



**TUESDAY, September 28, 2021**  
701 East Carson Street, Carson, CA 90745  
6:30 p.m., Via Zoom

## **AGENDA**

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

Members: Chair: Charles Thomas Vice Chair: Chris Palmer Louie Diaz  
Carlos Guerra Del Huff Jaime Montecarlo  
Dianne Thomas Karimu Rashad Vacant  
Alternates: Frederick Docdocil Richard Hernandez Leticia Wilson  
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**
- 2. ROLL CALL**
- 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 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](mailto: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](mailto: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](mailto: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.

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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/>).

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**4. CONSENT CALENDAR**

**A) Minutes Approval: August 24, 2021**

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**5. PUBLIC HEARING**

**A) Site Plan and Design Review (DOR) No. 1782-19**

**Applicant:** Mario Jaime of MJ Design Construction  
P.O Box 5044  
Long Beach, CA 90805

**Property Owner:** Rodney Argo of Argo Family Trust  
439 W Gardena Blvd  
Carson, CA 90248

**Request:** A one-year time extension of Project Approval (Site Plan and Design Review 1782-19) for previously-approved project for development of a 3,754 square foot warehouse building on a 0.15-acre parcel.

**Property Involved:** 439 W Gardena Blvd.

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**6. PUBLIC HEARING**

**A) Conditional Use Permit (CUP) No. 1112-21**

**Applicant:** The Boy & The Bear-Coffee Roastery  
c/o: Andres Pineros  
350 N. Pacific Highway  
Redondo Beach, CA 90277

**Property Owner:** Richard Walker Trust  
P.O Box 2128  
Palos Verdes, CA 90274

**Request:** Consider approval of a CUP No. 1112-21 for a proposed coffee roasting operation and an online fulfillment center for wholesale roasted coffee

**Property Involved:** 139 W. Victoria Street

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**7. PUBLIC HEARING**

**A) Development Agreement (DA) No. 22-19 and Variance 570-19**

**Applicant:** Ariana Diverio, Electra Media, inc.

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**Property Owner:** 4737 W. 156<sup>th</sup> Street  
Lawndale, CA 90260  
Hani Nassif  
2201 E 2223<sup>rd</sup> Street  
Carson, CA 90810

**Request:** Consider approval of a Development Agreement No.22-19 with the City for the removal of two existing digital pylon signs and installation of a new dual-faced digital off-premise sign at the subject property.

**Property Involved:** 2201 E 223<sup>rd</sup> Street (APN 7315-040-013)

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## 8. PUBLIC HEARING

### A) Draft 2021-2029 Housing Element

**Applicant:** City of Carson  
701 E. Carson Street  
Carson, CA 90745

**Request:** Consider a resolution recommending the City Council forward the Draft 2021-2029 Housing Element for review by the California Department of Housing and Community Development prior to its adoption by the City.

**Property Involved:** Citywide

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## 9. PLANNING MANAGER'S REPORT

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## 10. COMMISSIONERS' ORAL COMMUNICATIONS

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## 11. ADJOURNMENT

### Upcoming Meetings

October 14, 2021  
October 26, 2021  
November 9, 2021  
November 23, 2021

For further information: 310-952-1761

Agendas and Reports: [http://ci.carson.ca.us/communitydevelopment/planning\\_agenda.aspx](http://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx)

This Planning Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Commission and items not on the Commission agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally three (3) minutes per person.