



WEDNESDAY, June 24, 2020

**PLEASE NOTE: This is an adjourned regular meeting
(adjourned from the June 23, 2020 regular meeting)**

701 East Carson Street, Carson, CA 90745

6:30 p.m., Via Zoom

MINUTES

ADJOURNED REGULAR 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 6:37 p.m. via Zoom.

2. **ROLL CALL**

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

Planning Commissioners Absent: Cainglet (excused)

Planning Commission Alternates Present: Diaz

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Associate Planner Alexander, 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) None.*

***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.

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. CONSENT CALENDAR

A) Minutes Approval: May 13, 2020

Chair Pimentel moved, seconded by Commissioner Diaz, to approve the May 13, 2020, Minutes as presented. Motion carried, 9-0 (absent Cainglet).

5. PUBLIC HEARING

A) Site Plan and Design Review (DOR) No. 1650-17 Conditional Use Permit (CUP) No. 1020-17 Tentative Tract Map (TTM) No. 74940

Applicant's Request:

The applicant, Hooman Moshar, is requesting to consider approval of Site Plan and Design Review No. 1650-17, Conditional Use Permit No. 1020-17, and Tentative Tract Map No. 74940 to develop a 9-unit condominium project. The subject address is 123 East 223rd Street.

Staff Report and Recommendation:

Associate Planner Alexander presented staff report and the recommendation to ADOPT Resolution No. 20-2697, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1650-17, CONDITIONAL USE PERMIT NO. 1020-17 AND TENTATIVE TRACT MAP NO. 74940 TO DEVELOP A 9-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 123 E. 223rd STREET." Associate Planner Alexander further explained the plans for the new pedestrian gate/walkways for those visiting the church.

Commissioner Fe'esago addressed his desire to see the City do more undergrounding of utilities on new projects, including this one.

Staff explained that this applicant will be paying in lieu fees to help fund future undergrounding of utilities, noting it is not practical to underground one pole at this time.

Associate Planner Alexander provided further input on relocating the one utility pole at the sidewalk.

Planning Manager Betancourt noted for Commissioner Mitoma that the CFD/DIF rates are adjusted annually every July 1st.

Planning Manager Betancourt explained for Vice-Chair Madrigal that the easement does not affect the church's operations.

Associate Planner Alexander pointed out that the applicant will be paying for access enhancements that will benefit this church.

Chair Pimentel opened the public hearing.

Hooman Moshar, applicant, stated that he has owned this property for 20 years and plans to keep ownership for his family.

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

Assistant City Attorney Jones mentioned that the markups were not deleted on Section 2f of the resolution, noting it should read as follows: All common areas will be continuously maintained by the homeowners association in perpetuity.

Planning Commission Decision:

Chair Pimentel moved, seconded by Vice-Chair Madrigal, to approve the applicant's request with the revised Resolution No. 20-2697. Motion carried, 9-0 (absent Cainglet).

6. MANAGER'S REPORT

Planning Manager Betancourt advised that there will be Planning Commission meetings in July and August and reminded the Commissioners that should they be planning a vacation during this time and not able to participate, to contact Planning Secretary Bothe about their anticipated absence.

Planning Manager Betancourt advised that City Hall will soon open to the public but mentioned that there is no word yet on how the future Planning Commission meetings will be conducted.

7. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Valdez stated he is pleased with conducting the Planning Commission meetings by Zoom especially since the virus is still present. He stated that the Zoom meetings are running well, but added that a couple minor issues need to be resolved.

Commissioner Rahman wished everyone a safe and happy 4th of July celebration.

Vice-Chair Madrigal stated that this evening's project was a good one, and he urged everyone to be safe.

Chair Pimentel wished everyone a happy 4th of July celebration.

8. ADJOURNMENT

At 7:21 p.m., the meeting was adjourned.

Ramona Pimentel (COVID signature period)

Chair

Attest By:

Denise Bothe (COVID signature period)

Secretary