



TUESDAY, JULY 23, 2024
701 East Carson Street, Carson, CA 90745
City Hall, Helen Kawagoe Council Chambers
6:30 p.m.

MINUTES
MEETING OF THE
PLANNING COMMISSION

Members:	Dianne Thomas Chair	Louie Diaz Vice Chair	Frederick Docdocil
	Carlos Guerra DeQuita Mfume	Del Huff Clarence Johnson	Richard Hernandez
Alternates:	Leticia Wilson	Jaime Monteclaro	
Staff:	Christopher Palmer, AICP Planning Manager	Benjamin Jones Assistant City Attorney	Laura Gonzalez Planning Secretary

“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 Thomas Called the meeting to order at 6:34 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Huff led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: Thomas, Diaz, Guerra, Hernandez, Docdocil, Mfume, Huff, Wilson, Johnson

Planning Commissioners Absent: Monteclaro

Planning Staff Present: Planning Manager Palmer, Senior Planner Alexander, Senior Planner Coleman, Assistant Planner Collins, Assistant Planner Garcia, Assistant City Attorney Jones, Planning Secretary Gonzalez

ITEM NO. 6A

4. ORAL COMMUNICATIONS FOR MATTERS NOT ON THE AGENDA

None

5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

None

6. CONSENT CALENDAR

A) Approval of Minutes – July 9, 2024

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Docdocil, to approve the minutes with correction to reflect Commissioner Huff as absent and Commissioner Mfume as present. Motion carried, 8-0. (Commissioner Huff abstained)

7. PUBLIC HEARING

A) Conditional Use Permit (CUP) 1129-23, Site Plan and Design Review (DOR) 1942-23 – Foisia Park ‘Mono-Pine’ Wireless Facility

Request:

A request for approval to construct and operate a Major Communications Facility in the Open Space (OS) zone. Additionally, the applicant is requesting an exception to the height limit for the OS zone and Site Plan and Design Approval. (23410 S. Catskill Ave.)

Staff Recommendation:

Staff recommends that the Commission continues this item without opening the public hearing as staff is gathering additional information before finalizing its recommendation on the project. Staff expects that this item will return to the Commission for a decision next month.

B) Site Plan and Design Review (DOR) No. 1944-23 – New Modular Control Building

Request:

A request for approval of DOR No. 1944-23 for a new Modular Control Building and related improvements to an existing hydrogen production facility.

Staff Recommendation:

Senior Planner Jarrod Coleman presented the staff report and the recommendation to ADOPT Resolution No. 24-2872, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN REVIEW NO. 1944-23 FOR THE DEVELOPMENT OF A NEW MODULAR CONTROL BUILDING AT 2,625 SQUARE FEET AND ASSOCIATED IMPROVEMENTS LOCATED AT 23300 ALAMEDA STREET.”

Chair Thomas – You mentioned a wall that will give us a limited amount of visibility to the facility.

Senior Planner Coleman – They are replacing all the chain-link fencing that is along Alameda Street with wrought iron fencing. They are also replacing the security gate. The air conditioning units and the mechanical equipment will have a screening wall in front, so you don't see them from the public right away.

Chair Thomas – One of the things that we have been recommending to places with an existing chain-link fence is that they can now have color slats to add more beautification. Please give that some consideration.

Chair Thomas opened the public hearing.

Tomi Riley (applicant) – I appreciate all the staff work that went into preparing this. We would be very pleased to change out the wrought iron for a chain-link fence with slats.

Commissioner Guerra – I thought there was some type of mesh mechanism to be attached to the wrought iron fence, is that correct?

Tomi Riley – I would have to check with staff. I don't remember that being part of the requirement. As I understand it, it's an iron fence to be consistent to what's happening as you go down Alameda.

Commissioner Guerra – Wrought iron is attractive. In my opinion, it would be more visibly pleasing if they have a mesh type mechanism attached to the wrought iron fence.

Tomi Riley - I think we also have some landscaping there that might help.

Chair Thomas – Wrought iron is good. I'm just trying not to see past the wrought iron.

Assistant City Attorney Jones – In Section III Fence/Landscaping of the Conditions of Approval says, "Developer shall remove existing chain-link fencing, including barbed and concertina wire, and replace it with decorative wrought iron fencing all along their front property line on Alameda St. prior to final planning inspection and building certificate of occupancy for the modular control building." It does not say anything about mesh. It says decorative wrought iron fencing. If there's a change desired to that, you would need to change it in the Conditions of Approval.

Chair Thomas – No, that sounds good to me.

Tomi Riley – There will be landscaping in front of the wrought iron fence and to some degree there will be some minimizing of the visual.

Chair Thomas closed the public hearing.

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Hernandez, to approve staff's recommendation, thus adopting Resolution No. 24-2872. Motion carried, 9-0.

8. MANAGER'S REPORT

Planning Manager Palmer - Part of our award-winning Economic Development Strategic Plan was to come up with an online portal for permit submittals and paying those online. They are all part of an expedited process to get permits and plans in and out of offices quicker. I would like to pass the microphone to Project Manager of Implementation for this project McKina Alexander.

Senior Planner Alexander – This load that was tasked for our team about two years ago was carried heavily by Assistant Planner Garcia and Assistant Planner Collins. The rest of our planning staff also dedicated hundreds of hours to make sure this project looks great and has the information that is needed. Not only for the citizens but also for the efficiency within our division. Carson Civic Access was launched in April. This is an online permitting process for Building and Safety, Planning, as well as Engineering with their encroachment permits. They can now pay online through this process. Once citizens register, they can monitor their projects online any time, any day, on any device throughout the year. We are looking for evolution with other divisions hopefully to join us. We are trying to recruit Business License and Code Enforcement.

Assistant Planner Garcia – We are here to present our online submittal portal Carson Civic Access. We have a few educational videos that we want to present. We are working on more educational videos that will be available for the public. They will be on our website or the Civic Access home page. We have worksheets and PDFs available for anybody that needs help or further instructions. We have a sample video that shows how to register, and we will have another video that should be finalized by the end of this week and published on our website by the end of next week. It will take the applicant from the beginning to the end on every step. The overall scheme will be very similar for other departments.

Assistant Planner Collins – We have roughly 540 registered users since the release of the portal on June 4th. We've been giving out a handout to everyone that comes to the planning counter to let them know they can access the portal using the QR code or the link. There is also a link on our Planning webpage and there's a link on the city's webpage. We are very knowledgeable in the system. We recommend that if any questions arise to reach out to the Planning Department.

Commissioner Hernandez – Congratulations! How did we get along without it?

Commissioner Huff – This is wonderful. It's like coming out of the dark ages. Congratulations!

Commissioner Docdocil – Congratulations to the entire planning team! Our constituents inquired about getting permits from the city. This basically answered the questions they had about access.

Commissioner Johnson – I want to congratulate staff and acknowledge the importance of moving projects, permits, and processes along. Is this only in archive and data base moving forward or does it archive past projects and plans as well?

Senior Planner Alexander – As of June 4th our new applications are within EP&L. We thought it was more efficient for the projects that were already submitted and already reviewed to keep them in the previous way unless they are larger projects.

Commissioner Huff – It is my understanding that our inspectors were contracted through the county. Are we still doing that?

Planning Manger Palmer – We have contracted staff working for the City of Carson.

Commissioner Guerra – Does this include soil analysis?

Assistant Planner Garcia - That would be more specific for things that are captured in the Building and Safety Division. It would come down to how they have their site configured. When we have an exterior agent that has to review for us, we have something in our workflow where we capture responses of the reviews. My assumption is that theirs is very similar in regards where they can capture that information, but it would only be directly submitted through the portal.

Chair Thomas – How many other departments have come on board?

Assistant Planner Garcia – We currently have Planning, Building and Safety, and Engineering. We're trying to get Business License and Code Enforcement incorporated.

Chair Thomas – If the community wants to have speed bumps in certain street, would they be able to utilize this system?

Assistant Planner Garcia – Yes, if Engineering has an application or a request that they can use through the portal. We don't know all the applications that they incorporated.

Chair Thomas – If there is not an application in the system for a specific thing, then they would still have to come to the counter?

Senior Planner Alexander – Engineering services is set up for their encroachment permits only right now through EP&L. Anything outside of that you would go through the same process whether is calling them or coming in person. However, they are working very hard to incorporate the other processes into Carson Civic Access.

Chair Thomas – If we get approached, we now have an idea of what we can share with the neighborhood.

Assistant City Attorney Jones – I want to commend staff for all their hard work. It brings the city out of the dark ages, and it helps the city comply with the application processing timeline.

9. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Wilson – We have the National Night Out event on August 7th from 5:00 p.m. to 8:00 p.m. at the Sheriff's Department. It's always a wonderful event.

Commissioner Docdocil – I mentioned last time that we have the opportunity to help cohost the Philippine's Independence Celebration. We had some delays with procuring the media of the event. Is there a way to expedite the process? What is the best process to secure coverage of the celebration for our community?

Assistant City Attorney Jones – I'll be happy to speak with you after the meeting and give you the information that you need.

Commissioner Huff – The Sheriff's Department is working very hard with other organizations to change the way business is done in Carson. By that I mean how we handle any crime that is happening. They will send notifications to put you up to speed of some of the things that they are approaching. There's also expungement 2024 that is happening this Thursday at the Community Center for those that have a record and are trying to clean up to find better employment. Call the Community Center for more information.

Commissioner Guerra – Thank you to all the commissioners, staff, and legal counsel for the hard work.

Commissioner Johnson - Happy to be here, happy to see progress being made, and steps made to speed things up in the future.

Commissioner Mfume – Are there any plans to repair 213th street starting at Avalon up to Selwyn? Cars are swerving to try to avoid the breakage in the street.

Chair Thomas – There are plans to repair the street. There was a mailer that went out to all the residents that listed the streets and what dates they are expected to get to them. You can always call Public Works and contact Arlington.

Commissioner Hernandez – I want to encourage everybody to get out there and vote.

Vice Chair Diaz – Thank you to my colleagues and staff for the great work. Thank you for the wonderful presentation.

Chair Thomas – My heart was broken and sadden by the loss of an employee of City of Carson. His name was Solomon "Mo" Solomona. We lost Mo last week while on the job. I met Mo doing special events in the city. He will truly be missed. He was an incredible guy. I want to offer condolences to his family. Our prayers are with them. They will be notifying the city of the arrangements. To the applicant, thank you for your project and for coming to Carson. I also want to commend staff. There's a lot going on behind the scenes. They work feverishly to make these meetings seem so easy. I would like to commend Assistant City Attorney Jones and our secretary Laura. Thank you to our commissioners for continuing to give your time to come to these meetings and continue to do what we do to make the city a better place.

10. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

Dianne Thomas
Chairperson

Attest By:

Laura Gonzalez
Planning Secretary