



WEDNESDAY, July 15, 2020

**PLEASE NOTE: This is an adjourned regular meeting
(adjourned from the July 14, 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
------------	-------------------	---------------

Staff:

Planning Manager Betancourt	Assistant City Attorney Jones
--------------------------------	----------------------------------

"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 6:41 p.m. via Zoom.

2. ROLL CALL

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

Planning Commissioners Absent: Madrigal (regained Zoom connection during staff report); Palmer, Rahman (both excused)

Planning Commission Alternates Present: Diaz

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, 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 27, 2020 and June 24, 2020

Chair Pimentel moved, seconded by Commissioner Cainglet, to approve the May 27, 2020, and June 24, 2020, Minutes as presented. Motion carried, 7-0 (absent Madrigal, Palmer, Rahman).

(Vice-Chair Madrigal regained Zoom connection during staff report)

5. PUBLIC HEARING

A) MURAL INSTALLATION

Applicant’s Request:

The applicant, MBK Rental Living, LLC, is requesting the Planning Commission consider approval of a Mural installation at Evolve South Bay/MBK Homes Apartments located at 20330 South Main Street.

Staff Report and Recommendation:

Planning Manager Betancourt presented staff report and the recommendation for the Planning Commission to review the mural request, including size, height, location and other restrictions the Planning Commission deem appropriate. General criteria that can be used in evaluating wall murals include aesthetic, quality and harmony of the art work. He added that the mural is simply being proposed to deter graffiti and that the mural will eventually be covered by landscaping.

Chair Pimentel opened the public hearing.

Sunti Kumjim, applicant's representative, provided a power point presentation on the two mural options before the Commission for consideration; advised that the mural will likely have an anti-graffiti coating; and noted his concurrence with the conditions of approval. He noted for Commissioner Cainglet that the mural will not include any leasing information.

Commissioner Fe'esago asked if other landscaping had been considered to cover this wall to prevent graffiti.

Mr. Kumjim explained that the intent of the landscaping up against this wall is to deter graffiti and that they expect the landscaping to eventually grow up and over, covering this mural; and noted that they do plan to fully landscape this area. He added that they will remove any graffiti within 48 hours of notification.

Lisa Cabral, applicant's representative, stated that irrigation lines are being put in for future landscaping in this area.

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

Commissioners Cainglet, Fe'esago, Mitoma, Valdez stated they prefer Option No. 1.

Commissioners Madrigal, Rashad, Diaz and Pimentel stated they prefer Option No. 2.

Assistant City Attorney Jones suggested the following language be added to the conditions: "The applicant may provide for landscaping, such as ivy, which landscaping shall be to the satisfaction of the Planning Division, on or at the base of the retaining wall that is the subject of the mural, sufficient to act as a graffiti deterrent, in which case the applicant shall have the obligation to maintain such landscaping, but not the underlying mural, during periods when the landscaping fully covers the underlying mural both visually and as a graffiti deterrent. At all other times, the applicant shall maintain the mural in accordance with these conditions. In the event the applicant removes the mural, the applicant shall replace the mural with such landscaping or another graffiti deterrent to the satisfaction of the Planning Division"; and added a parenthetical after the first time the word "applicant" is used in the conditions, providing as follows ("Applicant," as used in these conditions, means and includes the applicant and the property owner, or their respective successors-in-interest to which the project entitlements are assigned.)

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Valdez, to approve Mural Option No. 1, and amended this motion by adding the following condition: “The applicant may provide for landscaping, such as ivy, which landscaping shall be to the satisfaction of the Planning Division, on or at the base of the retaining wall that is the subject of the mural, sufficient to act as a graffiti deterrent, in which case the applicant shall have the obligation to maintain such landscaping, but not the underlying mural, during periods when the landscaping fully covers the underlying mural both visually and as a graffiti deterrent. At all other times, the applicant shall maintain the mural in accordance with these conditions. In the event the applicant removes the mural, the applicant shall replace the mural with such landscaping or another graffiti deterrent to the satisfaction of the Planning Division”; and added a parenthetical after the first time the word “applicant” is used in the conditions, providing as follows (“Applicant,” as used in these conditions, means and includes the applicant and the property owner, or their respective successors-in-interest to which the project entitlements are assigned.)”

Motion carried as follow, 4-3:

AYES: Cainglet, Fe'esago, Mitoma, Valdez
NOES: Diaz, Pimentel, Rashad
ABSENT: Madrigal (lost Zoom connection), Palmer, Rahman,

6. MANAGER'S REPORT

Planning Manager Betancourt announced that free COVID testing is being offered by appointment in the parking lot at the Carson Community Center.

7. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Cainglet advised that he still has not received the results of his May COVID test from that same company.

8. ADJOURNMENT

The meeting was adjourned at 7:31 p.m.

Ramona Pimentel (COVID signature)

Chair

Attest By:

Denise Bothe (COVID signature)

Secretary