



TUESDAY, SEPTEMBER 24, 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	Leticia Wilson
Alternates:	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 6:31 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Docdocil led the Salute to the Flag.

3. ROLL CALL

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

Planning Commissioners Absent: Mfume, Hernandez

Planning Staff Present: Senior Planner Alexander, Senior Planner Coleman, 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 – August 27, 2024

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Guerra, to approve the minutes as presented. Motion carried, unanimous.

7. CONTINUED PUBLIC HEARING

A) 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 and 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. 24-2873, 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)."

Chair Thomas opened the public hearing.

Doug Maupin (Applicant) – I appreciate your time tonight to look at my project. Thank you McKina for helping me make the changes. The L.A. County Fire Department did an incredible job reviewing, approving, and stamping it in one week. I accept all the conditions.

Chair Thomas closed the public hearing.

Planning Commission Decision:

Commissioner Guerra moved, seconded by Vice Chair Diaz, to approve staff's recommendation, thus adopting Resolution 24-2873. Motion carried, 8-0.

B) Anastasi Development Townhomes - Design Overlay 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 located at 336 E. Carson Street.

Commissioner Guerra – How many bicycle parking spots are there in this project? How many egresses and exits are there?

Senior Planner Alexander – There are six bicycle parking spaces. In terms of access, this project is primarily surrounded by residential and two businesses at the frontage. This project has the access to the site off Carson Street. There are no gate exits to the east or west perimeters. There is pedestrian circulation access throughout the site. We worked with the Fire Department in terms of the emergency access not only for their personnel but for pedestrians. This was acceptable by the Fire Department, planning, and engineering staff.

Commissioner Johnson – As it relates to the egress points, what does staff and the Fire Department look for?

Senior Planner Alexander – As planners, we are looking for pedestrian circulation. We are looking for walkways and the best way for pedestrians to get on and off site. We are also looking for safe access for vehicles. We lean on the Fire Department to make sure the accessibility is okay as well as Building and Safety. We route the plans to various units including Building and Safety for ADA accessibility. We route to our traffic engineer and engineering staff to make sure that circulation is okay with field codes as well as pedestrian egress and ingress. The applicant's responsibility is to submit the plans to the Fire Department for their review of not only the water supply but also in cases of the subdivision or townhome projects and apartment projects that are also looking for the pedestrian safety as well as their personnel. It's a collaborative effort happening in the background.

Commissioner Johnson – Will they have fire sprinklers?

Senior Planner Alexander – Each unit requires to have fire sprinklers. The walkways have to be at minimum of 4 feet wide. This project has proposed 5 feet walkways. You are looking at collaborative effort to make sure that they meet not only building, fire, planning code, and traffic. We all work together.

Commissioner Johnson – Is the green space purely recreational or is that also seen as a potential evacuation point for fire?

Senior Planner Alexander – It's both. In this case evacuation is being shown through the recreational area since it's flat.

Commissioner Monteclaro – Can you please enlighten us on Condition No. 139 of the resolution? Is there an inspection to be done on the construction of the driveway?

Senior Planner Alexander – If the condition is not bolded, it means that they are applicable for either multi-family, apartment, or condominium projects. That specific condition references an engineering code section and before they are able to construct, they have to provide off street plans for engineering to review to make sure that what they are proposing on how to build that driveway approach complies with the codes.

John Merrill (Traffic Engineer) – We have engineering standards that apply to all developments within the city as well as all traffic transportation within the city. This condition says that the driveway must meet that standard plan. The standard plan allows for a certain width and that width is based on what is normally the type of vehicle that is used. We have public works inspectors and building inspector who will check that. After the project is approved by the Planning Commission then the applicant has to submit final plans that go through plan check. We review those conditions, make sure those conditions are incorporated into the plans accordingly, then those plans are accepted by the city for construction. The inspectors will go out there to make sure it's constructed the way the developer has it on the plans. Except in certain cases where there are unknown conditions where they have to improvise accordingly.

Commissioner Monteclaro – Will there be restrictions as to the number of cars that can use the parking area? Do you envision an average number of cars per business? There are some businesses that invite a lot of clients and there are those that don't. How many parking spaces are elected to the live/work units?

Senior Planner Alexander – Live/work units are required to have 1.5 parking spaces and they meet that requirement. The code references offices, it references making sure that residents make their product within the unit, as well as only showing display of their product. It's not necessarily intended for foot traffic.

Planning Manager Palmer – The intention of live/work is not to attract business. It's for your entrepreneurial efforts so you don't have to rent office space other than where you live. You wouldn't see typical commercial uses. You will see things that don't require people to come in because that's not the intent of live/work. We reviewed all the potential applications of live/work and staff will not approve anything that is going to create a nuisance type of environment.

Commissioner Monteclaro – Let's say that I'm a businessman and my business is increasing in volume and customers, will there be a restriction on my part to put signs that will say that this parking space is for my business only?

Planning Manager Palmer – Yes.

Chair Thomas opened the public hearing.

Scott Anastasi (Applicant) – We are excited about the opportunity to finally build something in Carson. I want to thank McKina for putting a couple of years' worth of work to get us here. We have sold live/work in other cities. It can work really well. The buyer is going to have a business

license with the city. You might get an artist, an accountant, or somebody who wants to work from home.

Jeannette Gonzalez (Resident) – I appreciate all the projects that you are doing. I'm here to bring one issue that I believe it almost always gets left out. The developments are beautiful, but we don't pay attention at the impact it has on the street parking. My business happens to be next door to this project. As it is, my parking situation is uncontrollable because there is no one monitoring who parks on the street. There are cars parked there for five days, two weeks, or three weeks. Cars are abandoned and nobody cares. The streets are not swept because the cars are there. I can only imagine how bad this is going to become with more cars from people that are going to live there. My clients stay there for ten minutes at the most but there is never parking. You are going to have three-bedroom units with possibly four cars with two parking spaces. They are going to need more parking. We need to make it feasible for everyone. I have a solution that I need you to visit. Many cities have implemented two-hour parking and parking permits on their main streets. We need your help.

Annay Picazo (Resident) – The homes surrounding the proposed building were built in the mid-century. With a construction of this magnitude and assuming it's going to shake the ground, what would happen to any damages to our homes? What will the developer do to protect us from the pollution and the debris? Who do we reach out to continue talking about this?

Planning Manager Palmer – We are kind of tied with the state legislation. The state is making us not require as much parking as we use to in the past. Carson street is considered a high-quality transit corridor and potentially less parking can be asked from developers. The street parking is something that we can handle separately. I can talk to public works, traffic, and other departments that are involved to make sure parking concerns on this street are being handled. We are at the limit of what we can do because of the state.

Chair Thomas – Every city in the state of California is required to have in their General Plan a certain percentage of housing. I'm finding that traffic is becoming more aggressive and unpredictable. We appreciate your concern.

Vice Chair Diaz – There are conditions and standards that are imposed by the city on these large projects. A lot of the concerns that the residents raised are addressed under the Conditions of Approval. When there is a project and there are complaints or concerns, it's posted on the job site who they can contact that can address those concerns. They can always contact city hall as well.

Chair Thomas – I live in a single-family home and parking is a problem on my street. Now you can convert your garage into an ADU. You are inviting additional cars in the community. We have to make sure we are meeting the requirements for housing and at the same time we have to mitigate traffic and make it as safe as possible.

Chair Thomas closed the public hearing.

Commissioner Johnson – A better place to present the parking issues would be at the public works meeting that takes place on every second Monday of every month.

Commissioner Wilson – I want to thank residents that came out to express their concerns about the project. All the concerns that you have expressed have been concerns that the community has expressed about these sorts of developments. There is a process for construction projects. The city has a process with a lot of steps that the developers and the construction contractors have to follow before they start the process. Our staff members go out every step of the process to make sure that all the laws, rules, and regulations are being followed. I encourage you to get a copy of the agenda because it takes you step by step through all the conditions that are in place that have to be met in order for this project to move forward.

Commissioner Docdocil – We appreciate the community that shows up. We want progress. It's never going to be one hundred percent smooth and there are going to be challenges. We absolutely need to hear our community. Your concerns are certainly noted. Hopefully, we can all work together to mitigate these concerns.

Commissioner Monteclaro – I believe your concerns can also be mitigated by developers carrying a good liability insurance. Does the project have this kind of liability insurance as one of the conditions?

Chair Thomas – Yes, it's in the package.

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Docdocil, to approve staff's recommendation, thus adopting Resolution 24-2875. Motion carried, 8-0.

8. PUBLIC HEARING

A) Tentative Parcel Map (TPM) No. 084441, Case No. TPM 00001-24

Request:

A request for approval of a Tentative Parcel Map (TPM) to subdivide a 29,000 SQ. Ft. parcel into two legal parcels.

Staff Recommendation:

Senior Planner Coleman presented the staff report and the recommendation to ADOPT Resolution No. 24-2876, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 084441 TO SPLIT ONE LOT INTO 2 LOTS LOCATED AT 101 & 117 E. CARSON STREET. / APN 7334-025-036 & 7334-025-039."

Chair Thomas opened the public hearing.

Jason Ball (Applicant) – We have worked in the city since 1983. The properties have two parcel numbers and two tax bills. We need to go through this process to sell one of the properties to the tenant.

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 24-2876. Motion carried, 8-0.

8. MANAGER'S REPORT

Planning Manager Palmer – There are many projects that are coming down. We have been working diligently on Phase 2 of the Zoning Code Update. We will have the draft for you if not by the end of the year but by the beginning of next year. Along with that it's going to have some updates to Phase 1 of the Carson Municipal Code. Now that we had a chance to experience it and staff has been working with it, we see some of the twits that we'll present to you to fit this appropriate to amend some portions of the code.

9. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Monteclaro – It's amazing that our city is growing. I still dream of Costco in Carson.

Commissioner Johnson – Happy to be here, grateful for the opportunity to serve and contribute.

Commissioner Wilson – I want to thank everyone. Our commission meetings run very smoothly. They are very efficient. I appreciate my colleagues in this commission, they are very diligent with respect to each of these projects that come before us.

Commissioner Docdocil – I appreciate staff, the entire team, and the community. What we are doing here is for the future of the city. We have a couple of events coming up. October is Pilipino History Month. We have a celebration on October 12th at the Carson Event Center. October 26th is Larry Itliong day celebration, which is a city holiday.

Commissioner Huff – I would like to thank our Senior Planners for the terrific job. Parking is certainly a problem. I would like to encourage everyone to get out and vote.

Commissioner Guerra – It's an honor and a privilege to serve with my fellow commissioners, staff, and legal counsel. Is there any possibility that they will be building some type of housing on top of the South Bay Pavilion? That is something that I would like to see happening.

Vice Chair Diaz – We are working well together in this commission. My homeowner's association at Dominguez Lincoln Village will be hosting a candidate for our Mayor At Large, Lula Davis-Holmes and for District Council 3, Cedric Hicks. It will take place at 21156 Santa Fe Avenue on Wednesday, October 2nd at 7:00 p.m.

Assistant City Attorney Jones – I would like to thank the commissioners for their service. The city is very fortunate to have commissioners who are dedicated and who care. Staff does an excellent job.

Chair Thomas – We have the best commission ever. Everyone is dedicated to doing the work. We appreciate the sacrifices that are made. I want to thank Senior Planner Alexander for being

on top of everything since our last meeting to make sure that things would run smoothly as they did tonight. I appreciate the dedication of this commission. I would like to announce that the Carson Jazz Festival will take place on Saturday, October 5th at Anderson Park.

10. ADJOURNMENT

The meeting was adjourned at 8:04 p.m.

Dianne Thomas
Chairperson

Attest By:

Laura Gonzalez
Planning Secretary