



TUESDAY, August 25, 2020
701 East Carson Street, Carson, CA 90745
6:30 p.m., Via Zoom

MINUTES

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
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Staff:

Planning Manager Betancourt	Assistant City Attorney Jones
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"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.

2. ROLL CALL

Planning Commissioners Present: Cainglet, Madrigal, Mitoma, Palmer, Pimentel, Rahman, Rashad, Valdez

Planning Commissioners Absent: Fe'esago

Planning Commission Alternates Present: None

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Associate Planner Bhatia, 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: July 29, 2020

Motion:

Chair Pimentel moved, seconded by Commissioner Rashad, to approve the July 29, 2020, Minutes as presented. Motion carried as follows:

AYES: Cainglet, Madrigal, Mitoma, Palmer, Pimentel, Rahman, Rashad, Valdez
NOES: None
ABSTAIN: None
ABSENT: Fe’esago

5. PUBLIC HEARING

A) Site Plan and Design Review (DOR) No. 1827-20 Conditional Use Permit (CUP) No. 1101-20

Applicant's Request:

The applicant, Arris Studio Architects, is requesting the Planning Commission consider approval of a Site Plan and Design Review No. 1827-20 and a Conditional Use Permit No. 1101-20 for a proposed Holiday Inn Express & Suites Hotel located at 888 E. Dominguez Street.

Staff Report and Recommendation:

Associate Planner Bhatia presented staff report and the recommendation to ADOPT Resolution No. 20-2700, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1827-20 AND CONDITIONAL USE PERMIT NO. 1101-20 FOR A PROPOSED HOTEL DEVELOPMENT AT 888 E DOMINGUEZ STREET."

Chair Pimentel opened the public hearing.

Steve Rigor, applicant's representative, noted his concurrence with the conditions of approval and highlighted the plans for this hotel.

Mr. Rigor noted for Commissioner Rahman that there will not be a restaurant, but they will have a breakfast station.

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

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Palmer, to approve the applicant's request, thus adopting Resolution No. 20-2700. Motion carried, 8-0 (absent Fe'esago).

6. PLANNING MANAGER'S REPORT

Planning Manager Betancourt stated that at this time, there are no items ready for either of the two Planning Commission meetings in September. He happily announced that Assistant Planner Manraj Bhatia has been promoted to is the department's newest Associate Planner.

The Commissioners congratulated Associate Planner Bhatia on her promotion.

Associate Planner Bhatia stated she has enjoyed working in Carson and with this Planning Commission.

7. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Valdez started to comment on the KL Fenix item that went before the City Council at the last meeting.

Planning Manager Betancourt advised because that matter was continued, Commissioner Valdez should hold off on his comments following a final decision on that proposal.

Commissioner Rahman wished everyone an enjoyable and safe Labor Day holiday.

Commissioner Cainglet expressed his belief that Commissioner Valdez should not be censored in that regard.

Commissioner Mitoma wished everyone a safe Labor Day weekend.

Vice-Chair Madrigal wished everyone a safe holiday weekend and wished Commissioner Mitoma a happy birthday, echoed by the Commissioners.

Chair Pimentel wished everyone a safe holiday weekend.

8. ADJOURNMENT

At 7:04 p.m. the meeting was adjourned.

Ramona Pimentel (COVID SIGNATURE)

Chair

Attest By:

Denise Bothe (COVID SIGNATURE)

Secretary



TUESDAY, SEPTEMBER 27, 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 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

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1. CALL TO ORDER

Vice Chair Palmer called the meeting to order at 6:36 p.m.

2. ROLL CALL

Commissioner Present: Palmer, Diaz, Docdocil, Guerra, Hernandez, Huff, Thomas, Wilson

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

Planning Staff: Naaseh, Betancourt, Alexander, Jones, Gonzalez, 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)

None.

4. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA

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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. TO FACILITATE PUBLIC PARTICIPATION, HOWEVER, ACCESS

Vice Chair Palmer – I can see both sides, I can see the need for updated legislation and I can see the concerns over the economic aspect of it. It's a city-initiated application. It's a proactive thing that the department did, and I want to give them some support and at least give the decision makers a chance to look at everything that's before them and give the public another chance when it gets to council. I see the need for change I don't know that it has every aspect, but I think it's up for discussion at another level. If no one else has any other comments, I'm willing to entertain a motion.

Commissioner Thomas (1st) motion, Vice Chair Palmer (2nd). Motion passed with 6-2 (Commissioner Diaz & Commissioner Hernandez voted no). With added change on Labor Force. Use Local Labor Unions and priority to hire Carson Residents proposed by Commissioner Thomas at a percentage that's agreeable to Planning Commission. Commissioner Huff, tried to make second motion but Vice Chair had already second the motion.

B. Conditional Use Permit (CUP) No. 1118-22

Applicant: Steve Rigor
Arris Studio Architects
1327 Archer Street, Suite 220
San Luis Obispo, CA 93401

Property Owner: Carson Hospitality, LLC
7126 De Soto Ave.
Canoga Park, CA 91303

Request: Consider approval of onsite alcoholic beverage sales and services of beer, wine, and distilled spirits and consumption within a hotel (a future Marriot TownePlace Suites) at 888 E. Dominguez Street.

Property Involved: 888 E. Dominguez Street

Associate Planner Alexander had a PowerPoint presentation.

Assistant Attorney Jones mentioned change to Conditions of Approval number 5, 14 and 15. Conditional of Approval Number 5 to read conditional use permit (CUP) 1118-22 shall expired or become null and void if and when DOR 1827-20 and CUP 1101-20 as modified by Planning Division approval in 2021 come null and void. Condition of approval Number 14, suggesting a word proposed be removed. Condition of Approval Number 15 removing everything after *of sell business*.

Commissioner Thomas asked staff if Motel 6 & Marriott Townhome Suites were merging. Second with the architectures and renderings provided will the signs match for Motel 6 & Marriott.

Planner Alexander responded, it's two different hotels, same property owner and same parcel. This CUP is strictly for Alcohol and beverage and not for any sign changes.

Commissioner Thomas ask the applicant if there are any plans to consolidate both hotels and asked about trucks parking in the back

Applicant Steve Rigor, Arris Studio Architects – responded that there’s no plans to change the façade of the hotel at this time. Mr. Rigor and Owner Patel no plans to make room for truck parking at this time. The back alley that they are now using won’t be there.

Commissioner Diaz (1st) motion, Commissioner Thomas (2nd), Motion passed with 8-0. Approved staff’s recommendation with changes to Condition of Approval to #5, 14, 15 per Assistant Attorney Jones. Applicant approved amended changes.

C. General Plan Amendment (GPA) No. 109-20, Zone Change (ZCC) No. 184-21, Specific Plan (SP) No. 23-20, Site Plan Design Review Overlay (DOR) No. 1832-20

Applicant: David Blumenthal, AICP
Sagecrest Planning + Environmental
2400 E. Katella Avenue, Suite 800
Anaheim, CA 92806

Property Owner: Kim Family Trust
P.O. Box 44
Palos Verdes Estates, CA 90274

Request: Consider approval of a proposed 19-unit multiple-family residential development on two vacant parcels.

Property Involved: 21240-21250 Main Street

Associate Planner Alexander had a PowerPoint presentation.

Commissioner Guerra when I read the staff report there was a former gas station, does it require any remediation? Is there any timeline.

Jason Reynolds – A phase 2 environment assessment is required, it is one of the Conditions of Approval. Environmental assessment is completed prior to construction activities.

Applicant: David Blumenthal, AICP, Sagecrest Planning + Environmental, agree with everything on Conditions of Approval except number 72, this item may not make this project feasible.

Jeremy Davis – No comment was made.

Commissioner Diaz - would like to hear from the Engineer for underground utilities.

Engineer Kenneth Young – underground utilities are a standard condition and a cost estimate is \$100k to 150k. If it’s not feasible we do a trust account to add money into an escrow account and when it gets to an amount the City will do the undergrounding of utilities.