



TUESDAY, OCTOBER 8, 2024  
701 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

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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)

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**1. CALL TO ORDER**

Chair Thomas Called the meeting to order at 6:32 p.m.

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**2. PLEDGE OF ALLEGIANCE**

Commissioner Johnson led the Salute to the Flag.

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**3. ROLL CALL**

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

Planning Commissioners Absent: Hernandez, Monteclaro

Planning Staff Present: Community Development Director Naaseh, Planning Manager Palmer, Assistant Planner Collins, Contract Planner Guisar, Assistant City Attorney Jones, Planning Secretary Gonzalez

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**4. ORAL COMMUNICATIONS FOR MATTERS NOT ON THE AGENDA**

None

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

None

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**6. CONSENT CALENDAR**

**A) Approval of Minutes – September 24, 2024**

Planning Commission Decision:

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

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**7. CONTINUED PUBLIC HEARING**

**A) Conditional Use Permit (CUP) No. 1102-20 and Design Overlay Review (DOR) No. 00012-24 - Prologis**

Request:

A request for approval of truck related activities within 100 feet of residential properties.

Staff Recommendation:

Assistant Planner Collins presented the staff report and the recommendation to ADOPT Resolution No. 24-2877, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 00012-24 AND CONDITIONAL USE PERMIT NO. 1102-20 FOR A TRUCK-RELATED USE LOCATED LESS THAN 100 FEET FROM A RESIDENTIAL ZONE (24760 MAIN STREET)."

Assistant Planner Collins – Staff believes that a condition should be added to place signs around the property notifying truck drivers and workers of the conditions that we discussed in this presentation.

Bill Rose (Applicant) – It was a little over a year ago that we were here. We all heard the testimony of the neighbors and I think we can agree that it was passionate. The commission rightfully suggested that we simply go talk to our neighbors. We met at two occasions. We met them at the recreational center. It was a very cordial and polite conversation. We got to know each other, we got to hear their concerns, and they got to hear our needs. We had a follow up conversation on site. We were able to see their concerns and they got to see our interest from our perspective as well. We were able to come up with some tailored conditions specific to a tenant. Thank you to the neighbors for meeting with us. It was a very pleasant experience. Thank you to staff, they have been outstanding to work with. They are diligent in their analysis, they have been prompt in responses, transparent, and we are here largely due to their efforts. We have reviewed all the conditions, and we accept them as written in addition to the additional condition presented tonight.

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

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Huff, to approve staff's recommendation with the condition added to place truck travel directional signs, thus adopting Resolution 24-2877. Motion carried, 8-0.

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## 8. NEW PUBLIC HEARING

### A) Carson Triangle - Development and Site Plan Review 00010-24, State Residential Density Bonus Application RDB-00001-24, Vesting Tentative Tract Map 00002-24, and Addendum to Carson 2040 General Plan Update EIR

Request:

A request for approval of a 315-unit residential development.

Staff Recommendation:

Contract Planner Guisar presented the staff report and the recommendation to ADOPT Resolution No. 24-2878, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT AND APPROVING STATE RESIDENTIAL DENSITY BONUS REQUEST NO. RDB-00001-24, SITE PLAN AND DESIGN REVIEW NO. 00010-24, AND VESTING TENTATIVE TRACT MAP NO. 00002-24, SUBJECT TO CONDITIONS OF APPROVAL, FOR A 315-UNIT RESIDENTIAL DEVELOPMENT AT 21126, 21140, AND 21212 AVALON BOULEVARD (APNs 7337-003-012, -013, and -014)."

Planner Guisar – There are certain conditions of approval worth mentioning. There will be signalization and median improvements along Avalon Blvd. There is a condition of approval for façade enhancements for product type B which is one of the townhome products. It will require additional enhancements to be more complementary with the other proposed product with additional materials such as siding, stone, brick, or a similar material type. Condition No. 15 will require four additional amenities, one of which will be contained within the affordable parcel. At the very last minute we discussed additional conditions of approval that should be included in the project. Landscaping shall be used in conjunction with walls and fences to visually soften blank surfaces and deter graffiti. Incorporate additional landscaping to screen and block specific project areas that could be subject to graffiti as determined by the Planning Division. Graffiti must be removed within 72 hours. Existing signs/billboards on the property shall be removed prior to building permits. Condition No. 25 has language missing that was added. It was language related to Notice of Imposition of Interim Development Impact Fees; Right to Protest.

Commissioner Mfume – Are the 32 affordable catered to seniors?

Community Development Director Naaseh – It's catered to very low-income families and individuals. If they happen to be seniors, that will qualify as well but they have to become qualified.

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Commissioner Mfume – They are one bedroom?

Community Development Director Naaseh – That is correct.

Commissioner Mfume – The 405-freeway coming off onto Avalon gets very crowded. I know you are putting a signal light and often times when coming off the freeway it's tough merging over to the left to make a left turn to 213<sup>th</sup> street. How are you dealing with that?

Community Development Director Naaseh – The light would regulate the speed of the traffic allowing people to merge over. I believe that would solve the issue. The traffic engineer has looked at this and has determined that the intersections will function properly.

Commissioner Mfume – Heading north bound on Avalon the lanes turn into one lane when approaching the underpass. I just see a problem there.

Community Development Director Naaseh – The General Plan looked at the entire area. The General Plan doesn't look at specific projects. The traffic study for the General Plan looked at the entire area. The density of this site is a lot higher in the General Plan than the proposed project. The EIR for the General Plan determined that what is existing it's going to work for all the intersections. The only intersections that the study determined that would not operate in acceptable levels was Carson and Main, and Avalon and Carson. All the other intersections were determined to be functioning fine.

Commissioner Mfume – Can you please explain the transportation related qualifications on the draft memorandum? It says "The total VMT per service population impact was determined to be significant and unavoidable. Additionally, since the City of Carson could not demonstrate a reduction of 15 percent or more for total VMT per service population, the General Plan makes an incremental but significant contribution to a cumulative regional impact."

Planner Guisar – That is for the General Plan at maximum buildout for the 40 to 60 dwelling units per acre. They are looking at the city as a whole not this specific site and not this project as proposed, which is significantly less intense. With a significant and unavoidable VMT right now the thresholds for the General Plan updates for most cities demonstrate that there is a significant unavoidable impact for traffic regardless of whatever city you're in. That's how future growth works. In this case since the project is proposing less density you won't have the severity that is explained in the General Plan Update EIR.

Commissioner Johnson – Can you give a little more insight into us satisfying the city's regional housing needs allocation (RHNA) with the project?

Assistant City Attorney Jones – I think it was for very low income and extremely low-income units. The city was expected to produce 1770 new units during the planning period which was essentially 2021 to 2029. That is a portion of the total RHNA housing production that the city is expected to add during that period. The total for all income across including market rate is 5,680 and the housing element did not count on this site for production of any affordable units. This project would produce 32 very low-income affordable units so it would be a net benefit or net gain to the city of new very low-income units.

Commissioner Johnson – What is the proposed density for the project?

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Planner Guisar – 22.4 total across the site.

Commissioner Johnson – What is the allowable density?

Planner Guisar – Under the General Plan it would be a minimum of 40 but up to 60 dwelling units.

Chair Thomas – In one of the sections of the General Plan, the state mandates that every city in the state of California will reach a certain number of housing units whether they are very low, low, moderate to high income. For any city's General Plan to be accepted by the state you have to be able to meet those requirements. The idea is to try to rectify in the state of California the housing crisis that we have. This project as stated was not even thought to be a project that would contribute to our goal for low income but by coming in with at least 32 units it does help towards the goal that the city is looking for. The concessions that are being requested in this project are concessions that the state has mandated.

Brendan Kotler (applicant) – We are excited about bringing more projects to the city. We think this one is special. Your staff is amazing. Thank you for all your time and effort. The signal light that was being referenced on Avalon is going to be designed with or without this project. The signal light that was already going is based on other projects in the area. I think it will make traffic going up and down that area a little bit better. This is a less dense project than what was studied in the General Plan EIR. Some of the impacts that were described in the General Plan EIR are going to be less than what was anticipated because this project has the reduced density.

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

Planning Commission Decision:

Commissioner Guerra moved, seconded by Vice Chair Diaz, to approve staff's recommendation with Conditions of Approval mentioned by Planner Guisar, thus adopting Resolution 24-2878. Motion carried, 8-0.

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## **8. MANAGER'S REPORT**

Planning Manager Palmer – October is National Planning Month. Last year the City Council was gracious enough to give us a proclamation. On October 22<sup>nd</sup>, I shall present the proclamation once again to the Planning Commission and in addition to that we'll have a year end planning review where we'll be able to show you projects that you worked on over the past year.

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## **9. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Wilson – It's a team effort and it's really great to be part of all this wonderful progress that we have going on in the city of Carson.

Commissioner Docdocil – I was already excited last time we met with projects of 34 and 50 units and then we come up with 315 out of nowhere. Planning Manager Palmer said that there was going to be work and I didn't realize that it was happening. There is always a sense of

pride when you hear good things about people that you work with. Every applicant that has come before us has nothing but great things to say about the team that we have here. Let's continue to do this. There's a lot of growth and I'm proud to play a small role.

Commissioner Huff – It is really a sense of pride to sit with the rest of the commissioners. It's wonderful to see our city grow the way it's growing.

Commissioner Guerra – I would like to thank our staff for their diligence and hard work specially our city attorney who keeps me on my toes. A lot of people don't know that we have a boxing gym here in Carson. We are going to have a fight night on January 17<sup>th</sup> held at the Community Center for \$45.00. I'm happy about this project. It's exciting to see something being done with that site.

Commissioner Johnson - Happy to be here, happy to serve, happy to see projects being approved, and housing in our city.

Commissioner Mfume – I am thrilled to see this triangle project. It's going to be beautiful, and we do need the housing.

Vice Chair Diaz – There will be times when we won't agree which it's okay, but we are getting through the business that we are supposed to be doing. I appreciate everybody for their due diligence. The project spoke for itself.

Assistant City Attorney Jones – Thank you for your service. The city is very fortunate to have you.

Community Development Director Naaseh – It's good to be here before the commission. I don't get to come here very often. I think Chris has done a great job with all the projects that he brings to the commission. Ben is priceless. I call Ben daily for his assistance. Everybody in our staff is great to work with. The commission has one of the most important jobs in the city, basically to approve the future of the city.

Planner Guisar – Thank you for the opportunity to assist the city.

Chair Thomas – It's been a great night. We tried to think of everything to make sure that the residents and the businesses coexist like a family.

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## 10. ADJOURNMENT

The meeting was adjourned at 7:43 p.m.

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Dianne Thomas  
Chairperson

Attest By:

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Laura Gonzalez  
Planning Secretary