



**TUESDAY, SEPTEMBER 13, 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  
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 6:34 p.m.

#### **2. ROLL CALL**

Commissioners Present: Palmer, Diaz, Docdocil(L), Guerra, Hernandez(L), Huff (L), Rashad, Thomas, Mfume

Absent: Monteclaro (EA), Wilson (EA)

Planning Staff: Betancourt, Jones, Gonzalez, Naaseh, 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 non-public hearing items on the agenda. 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)

Barry Waite from the Carson Chamber of Commerce would like to talk about 5D, on 2 existing murals at 21126 S. Avalon Blvd. He states it's a positive development to the community and encourages more public art. Hope we find a positive resolution

#### **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)

**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. 6A**

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**BE CONDUCTED VIA REMOTE TELECONFERENCING USING THE ELECTRONIC “ZOOM” APPLICATION. TO FACILITATE PUBLIC PARTICIPATION, HOWEVER, ACCESS TO THIS MEETING WILL BE AVAILABLE TELEPHONICALLY USING FOLLOWING CALL-IN INFORMATION:**

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 this meeting may do so as follows:

1. Live via Zoom Application. Members of the public wishing to provide public comment in real-time may join the Zoom meeting remotely via telephone to provide their public comment live during the applicable public comment period with their audio presented to the Planning Commission. Members of the public wishing to do so are requested to email [planning@carsonca.gov](mailto:planning@carsonca.gov) in advance, providing their real name and the phone number they will use to call in from. For further details or questions, please email [planning@carsonca.gov](mailto:planning@carsonca.gov).
2. Email: You can email comments to [planning@carsonca.gov](mailto:planning@carsonca.gov) 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) 952-1761 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 before the meeting starts. 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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**5. CONSENT CALENDAR**

**A.** Minutes Approval: July 12, 2022

**B.** Minutes Approval: August 1, 2022

**C.** Minutes Approval: August 9, 2022

Commissioner Diaz (1<sup>st</sup>) Motion to approve, Commissioner Thomas (2<sup>nd</sup>). Motion passed unanimously for the approval of minutes A, B & C. Vote 9-0.

**D.** Adoption of a Resolution Conditionally Approving, in part, and Disapproving, in part, an Application of Trophy VPC, LLC for Approval of Two Existing Murals located at 21126 S. Avalon Boulevard (FAB Cars used car dealership) (per Public Hearing conducted July 12, 2022 and August 9, 2022).

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Commissioner Palmer (1<sup>st</sup>) Motion to approve, Commissioner Thomas 2<sup>nd</sup>; Motion passed unanimously. Vote 9-0.

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## 6. PUBLIC HEARING

**A.** Mitigated Negative Declaration; General Plan Amendment (GPA) No. 111-21; Zone Change (ZCC) No. 185-21; Specific Plan (SP) No. 29-22; Development Agreement (DA) No. 27-21; Site Plan and Design Review (DOR) No. 1858-21.

**Applicant:** Dylan Westhoff  
21611 Perry Street LLC  
4276 Katella Avenue, #231  
Los Alamitos, CA 90720

**Property Owner:** Recreation Road LLC  
181 S. 333<sup>rd</sup> St. #C-210  
Federal Way, WA 98003

**Request:** Consider adoption of a resolution approving DOR No. 1858-21 and recommending City Council approval of Mitigated Negative Declaration, GPA No. 111-21, ZCC No. 185-21, SP No. 29-22, and DA No. 27-21, for development a 113,714 square-foot self-storage facility on a vacant parcel.

**Property Involved:** 21611 Perry Street – APNs 7327-001-014 & 015

Senior Planner Stefanie Edmondson gave a presentation. She stated that the project was modified from 113,000 to an additional 8,000.

Commissioner Thomas asked if the building was going to remain empty where wells were located.

Applicant Daren Embry stated that the wells that are within the building's footprint will be relocated by Shell and the required access for ongoing monitoring and maintenance will not be necessary.

Applicant Daren Embry stated that the goal is to transform this prominent, vacant, and unutilized lot into a vital neighborhood serving resource. It will not bring unwanted traffic, it will have a modest size, will be pleasing to the eye, and the parking will not impact residents.

Commissioner Guerra asked if there will be a need for a billboard in the future. This project is a brilliant project and serves the community

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Daren Embry stated that it's all subject to CalTran's review and approval. CalTran would be the lead agency and if that would ever come to pass it would be a whole public process required.

Vice Chair Palmer wants to be assured that the maintenance includes the esthetics that it will remain intact.

Mr. Daren Embry stated that esthetics has been address in the Development Agreement.

Mr. Barry Waite added that the project is interesting, useful, and a nice fit.

Planning Manager Alvie Betancourt read correspondence from residents. Asha Stokes supports the proposed project and feels is the right way to go. Tene Spears had doubts about self-storage but felt different once she heard that a café and a FedEx were also going to be in that space. Neighbors were also concerned about the increase of traffic. After researching, they found that these types of projects provide extra lighting, cameras for security, and they are some of the quietest neighbors you could ask for. They are in favor of the program.

Commissioner Thomas stated that she lives near a storage facility and testifies that they are the quietest neighbors to have around. Wishes this was done around Del Amo.

Commissioner Hernandez stated that the proposed storage place is a great improvement to the City of Carson. This does not look like any storage place. Never seen anything like this.

Stefanie Edmondson makes a friendly amendment to Conditions of Approval, condition 10 restrictive hours. It was agreed by the applicant and staff that hours of operation should end at 10:00 p.m. Condition 10 D.

Commissioner Guerra (1<sup>st</sup>) Motion, (2<sup>nd</sup>) by Commissioner Thomas, to approve staff's recommendation to adopt proposed Resolution Exhibit #1 with friendly amendment to Conditions of Approval to #10D will be change from 9:00 p.m. to 10:00 p.m. Motion passed, vote 8-0 (Commissioner Huff, had technical difficulties and she was unable to vote)

**B . Carson Zoning Ordinance Text Amendment - Industrial Warehouse/Logistics Facility Development Standards and Land Use Regulations**

**Applicant:** N/A

**Request:** Consider adoption of a resolution recommending that the City Council adopt an ordinance which would amend the Carson Zoning Ordinance (Chapter 1 of Article IX of the Carson Municipal Code) to enact new development standards and land use regulations pertaining to industrial facilities such as warehouses and logistics facilities in the City's industrial zones.

**Property Involved:** Citywide

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Planning Manager Alvie Betancourt stated that the recommendation of staff was to continue this item to September 27, 2022 Planning Commission Meeting. Staff received over a dozen comments, letters, emails, phone calls in a short period of time. There was not enough time to respond to all of them, offer some analysis and in turn offer to the commission for consideration.

Chair Chris Palmer opened this item for a vote to continue this item to September 27, 2022 Planning Commission Meeting.

Chair Chris Palmer (1<sup>st</sup>) Motion to continue item, Commissioner Diaz (2<sup>nd</sup>); Motion passed 8-0 (Commissioner Huff had technical difficulties and she was unable to vote)

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## **7. PLANNING MANAGERS REPORT**

Community Development Director Naaseh had nothing to report.

Manager Alvie Betancourt stated that The General Plan update, the corresponding EIR, and the updated Housing Element with corrections to the State are all available in the City's website in Carson 2040. He looks forward to at least bring the General Plan to the Commission within the next 45 days.

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## **8. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Diaz inquired about the vacant property on the east side of Carson Street where a market used to be.

Manager Betancourt stated that it was privately held by a company specializing in interior design. He stated the company was in the process of remodeling. He will check with Building and Safety to see where they are at in the process.

Commissioner Thomas congratulated staff, the City, Cedric Hicks (Council Member for District 3), and all involved in the White Linen event that took place Saturday night. It was a beautiful affair and hopes to see next year those that did not attend. She stated that on October 1<sup>st</sup> a Jazz Festival will take place at Anderson Park. They have worked really hard since it will be the first time in person since the Covid situation. The headliner will be Gerald Albright himself, a stellar jazz musician.

Commissioner Hernandez would like to remind everybody that the tomorrow evening Town Hall meeting at Veteran's Park. One of the things they will be discussing is free registration for Parks and Rec. No one should be denied playing sports simply because they can't afford it.

Commissioner Mfume wants to thank staff; she is very excited about the Perry project which is around the corner from her house. She was concern about the zoning change to heavy duty but after reading and getting familiar with the report she feels very excited about this. Thank you to the commissioners and staff for this project.

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Commissioner Docdocil echoes commissioner Thomas congratulation to everyone involved for a successful Cajun & Blues White Linen Affair. It was fun to see fellow commissioners tear up the dance floor. He wants to follow up on the questions he had raised before with regards to the traffic light along Main St. on corner of Sepulveda as well as the railroad bridge on Main St., we talked about graffiti. Hopefully we can take care of that. Tomorrow the City has Free Housing Rights Workshop, it's on the website, very informative Housing Rights for Tenants and Landlords. October is Filipino American History Month Kick-Off Celebration at Dignity Center (Health Sports Park) on Sunday, October 2<sup>nd</sup>. They'll be 2 events on Saturday, October 22<sup>nd</sup> for Larry Itliong Day.

Commissioner Guerra will refrain from making certain comments and will email Alvie Betancourt. I want to thank fellow commissioners and staff for excellent work.

Commissioner Huff not sure what's happening with disconnectivity. I was here for most of the meeting and I too share the excitement such a beautiful addition. Hopefully we get some additions to District 1 that match that on4. Thank the staff for all the work you are doing. It's a pleasure to sit with you.

Vice Chair Palmer would like an education report about the façade program, I don't know which department will be doing this. Would like some information at whatever meeting that it's available.

Planning Manager if you have any issues or concerns, feel free to call me or email when you would like to have a zoom meeting. It's easy to relate your concern to different department or department head. There are items that I refer to other departments like Engineering takes time to do analysis and it can take 2-to-4-week period, especially safety issues, it takes time to get information back and it does not mean they are not looking into. If we do that offline it's much safer environment. Please reach out to me and I'll be happy to follow up.

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## **9. ADJOURNMENT**

The meeting was adjourned at 7:46 p.m.

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.