the revised conditions of approval distributed to the Commissioners this evening and noted that a draft City Council ordinance had been given to the Commissioners.

Mr. Welter stated that he is in concurrence with the revised resolution and conditions of approval.

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

Planning Commission Decision:

Vice-Chair Madrigal moved, seconded by Commissioner Diaz, to approve the applicant's request, thus adopting revised Resolution No. 20-2686. Motion carried, 9-0 (absent Cainglet and Palmer).

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**8. NEW BUSINESS DISCUSSION**

**A) Planning Commissioner Workshop: Brown Act and Conflicts of Interest  
(Presentation by Assistant City Attorney Jones)**

With the aid of power point, Assistant City Attorney Jones provided a detailed presentation on the Brown Act, Conflicts of Interest and fielded questions from the Commission.

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**9. MANAGER'S REPORT**

Planning Manager Betancourt advised that there will be an item for consideration at the February 25, 2020, Planning Commission meeting.

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**10. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Rahman wished everyone a happy Valentine's Day.

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**11. ADJOURNMENT**

At 8:05 p.m., the meeting was adjourned to Tuesday, February 25, 2020, 6:30 p.m., Helen Kawagoe Council Chambers.

  
Chairman

Attest By:

  
Secretary