



TUESDAY, April 26, 2022
701 East Carson Street, Carson, CA 90745
6:30 p.m., Via Zoom

**MINUTES OF
THE
PLANNING COMMISSION**

Members: Vice Chair: Chris Palmer Louie Diaz Carlos Guerra
Del Huff Jaime Monteclaro Dianne Thomas
Karimu Rashad Richard Hernandez Frederick Docdocil
Alternates: Vacant DeQuita Mfume Leticia Wilson
Staff: Planning Manager: Betancourt
Planning Secretary: Sandoval
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

Vice Chair Palmer called the meeting to order at 6:34 p.m.

2. ROLL CALL

Commissioners Present: Palmer, Diaz, Guerra, Hernandez, Huff, D. Thomas, Docdocil
Absent: Rashad (A), Monteclaro (EA)
Alternate: Mfume, Wilson
Planning Staff: Betancourt, Jones, Sandoval

3. ORAL COMMUNICATION

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. TO FACILTATE PUBLIC PARTICIPATION, HOWEVER, THIS MEETING WILL BE AVAILABLE ONLINE VIA ZOOM ON THE FOLLOWING LINK:

Join Zoom Meeting:

Meeting ID: 893 7627 4930

Passcode: 538259

Dial by your location: +1 669 900 6833 US

One tap mobile: 16699006833,,94652297939#,,,,*176205# US

ITEM NO. 4A

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@carsonca.gov, providing their real name and the phone number they will use to call in from. For further details/requirements and meeting invite information, please email planning@carsonca.gov.
2. Email: You can email comments to planning@carsonca.gov. Please identify the Agenda item you wish to address in your comments, if applicable. Your comments will be read into the record.
3. Telephone: You can record your comments at (310) 952-1761 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) 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: April 12, 2022 and April 18, 2022

Commissioner Thomas (1st) Motion to approve, Commissioner Palmer 2nd; Motion passed with 9-0 vote.

5. UNFINISHED BUSINESS

A) Appeal of Director Approval of Design Review (DOR) No. 1831-20

Request: Consider adoption of resolution with supporting findings affirming the Director's approval, pursuant to the public hearing held on April 12, 2022 for the property located at 1055 E. Sandhill Avenue.

Planning Commission Decision:

Commissioner D. Thomas moved, seconded by Palmer, to approve the staffs request, thus approving DOR No. 1831-20. Motion carried, 8-0.

6. PLANNING MANAGERS REPORT

Planning Manager Betancourt thanked Assistant Attorney Jones and Planning Secretary for organizing and preparing the planning commission meeting in his absence due to vacation to New York. He stated it was a great vacation.

7. COMMISSIONERS ORAL COMMUNICATIONS

Commissioner Guerra was concerned about the status on the cameras as it relates to crime

prevention. It was discussed at a council meeting and wanted to know an update.

Planning Manager Betancourt asked Assistant Attorney Ben Jones if he had any knowledge about this as well as Planning Secretary Sandoval because he didn't have any information pertaining to this item.

Commissioner Hernandez is concerned with intersection of Avalon and Carson street and the two left turning lanes. He is grateful that who placed the lines down on the streets. It has helped tremendously. He also wanted to know what would be taking place at the gas station of 223rd and Main street. He commented that it needs upkeeping or to knock the building down because it looks blithe in the area.

Planning Manager Betancourt stated he would follow up. He stated that a few developers were interested in the site however the owners are currently sitting on it. He stated that it should not preclude them from maintaining and upkeeping the property. He stated that he will follow up with that matter.

Commissioner Huff stated good evening to everyone. It is good to see everyone. She thanked the Vice Chair Palmer for doing an excellent job and Planning Secretary Sandoval for keeping her informed.

Commissioner Mfume stated that she is also grateful for the Carson Street and Avalon placed markings in those areas. She now feels safer. She tanked all the commissioners and thanked Planning Secretary Sandoval for being a great guide and she is thankful for the help.

Commissioner Docdocil stated by thanking the staff for all that they do as well as Vice Chair Palmer. He just celebrated his daughter's birthday at Carson Park and thanked the entire park staff for doing an amazing job. He stated there are a lot of events that are coming up all listed on the City of Carson's website. He is excited to be a part of all the new city events.

Vice Chair Palmer congratulated Commissioner Docdocil for no longer being an alternate on the commissioner but a board member.

Commissioner Wilson thanked everyone for the great experience. She thanked Commissioner Palmer for helping. She is grateful for the commissioners for assisting the community. She stated that the Dimly institute and Rainbow promotions is having a Jazz and Arts festival at Cal State Dominguez. Tickets are now available online for this Saturday. It is for a great cause.

Commissioner Diaz thanked Vice Chair Palmer for doing a great job. He thanked all the commissioners for being great to work with. He thanked the staff for the great work that they are doing. He also asked Planning Manager Betancourt about the work that is being completed on the road on Carson street between Alameda street and Tajuata. He asked if the City of Carson is the lead agencies on this.

Planning Manager Betancourt did not know. He stated he would look into it and report back.

Commissioner Thomas echoed the sentiments of all the other commissioner about thanking the staff. She also stated that the latest Carson report magazine that goes out to the residents on the Sheriffs page has a place where you can request an Emergency Preparedness booklet that City's Council members have voted to put out for the residents. As a block captain she found it

extremely informative and recommends those who are interested to obtain one as well.

Vice Chair Palmer thanked everyone for the kind words and planning staff for assistance. It is a pleasure to serve the city.

8. ADJOURNMENT

The meeting was adjourned at 7:06 p.m.

For further information: 310-952-1761

Agendas and Reports: 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.



TUESDAY, June 14, 2022
701 East Carson Street, Carson, CA 90745
6:30 p.m., Via Zoom

MINUTES

MEETING OF THE PLANNING COMMISSION

Members: Vice Chair: Chris Palmer Louie Diaz Frederick Docdocil
Carlos Guerra Del Huff Jaime Monteclaro
Karimu Rashad Dianne Thomas Richard Hernandez
Alternates: Vacant DeQuita Mfume 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

Acting Chair Diaz called the meeting to order at 6:33 p.m.

2. ROLL CALL

Commissioners Present: Diaz, Docdocil, Guerra, Huff, Thomas, Rashad, Hernandez
Absent: Palmer (EA), Monteclaro (EA)
Alternates: Mfume, Wilson
Planning Staff: Naaseh, Gonzalez, Jones, Castillo, Edmondson, Rubio

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)

Gonzalez reported no calls, letters or emails. Rubio reported no speakers at time of meeting.

***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.**

Join Zoom Meeting:

Meeting ID: 845 2525 5858

Passcode: 516138

Dial by your location: +1 669 900 6833 US

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/>).

3. EMERGENCY ITEM

- A)** An emergency item was suggested by Assistant City Attorney Jones- Decision to add emergency item to agenda, to appoint a chairperson for this meeting due to absence of Vice Chair Palmer and no current Chairperson to due vacancy. A 2/3 vote was required. Staff did not know of Vice Chair Palmers absence before Agenda was posted.

Planning Commission Decision:

Commissioner D. Thomas moved, seconded by Commissioner Guerra to vote to appoint a chairperson for this meeting only.

3. SUBSEQUENT EMERGENCY ITEM

- B)** Subsequent to Emergency Item to appoint Chairperson for this meeting only after 2/3 votes passes.

Planning Commission Decision:

Commissioner Guerra moved, seconded by Commissioner D. Thomas to appoint Commissioner Diaz as Temporary Chair. Motion carries, 9-0 vote. Commissioner Diaz accepts appointment.

4. CONSENT CALENDAR

A) Minutes Approval: May 10, 2022

Commissioner D. Thomas (1st) Motion to approve, Commissioner Guerra 2nd; Motion passed with a 9-0 vote.

5. PUBLIC HEARING

A) Site Plan and Design Review (DOR) No. 1831-20

Applicant Request:

The applicant, Marc Levun, is requesting to consider approval of a proposed In-N-Out restaurant with drive-thru

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report/presentation and the recommendation to ADOPT Resolution No. 22-2834, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1855-21 FOR A PROPOSED IN-N-OUT RESTAURANT AT 20512 S. AVALON BOULEVARD .

Planning Commission Decision:

Commissioner D. Thomas moved, seconded by Acting Chair Diaz, to approve staff's request, thus approving DOR No. 1855-21. Motion carried, 9-0 vote.

6. PUBLIC HEARING

A) Site Plan and Design Review (DOR) No. 1629-16, Conditional Use Permit (CUP) No. 1014-16, Tentative Parcel Map (TPM) No. 74135

Applicant Request:

The applicant, Enei Igwue, is requesting to consider approval to develop two detached residential condominium units.

Staff Report and Recommendation:

Senior Planner Edmondson presented staff report/presentation and the recommendation to ADOPT Resolution No. 22-2835, entitled, "RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN REVIEW NO. 1629-16, CONDITIONAL USE PERMIT NO. 1014-16, AND TENTATIVE PARCEL MAP NO. 74135 FOR A PROPOSED TWO-UNIT DETACHED RESIDENTIAL CONDOMINIUM DEVELOPMENT LOCATED AT 140 W. 223rd ST. / APN 7341-014-025.

Planning Commission Decision:

Commissioner D. Thomas moved, seconded Commissioner Hernandez, to approve staff's request, thus approving DOR No. 1629-16, CUP No. 1014-16, TPM No. 74135. Motion carried, 9-0 vote.

7. PUBLIC HEARING

A) Proposed Mural Installation at 21140 S. Avalon Boulevard

Applicant Request:

The applicant requested to continue item to next Planning Commission Meeting. He was unable to attend tonight's meeting.

Staff Report and Recommendation:

City Attorney recommended to continue to next meeting, no need to specify date of meeting since item will need to be re-noticed.

Planning Commission Decision:

Acting Chair Diaz moved, seconded by Commissioner D. Thomas, to postponed item to next Planning Commission Meeting. Public Hearing was not opened since item is continued. Motion carried, 9-0.

7. MANAGER'S REPORT

Community Development Manager Saied Naaseh requested options about the Chair position vacancy from Assistant City Attorney Ben Jones. Assistant City Attorney Jones gave the commission multiple different options for the commission to consider.

Commissioner D. Thomas and Commissioner Diaz both agreed that they have no problem with the current action of Vice Chair Palmer acting as Chair and if absent another commissioner may act on his behalf. Assistant City Attorney Jones stated if there was ever a need to reevaluate and discuss that the commission may do so.

8. COMMISSIONERS ORAL COMMUNICATIONS

Commissioner Guerra stated that a citizen contacted him about weeds that were obstructing the sidewalk causing a hazardous situation. He emailed Planning Manager Betancourt and Assistant City Attorney Jones to discuss these dangerous concerns. The site is located on the 900 block of east Lincoln and Bond Street. It has allegedly been reported to the city. Would like this issue to be resolved as soon as possible. Community Development Director, Saied Naaseh stated that he would send this request to code enforcement for further action.

Commissioner D. Thomas stated that she wanted to give a report back to the group about a project that was listed located on Chico and Dominguez Street with the care facility that was proposed and excepted by the commission. One of the concerns that she had was the influx of trucks and cars that would be added on the route of traffic on Chico, Leapwood, Belshaw and Dominguez Street. She thanked Community Development Director Naaseh for holding a meeting to discuss these concerns. The traffic engineer has created a great resolution that will help mitigate this concern.

Community Development Director, Saied Naaseh stated that he received an email today that the engineering team will be moving ahead with the improvements which includes signage and striping as soon as possible.

Commissioner Huff stated good evening to everyone for a great meeting. Also thanked Commissioner Diaz for assisting in making the meeting rather quick.

Commissioner Rashad appreciated the staff and commission. Also wanted to wish everyone a Happy Juneteenth and Happy Father's Day to all the fathers out there.

Commissioner Docdocil echoed Commissioners Huffs statement. He appreciated the fast-moving meeting and thanked the commissioners and staff.

Commissioner Hernandez had two concerns. One is the gas station on 223rd and Main Street. He would like to know what will be happening on that site. His main concern is on Avalon and Carson Street. He would like to suggest that the two turning lanes that are on Carson Street that turn north and south. He was wondering if the city can alter the times so that it can assist with ongoing traffic. He also wanted to know what the Traffic Engineer thought about that.

Community Development Director, Saied Naaseh stated that he would check with the Traffic Engineer and will provide an update.

Commissioner Mfume just wanted to say hello. Sorry that she missed the May 10th meeting as it was her birthday. She is thankful for the city staff and commissioners for a great quick meeting.

Commissioner Wilson appreciated the efficiency of the meeting. She thanked the staff and commissioners that are recognizing that the traffic issues and are making strides to effectively update them.

Commissioner Thomas thanked Commissioner Rashad for the reminder about Juneteenth. She wanted to mention the Juneteenth celebration which will be held at Mills Park this Saturday. There will be live music and amazing weather. It will be at the corner of Central and Dimondale. She invites everyone to come out and enjoy the fun. She also wanted to wish Happy Father's Day to all the fathers as well.

Acting Chair Diaz wanted to thank fellow commissioners and staff for a great meeting. He also wanted to let everyone know that the Dominguez Community Center HOA hosted a blood drive on June 8, 2022, eighteen participants came to donate blood and he wanted to thank them.

9. ADJOURNMENT

The meeting was adjourned at 7:52 pm.

Chairman

Attest By:

Secretary