



TUESDAY, AUGUST 9, 2022
701 East Carson Street, Carson, CA 90745
6:30 p.m., Via Zoom

AGENDA

**MEETING OF THE
PLANNING COMMISSION**

Members:	Vice Chair: Chris Palmer	Louie Diaz	Frederick Docdocil
	Carlos Guerra	Del Huff	Jaime Monteclaro
	Dianne Thomas	Karimu Rashad	Richard Hernandez
Alternates:	(VACANT)	DeQuita Mfume	Leticia Wilson
Staff:	Planning Manager:	Betancourt	
	Planning Secretary:	(VACANT)	
	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 6:31p.m.

2. ROLL CALL

Commissioners Present: Palmer, Diaz, Docdocil, Guerra, Thomas, Hernandez, Mfume, Wilson

Absent: Huff (A), Monteclaro (EA), Rashad (A)

Planning Staff: Betancourt, Gonzalez, Jones, Rubio

3. ORAL COMMUNICATION FOR NON-PUBLIC HEARING ITEMS ON THE AGENDA

The public may at this time address the members of the Planning Commission on any agendized non-public hearing items within the jurisdiction of the Planning Commission. Separate public comment periods will be provided for public hearing items during the respective hearings. Speakers are requested to limit their comments to no more than three minutes each, speaking once. *(see below)

None.

4. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA

The public may at this time address the members of the Planning Commission on any non-agendized items 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
ITEM NO. 5C**

BE CONDUCTED VIA REMOTE TELECONFERENCING USING THE ELECTRONIC “ZOOM” APPLICATION. TO FACILITATE PUBLIC PARTICIPATION, HOWEVER, THIS MEETING WILL BE AVAILABLE ONLINE VIA ZOOM ON THE FOLLOWING LINK:

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@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. 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/>).

5. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Assistant City Attorney Benjamin Jones - No reportable action was taken for closed session held pursuant to Government Code Section 54956.9 (d)(2) or (d)(3) and (e)(1) because there is significant exposure to litigation in one potential case.

6. PUBLIC HEARING ITEMS

A. Mural Installation (Continued Public Hearing)

Planning Manager Betancourt shared presentation confirming address for two existing murals located at 21126 S. Avalon Blvd. Public Hearing notice was sent on out June 30, 2022 to occupants within 750ft of the subject property. Meeting was continued and no additional public hearing notice was needed for this meeting. Avalon Boulevard proposing approval of two Murals located at the FAB Cars used car dealership.

Applicant Carmen Ponce, Trophy VPC, LLC – Applicant stated an objection to staff's recommendation for the record.

No comments from the public for this item.

Commissioner Thomas (1st) motion – To request staff to prepare Resolution and Conditions of Approval to reflect approval of Mural No. 1 with the condition that FAB Cars Logo be removed, Mural No. 2, is graffiti and it must be removed and the 3rd modification is the timeframe for this work to be done. 120 days was recommended. Commissioner Diaz (2nd) motion. Vote 7-1 (Wilson abstained). Motion passes.

B. Proposed Ordinance Creating Mobile Home Park Overlay District (Zone Text Amendment No. 192-2022)

Assistant City Attorney Jones provided report for this item. To initiate and consider adoption of a Resolution recommending to the City Council adoption of Zone Text Amendment No. 192-2022, a proposed Ordinance creating a Mobile Home Park Overlay District to protect, promote and preserve existing Mobile Home Parks.

Vice Chair Palmer asked if this affects any projects that have already been approved? If they have a Development Agreement. Do they need to propose a zone change to develop?

Assistant City Attorney Jones said there's some exceptions to the ordinance for developers that have already obtained a valid Relocation Impact Report approval.

Public Comment:

Patty Donley, Mobile Home Park resident, asked about the Mobile Home Park Overlay District, what is conditional permitted mean and how is it use? Also, what is alternative uses? We'd like for those to be clarified.

Assistant City Attorney Ben Jones addressed questions from Patty Dunley. Conditional permitted refers to the requirement of Conditional Use Permit, which would apply for any newly proposed Mobile Home Park that's within the Mobile Home Park Overlay District that's a type of land use entitlement that would apply. It wouldn't apply to existing Parks within the zone. Consistent with the underline existing zoning 9121.1 & 9131.1 of the code say that Mobile Home Parks are a conditionally permitted use meaning that a Conditional Use Permit is required to establish a new Mobile Home Park. Alternate use is referring to the land use, the existing use of land as a Mobile Home Park, the Mobile Home Park Overlay District will say that a Mobile Home Park land use is the only permitted use of land in the district and that no other use or alternate land use is permitted in the District.

Gery Huges, Mobile Home Park resident asked how does the Overlay District work? will each individual park be able to vote within the boundaries of the overlay District? Can we vote for things that involved the District information that may address the mobile home park that we may or not be aware in the future?

Assistant City Attorney Ben Jones addressed the questions from Gery Huges. There's no Mobile Home resident voting associated with this concept; this is a City Zoning Ordinance a new city zoning classification it's been applied in addition to the underline zoning classification to these subject properties. It's how the City regulates or preserves Mobile Home Parks from the zoning standpoint. It's not anything that affects how the Mobile Homes Park themselves operate, how they govern themselves, how they communicate with each other or anything like that. No voting or operational issues or aspects related to this with respect to membership or voting in the district by Mobile Home Parks or their residents or their management. This is a zoning overlay district. City has underline zoning classifications ways which the city regulates the use

of land, the city applies different zoning to different parts of the city, to govern how the city is developed and what type of land uses can exist in their perspective zone. This is not changing the underline zoning, rather adding an overlay, layer in addition that imposes additional restrictions in addition to the underline zoning. In this case it's additional restriction that's intended to preserve, promote, and protect Mobile Home Parks by providing that the only permitted land use in the Overlay District is Mobile Home Park land use.

Kenneth Hunt, we just heard about this this afternoon a couple hours before this meeting, it would be nice when things are discussed about Mobile Home Parks that you let the residents know about it so they can chime in. I encourage you all in your voting to think of the residents of these places, the elderly are often in a very fixed income, their Mobile Home is their only asset. They don't have wealth that some of these developers have that are trying to put in warehouses with trucking and such, I encourage all of you to consider the longtime residents that if you change the zoning to allow some industrial activity in the area or to make it easier for the owner to sale the park for that sort of activity. You are putting people on the street and it's that age where they can't deal with things the way someone might be if they are employed and 25 years old. Please always consider this in your decision making. Anything you can do to help protect all the Mobile Home Parks in Carson is greatly appreciated and I thank you for looking into the issue.

Staff confirmed that no written comments were received.

Commissioner Thomas, the whole concept of this item been on the agenda is for the purpose of protecting the Mobile Homes Park and the residents that live there. Maybe someone will let him know that this is to protect the Mobile Homes Park

Commission Thomas (1st) motion, Commissioner Diaz (2nd) motion. A resolution of the Planning Commission of the City of Carson recommending the City Council adopt Text Amendment NO. 192-2022, An ordinance of the City Council of the City of Carson, California, amending Section 9113.2 (Overlay Districts) and adding Section 9113.4 (MHP Overlay District Conditionally Permitted Use), of Part 1 (Introduction) of Chapter 1 (Zoning) of Article IX (Planning and Zoning) of the Carson Municipal Code related to establishing a Mobile Home Park Overlay District. Vote 8-0. Motion passes.

7. DISCUSSION

A. Site Plan and Design Review (DOR) No. 1703-18; Conditional Use Permit (CUP) No.1019-17

Planning Manager Betancourt, this dates back to 2019, under conditional of approval - entitlement are not acted within 24 months period, they are asked to come back to Planning commission to ask for an extension. Covid created some delay issues.

Up to one year without a public hearing after 1 year a public hearing will be needed.

Commissioner Guerra (1st Motion), Commissioner Diaz (2nd) motion. A Resolution of the Planning Commission of the City of Carson approving a one-year time extension for effectiveness of previously granted project entitlements (Site Plan and Design Review NO. 1703-18 and Conditional Use Permit NO. 1019-17) for a site renovation to an existing cargo container storage facility at 22632 South Alameda Street. Vote 8-0. Motion passes.

8. PLANNING MANAGERS REPORT

Planning Manager Betancourt had 2 items. Saturday, August 13th at Carson Park the Carson's Relay for Life 5k Tiki run at 21411 Orrick Avenue from 10:00 a.m. to 2:00 p.m. Red Cross will be conducting a Blood Drive at the Community Center on Thursday, August 25 from 9:00 a.m. to

9. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Guerra, glad Planning Manager mentioned Carson Park. I practice Tai Chi with a couple of friends. Just recently there were broken bottles thrown around picnic area and grass. I wonder if Assistant City Attorney Ben Jones, we may have a code section that says that they can't have glass containers, bottles, etc., to avoid that scenario. I don't know what City Attorney thinks about such an ordinance. I think it's important because it was a huge amount glass. Second comment is Dogs at parks, I was informed by a councilmember that they are not allowed to go to the park because an employee complained that they would have to pick up dog poop and it would create an additional burden on them. Those are the two points I wanted to mention and hopefully we can resolve those issues.

Commissioner Thomas, this coming Saturday August 13 there would be a backpack give away and will be giving away 600 backpacks full of school supplies and that is going to take place at the Southbay Pavilion, where they have the marketplace. It'll begin at 1:00 p.m. You can register on Eventbrite register your children to guarantee them a backpack. You must be a Carson resident. Information is on City Website.

Commissioner Mfume, thank you to staff and my fellow commissioners I appreciate you all. This has been very enlightening, especially with the Trophy company, you are really putting in, you are all with this and trying to make the right decision for the City of Carson and its residents and you can see. I appreciate it.

Commissioner Wilson, thanks to everyone. Commissioners and staff for all that you do. Thank you Mr. Vice Chair for been so efficient as well.

Commissioner Hernandez, my favorite spot is southwest corner of 223rd and Main. I appreciate whoever is responsible for cleaning up that area. The building that's there, you can probably use it as chicken coop. New Rascal's area by the Carson Carwash by Orrick & Carson St. has also been cleaned up, I appreciate that. Years ago we had a Soap Box Derby they used to have it during the summertime, down Central and ended at Del Amo with some bails of hay. What can we do to re-establish that? It was a lot of fun for families and kids alike. I don't know how many you remember that. It was a really good time.

Planning Manager Betancourt will report back and will reach out to Commissioner Hernandez to address his question.

Commissioner Docdocil, thank you so much to all my fellow commissioners as well as the city staff for all that you all do. Your passion for our community really shows. Tonight, we had a fairly vigorous discussion about FAB but again that just shows the love that we have for our community. I commend each and everyone of us for doing our part. You have already mentioned events happening this Saturday Relay for Life and Backpack giveaway. City of Carson Youth Night Out, Friday evening, August 12 at Dolphin Park, Ages 10-16 years old. Games, raffle, prizes, and food. This will be relevant for our Senior Citizens, today was pretty hot, tomorrow may be worst, both on City Website as well as social media there's information about Carson facilities open today and tomorrow as cooling centers. Check our website or social media, Instagram and/or Facebook, for information on all these different parks that are open as cooling centers. I live in South Carson, it's the reason why on last meeting I talked about the traffic light on Main and Lomita. The Carson

Sign (the railroad bridge), we had discussed in depth about graffiti, unfortunately the Carson Sign is not looking very welcoming at this point. Hopefully that's something that could be in the near future. I do know that we are making strides with regards to our roads but Main St. particularly as it gets to the Southern end of the city, it's definitely needing some attention. I know we are working on that but I just wanted to bring that up.

Commissioner Diaz, Dominguez Lincoln Village HOA is hosting an American Red Cross blood drive on Tuesday, August 16, from 1:00 p.m. to 7:00 p.m. 21156 S. Santa Fe Ave. Free Senior Health Fair a 5th Annual Senior Health Fair & Luncheon at the Carson Community Center on Tuesday August 23, 2022, form 9:00 a.m. to 2:00 p.m. Free wellness services which include eye exams, blood pressure check, diabetes screening, covid vaccine and boosters and hot meals will be provided.

Vice Chair Palmer, I would like to give Staff a directive to bring back an ordinance on Murals. To recommend approval from Council.

Assistant City Attorney Ben Jones, you can give a consensus to add an item to the agenda to consider an ordinance a Mural to pertain to Mural regulations. All commissioners agree.

10. ADJOURMENT

Vice Chair Palmer adjourned meeting at 8:21p.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.