



TUESDAY, April 14, 2020
701 East Carson Street, Carson, CA 90745
Electronically Zoomed
6:30 p.m.

MINUTES

**MEETING OF THE
PLANNING COMMISSION**

Members:

Alex Cainglet	Uli Fe'esago	Ramon Madrigal (Vice-Chair)
Michael Mitoma	Chris Palmer	Ramona Pimentel (Chair)
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 6:57 p.m. via Zoom.

2. ROLL CALL

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

Planning Commissioners Absent: None

Planning Commission Alternates Present: None

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Assistant City Attorney Laymon, Assistant Planner Castillo, Planning Technician Pompey, Recording Secretary Bothe

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**

MEETINGS.

Any members of the public wishing to provide public comment for the items on the agenda may do so as follows:

1. 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.
2. 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.
3. 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. before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

No comments received.

4. CONSENT CALENDAR

A) Minutes Approval: March 10, 2020

Vice-Chair Madrigal moved, seconded by Commissioner Fe'esago, to approve the March 10, 2020, Minutes as presented. Motion carried, 9-0.

5. PUBLIC HEARING

A) Site Plan and Design Review (DOR) No. 1810-19

Applicant's Request:

The applicant, DBKO Design+Build, is requesting to consider approval of Site Plan and Design Review No. 1810-19 for site and building improvements to an existing waste handling facility site located at 321 W. Francisco Street.

Staff Report and Recommendation:

With the aid of Power Point, Assistant Planner Castillo presented staff report and the recommendation to ADOPT Resolution No. 20-2690, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1810-19 FOR SITE AND BUILDING IMPROVEMENTS TO AN EXISTING WASTE HAULING FACILITY AT 321 WEST FRANCISCO STREET."

Planning Manager Bentancourt forwarded a revised resolution and conditions to the Planning Commissioners during this evening's meeting.

Assistant City Attorney Jones highlighted each one of the changes to the resolution and conditions of approval. He explained that the applicant withdrew their comment letter because they were satisfied with the revisions made.

Assistant City Attorney Laymon provided input on the changes that were made and noted that the applicant concurred with those changes and were also provided a copy of those changes.

Planning Manager Betancourt explained for Commissioner Mitoma that the applicant's prior entitlements are still in force and have not changed.

Assistant City Attorney Laymon added that the staff report and operations agreement going before City Council will be much more detailed and will also include a comprehensive operations agreement that will include maintenance of the site and surroundings. She stated that the operations agreement extends the business operations at this site until 2034.

Planning Manager Betancourt noted for Commissioner Cainglet that he is not aware of any code enforcement violations from this operator.

Assistant Planner Castillo noted for Chair Pimentel that electric vehicle charging stations were not factored into the applicant's budget.

Chair Pimentel opened the public hearing.

Christian Sapong, applicant's representative, noted his concurrence with the revised conditions of approval.

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

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Cainglet, to concur with staff recommendation, approving the revised resolution and conditions of approval; and adopted Resolution No. 20-2690. Motion unanimously carried, 9-0.

5. PUBLIC HEARING

B) Site Plan and Design Review (DOR) No. 1822-20

Applicant's Request:

The applicant, DC Design and Build Consultants-David Chacon, is requesting to consider approval of a Site Plan and Design Review No. 1822-20 for a proposed addition to a single-family residence on a 39-foot wide lot located at 21228 Martin Street.

Staff Report and Recommendation:

With the aid of Power Point, Planning Technician Pompey presented staff report and the recommendation to ADOPT Resolution No. 20-2691, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1822-2020 FOR A PROPOSED ADDITION TO A SINGLE-FAMILY RESIDENCE ON A 39-FOOT WIDE LOT LOCATED AT 21228 MARTIN STREET."

Chair Pimentel opened the public hearing.

David Chacon, applicant's representative, noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Fe'esago, to concur with staff recommendation, thus adopting Resolution No. 20-2691. Motion unanimously carried, 9-0.

5. PUBLIC HEARING

C) Site Plan and Design Review (DOR) No. 1825-20

Applicant's Request:

The applicant, Candido Sanchez, is requesting to consider approval of a Site Plan and Design Review No. 1825-2020 for a proposed addition to a single-family residence on a 42-foot-wide lot located at 1130 E. Joel Street.

Staff Report and Recommendation:

With the aid of Power Point, Planning Technician Pompey presented staff report and the recommendation to ADOPT Resolution No. 20-2692, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1825-2020 FOR A PROPOSED ADDITION TO A SINGLE-FAMILY RESIDENCE ON A 42-FOOT-WIDE LOT LOCATED AT 1130 E. JOEL STREET."

Assistant City Attorney Jones clarified that tonight's meeting does not include approval of a lot merger, noting that request will come back at a later date.

Chair Pimentel opened the public hearing.

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

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Fe'esago, to concur with staff recommendation, thus adopting Resolution No. 20-2692. Motion unanimously carried, 9-0.

5. PUBLIC HEARING

D) Site Plan and Design Review (DOR) No. 1818-20

Applicant's Request:

The applicant, Steve Kieke, is requesting to consider approval of Site Plan and Design Review No. 1818-2020 to remodel an existing concrete tilt-up into office spaces, classrooms and member amenities, such as wellness and fitness activity rooms. Open to members only, not open to the general public. The subject site is located at 1162 E. Dominguez Street.

Staff Report and Recommendation:

With the aid of Power Point, Planning Technician Pompey presented staff report and the recommendation to ADOPT Resolution No. 20-2693, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1818-2019 FOR A PROPOSED REMODEL OF AN EXISTING WAREHOUSE INTO OFFICES, CLASSROOMS AND FITNESS ACTIVITY ROOMS AT 1162 E. DOMINGUEZ STREET."

Chair Pimentel opened the public hearing.

Steve Kieke, project architect, noted his concurrence with the conditions of approval.

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

Commissioner Fe'esago stated that some of the street signs in this vicinity are missing and asked that Public Works be advised.

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Rashad, to concur with staff recommendation, thus adopting Resolution No. 20-2693. Motion unanimously carried, 9-0.

6. MANAGER'S REPORT

Discuss experience with Zoom for future Planning Commission meetings

Planning Manager Betancourt thanked everyone for their patience this evening in conducting the first Zoom Planning Commission meeting. He thanked City Attorneys Jones and Laymon for their reports and participation during this difficult time with the COVID-19 virus outbreak.

7. COMMISSIONERS' ORAL COMMUNICATIONS

Chair Pimentel stated that, if possible, she'd like to have the Planning Commission packets printed out and delivered to their homes rather than reviewing an electronic packet. Vice-Chair Madrigal echoed this comment.

Planning Manager Betancourt explained that all Planning staff and other City employees are working safely from home during the COVID-19 virus outbreak in an attempt to limit their exposure to this deadly virus; stated that most City employees are not working during this time; and advised that most Planning staff has had their hours reduced and that there are no resources available for Planning staff to print and deliver packets from their homes. He added that he will mention her comment to Director Naaseh.

Commissioner Valdez noted his understanding with this dire situation and that he is satisfied with receiving/reviewing electronic Planning Commission packets.

Commissioner Mitoma stated that he had voted yes on two motions this evening wherein his voice could not be heard during the meeting. Recording Secretary Bothe indicated that his 'yes' votes would be reflected in the minutes.

Assistant City Attorney Jones stated that while he also prefers written documents for review, he stated that each participant will get more used to this change during this dangerous time, noting the importance of all remaining home to reduce the spread of the virus; and he thanked and commended Planning Manager Betancourt for moderating this evening's electronic Planning Commission meeting, expressing his belief the meeting ran well.

Planning Manager Betancourt stated that this technology does work and with a few refinements, it will get easier for everyone; noted that he was able to clearly hear most everyone the entire meeting; and mentioned that staff will work with Vice-Chair Madrigal on some of the Zoom issues he experienced this evening.

The Commissioners and staff all wished each a healthy and safe stay at home during this COVID-19 outbreak.

8. ADJOURNMENT

At 8:31 p.m., the meeting was adjourned to Tuesday, April 28, 2020, 6:30 p.m.

Ramona Pimentel (covid period)

Chair

Attest By:

Denise Bothe (covid period)

Secretary