



TUESDAY, AUGUST 27, 2024  
801 East Carson Street, Carson, CA 90745  
Juanita Millender-McDonald Community Center  
Carson Dominguez Hall  
6:30 p.m.

**MINUTES**  
**MEETING OF THE**  
**PLANNING COMMISSION**

Members:	Dianne Thomas Chair	Louie Diaz Vice Chair	Frederick Docdocil
	Carlos Guerra	Del Huff	Richard Hernandez
	DeQuita Mfume	Clarence Johnson	
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 6:32 p.m.

---

**2. PLEDGE OF ALLEGIANCE**

Commissioner Mfume led the Salute to the Flag.

---

**3. ROLL CALL**

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

Planning Commissioners Absent: Wilson

Planning Staff Present: Senior Planner Alexander, Assistant Planner Collins, Assistant City Attorney Jones, Planning Secretary Gonzalez

---

**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 23, 2024**

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Guerra, to approve the minutes as presented. Motion carried, 8-0. (No vote from Commissioner Montecarlo as he replaced Commissioner Wilson after the vote.)

---

**7. PUBLIC HEARING**

**A) Site Plan and Design Review (DOR) No. 00007-24 and Conditional Use Permit (CUP) No. 1132-24**

Request:

A request to consider finding a CEQA exemption and conditionally approving Site Plan and Design Review No. 00007-24 and Conditional Use Permit No. 1132-24 for a new auto repair and collision facility with a paint spray booth located at 17126 S. Broadway Street.

Staff Recommendation:

Assistant Planner Collins presented the staff report and the recommendation to ADOPT Resolution No. 24-2874, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 00007-24 AND CONDITIONAL USE PERMIT NO. 1132-24 AND FOR A NEW AUTO REPAIR AND COLLISION FACILITY WITH A PAINT SPRAY BOOTH (SOUTH BAY FLEET SPECIALIST)."

Commissioner Docdocil – The border for Carson to the north is Alondra and Figueroa to the west. When I type the address is showing as Gardena for some reason. I'm not sure how that could be.

Assistant Planner Collins – That is just the postal service zip code.

Angelica Sepulveda (Applicant) – I'm very excited to come to the city. I am currently in Hawthorne. We wanted to expand our business and bring jobs to the city. We are very excited to bring collision services to this area. We do a lot of things with LAX, Amazon, and companies that need our services. Being closer to the 91, the 110, and the 405 is going to help us expand and grow.

Commissioner Huff – I went by today, and I hate to tell you that you have graffiti.

---

Angelica Sepulveda - Once we are there, we'll keep it off for sure.

Chair Thomas – What goes through my mind when I think in terms of a business like this is the turnaround time of vehicles that need repair. We see auto repair and paint places where they have cars parked everywhere. What is your plan? How do we mitigate that?

Angelica Sepulveda - In Hawthorne we have probably half the size and we never park customer vehicles on the street. At this location we're going to have a bigger space and we are enclosed. We do it by appointment only and we schedule repairs accordingly. We can only help so many people at one time. The cars are always inside while we work on them. We are not going to be working in the parking lot. We will only take what we can hold.

Chair Thomas – I'm excited for your business to come to that spot because it will make it look much nicer.

Commissioner Guerra – There were delays in shipping parts due to the Corona Virus. Are you still under that pressure of not adequately receiving the required parts to reassemble the vehicles in question?

Angelica Sepulveda – It has improved tremendously. We are still seeing a trickle of that. We try to order the parts ahead of time so that when we have the car, we already have the parts.

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

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Docdocil, to approve staff's recommendation, thus adopting Resolution 24-2874. Motion carried, 9-0.

**B) Site Plan and Design Review (DOR) No. 1874-21, Conditional Use Permit (CUP) No. 1113-21, and Tentative Tract Map (TTM) No. 83597**

Request:

A request to consider finding a CEQA exemption and approval of DOR No. 1874-21 and CUP No. 1113-21, and TTM No. 83597 for the development of a 50-unit condominium project at 336 E. Carson Street.

Staff Recommendation:

Staff recommends that the Commission continues this item without opening the public hearing as staff is gathering information on the project.

Senior Planner Alexander – The applicant and I are still working out some details and we both agree that it would be in the best interest to request to push the meeting to September 24<sup>th</sup>.

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Guerra, to continue this item to September 24, 2024. Motion unanimously carried.

**C) Maupin Carson Townhomes - Design Overlay Review (DOR) No. 1890-22, Conditional Use Permit (CUP) No. 1117-22, and Tentative Tract Map (TTM) No. 83598**

Request:

A request to consider finding a CEQA exemption and approval of DOR No. 1890-22, CUP No. 1117-22, and TTM No. 83598 for the development of a 34-unit residential condominium project.

Staff Recommendation:

Senior Planner Alexander presented the staff report and the recommendation to ADOPT Resolution No. 24-\_\_\_\_, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1890-22, CONDITIONAL USE PERMIT NO. 1117-22 AND TENTATIVE TRACT MAP NO. 83598 FOR A 34-UNIT TOWNHOME CONDOMINIUM DEVELOPMENT AT 215-231 W. CARSON STREET (APNs 7343011013, 7343011018, 7343011019 and 7343011020)."

Senior Planner Alexander – I want to bring to your attention the Conditions of Approval. The beginning of Condition No. 83 was changed from "*prior to tentative map approval*" to "*prior to final map*", the rest remains the same. After speaking with the developer, staff has agreed to delete Condition No. 163. As a residential property, it's up to the property owners to have any type of surveillance. We found that to be an acceptable reason to delete that recommended condition of approval.

Commissioner Hernandez – I did not see any facilities for the handicap.

Senior Planner Alexander – There are walkways and ramps throughout the site. The ADA parking spaces are represented by a light blue triangle. According to our Zoning Code they are in compliance with ADA parking.

Commissioner Monteclaro – Is this project a townhouse, townhome, or condominium? Can you please clarify the difference?

Senior Planner Alexander – The project is for residential condominiums. The design is townhouse meaning that they are vertical attached features in terms of the design of the buildings. They are residential townhomes condominiums.

Commissioner Monteclaro – If you're the homeowner, do you own the building and the lot?

Senior Planner Alexander – You own that vertical space where your unit is. The property owner would be responsible for that unit space. There will be a CC&R to kind of cover the shared areas that the HOA would need to take care of.

Commissioner Monteclaro – Will the source of the water be responsibility of the project owner or the city?

Senior Planner Alexander – Each unit owner will be responsible to their water usage. Each unit will have their water bill.

---

Commissioner Monteclaro – Are the ten guest parking spaces for each of the buildings or for the entire buildings?

Senior Planner Alexander – Each building will have one designated parking space. There are two more spaces towards the middle of the project site. The ten parking spaces are dispersed throughout the site.

Commissioner Monteclaro – Are there any handicap spaces?

Senior Planner Alexander – According to the code they are allowed to have one space which is being provided at the middle of the project site.

Commissioner Monteclaro – Ten guest parking spaces may not be enough.

Chair Thomas – Every unit will also have a two-car garage.

Senior Planner Alexander – One guest space parking is required for every four units. They are providing what is required by our code.

Commissioner Johnson – I was wondering if there could be a compromise between the open space and the additional guest parking.

Senior Planner Alexander – There is a requirement for the open space. I don't believe there's going to be a compromise with that.

Chair Thomas – I have a great concern with ingress and egress. From a safety perspective, I never want to see a building with one way in and one way out. What is the contingency plan?

Doug Maupin (Applicant) – This site lends itself to this design because the streets are 27 feet wide. It is impractical to put two curb cuts in the amount of frontage that we have on Carson Street. We have this incredible infrastructure there with telephone poles and site drains. I think for 34 units a single access is fine. I've built a lot of these over the years.

Chair Thomas – If there's a fire and the ingress/egress gets blocked, what is the plan to take the people out?

Doug Maupin – They can walk on both side of the project.

Chair Thomas – You have a wall around it, how do you get out?

Doug Maupin – We'll put a gate on both sides.

Chair Thomas – You have to go back to the drawing board.

Doug Maupin – We took this to the Fire Department. We've been working on this for three and a half years. We have done everything that the city has required of us design wise. If the Fire Department okayed this design, I don't see why you would have a problem with it.

Chair Thomas – I've seen situations where there was only one way in and one way out, families get trapped. We have a location in Carson right now, it has one way in and one way out. It has been a disaster area. There have been families that were burned in that place in the past years. I'm talking about Scottsdale.

Doug Maupin – Scottsdale is a huge project. You can't compare this to Scottsdale.

Chair Thomas – Anywhere you build, you have to have a scape alternative.

Doug Maupin – Not for cars, maybe for people. You can stand in the open space and not be trapped. You can walk on the sidewalks and not be trapped. I've built these one hundred times and to compare this to Scottsdale is not fair. The Fire Department has approved our plan, our circulation, our access, and the widths of the driveways. Who's to say two driveways won't get blocked in an emergency.

Chair Thomas – One can get blocked, and you have no alternatives. There's not a backway to get out because there are homes in the back of the property and there are walls all around.

Doug Maupin – Fire sprinklers are required in every building. Scottsdale does not have fire sprinklers. This is only 34 units not 300 hundred units. We can provide pedestrian access to both sides of these houses. There's no reason why someone can't walk out of this project if the driveway is blocked.

Chair Thomas – You made arrangements for people that are not able to walk.

Doug Maupin – Well, that's required.

Chair Thomas – I hear what you're saying, thank you.

Chair Thomas opened the public hearing.

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

Commissioner Hernandez – There are condominium units on 228<sup>th</sup> and Main. Years ago, they had the same problem where emergency vehicles wouldn't be able to fit in case of an emergency or fire and they made adjustments.

Commissioner Monteclaro – Is there a way for the applicant to make another exit?

Chair Thomas – I'm expressing my concern. My colleagues will make up their own minds when it's time to vote. I never want to see a building or complex where there is not an escape other than one way in and out. You don't know what can happen and you don't know what's going to happen. Why put people's lives at risk? We have to find another way.

Commissioner Johnson – Are you talking about widening the existing exit or creating another exit?

Chair Thomas – I'm not talking about widening, there needs to be an alternative.

---

Commissioner Monteclaro – Before approving, can we add as a condition to include a second entry/exit?

Assistant City Attorney Jones – Yes, you can make a motion to include a condition of approval to that effect, but they would still have to figure out a way to design it that would work. Rather than jumping to that decision, I think that it makes more sense if the commission is non-compliant to approve the project with one entry and one exit. Move to continue the public hearing, invite back the Fire Department at the next hearing, and give staff time to work with the applicant to see if there's a feasible design alternative. Resume consideration of the matter subsequent meeting when we have the Fire Department available and after staff has had time to work with the applicant to see if there's a feasible way to design it.

Commissioner Guerra – Would a simple curve cut facilitate adding an appropriate escape route or do you believe that would be too difficult?

Senior Planner Alexander – I think that's challenging and I don't believe that would solve it. The traffic engineer can confirm that. This lot is very constrained to provide another egress/ingress to it. We can go back and discuss if there are any design features. Providing another driveway could also interfere with adjacent driveways close to it. That is my response from my past experiences with projects. Assistant Attorney Jones mentioned that we can still go back if the commission decides to continue it, we can go back and discuss it a little further and bring back the Fire Department to our next meeting to ensure the safety component to it. John Merrill is here to talk about the curb cut portion of your question.

Chair Thomas opened the public hearing.

John Merrill (Traffic Engineer) – A curb cut in my opinion would cause concerns with traffic flow. Any time you have adjacent driveways that are closely spaced you have the possibility of interaction with traffic. It could cause delays on Carson Street, and it would also cause more conflict points. That would be the biggest concern that we have.

Commissioner Guerra – Let's say there are circumstances where people need to flee, wouldn't it be feasible to have a second escape route?

John Merrill – I differ the question about safety to the Fire Department just because they are the experts in providing safe environments.

Commissioner Guerra – Under dangerous situations people don't drive that well and if they only have one way out it could enhance the serious nature of the situation. We certainly don't want people to die trying to leave a situation that they need to escape from. To resolve that we need an alternative escape route.

Commissioner Docdocil – Nicolle Avenue has a cul-de-sac just north of the property line. Would it be possible to make that the alternate exit route?

John Merrill – I'm not familiar with the site plan and the traffic study. They were prepared a while ago. I can't answer that question. I don't know the circumstances of the property.

---

Chair Thomas closed the public hearing.

Planning Commission Decision:

Chair Thomas moved, seconded by Commissioner Huff, to continue this item for a later date. Motion carried, 8-1.

---

**8. MANAGER'S REPORT**

Thank you for being kind and I'm looking forward to keeping working with you.

---

**9. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Monteclaro – I'm glad to be back. Maybe next year I'll be enjoying my retirement. I'm happy that I'm still strong and to be of service to this commission and to the City of Carson.

Commissioner Docdocil – I want to express my appreciation to my fellow commissioners, city staff, and members of the public that attend these meetings. In our meetings we always talk about beautifying Carson and within the past week we cleaned up the railroad tracks over Main Street. We are beginning celebration preparations for the Pilipino History Month on October 12<sup>th</sup> and Larry Itliong on October 26<sup>th</sup>.

Commissioner Huff – Carson is doing a terrific job with keeping things going, keeping citizens informed of the rules and regulations, helping our children get back to school, keeping seniors informed on medical and what to do in an emergency. This commission is outstanding and I'm proud to be here.

Commissioner Guerra – I was pleased to hear from the applicant about the Covid19 disruption regarding materials. It has also affected our projects. We were unable to continue to proceed at the rate we wanted because of the chain disruption. It was great to hear from the applicant that it's been somewhat mitigated. Hopefully, we don't have any delays due to the covid pandemic and the supply chain disruption so that we can do a better job.

Commissioner Johnson – Happy to be here, happy to see progress being made, projects in line, and be of service.

Commissioner Mfume – I want to commend my fellow commissioners and staff. They are serious about the work that we do in Carson. You can tell that they love the City of Carson, the community, and the people who live in Carson.

Commissioner Hernandez – What's the status of the report with all our projects?

Senior Planner Alexander – We plan on bringing a yearend review around September or October.

Vice Chair Diaz – Thank you to everyone that came out and to my colleagues.

Assistant City Attorney Jones – I would like to thank the IT staff for putting this set up together. I know that it was not easy to do under the circumstances. We needed to comply with the Brown



---

Act, so we told them we needed to meet in person. We'll be moving back to the council chambers soon.

Chair Thomas – It's been a good night. I appreciate the support from all the commissioners. We're all in favor of bringing new projects to Carson. We also want residents and the people moving into those places to be safe and feel safe. On another note, Planning Manager Palmer got married this weekend. We will celebrate him when he comes back.

Secretary Gonzalez – There's someone from the public with a question.

Julie Vasquez (Resident) – I was concern about the meeting regarding 336 E. Carson.

Chair Thomas – They are still working with some issues, and they are expecting to bring it back on September 24<sup>th</sup>.

---

**10. ADJOURNMENT**

The meeting was adjourned at 8:02 p.m.

---

Dianne Thomas  
Chairperson

Attest By:

---

Laura Gonzalez  
Planning Secretary