



TUESDAY, FEBRUARY 25, 2025
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	Isaac C. Young Associate 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 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Wilson led the Salute to the Flag.

3. ROLL CALL

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

Planning Commissioners Absent: Guerra, Monteclaro

Planning Staff Present: Planning Manager Palmer, Senior Planner Alexander, Associate Attorney Young, Secretary Solis

4. ORAL COMMUNICATIONS FOR MATTERS NOT ON THE AGENDA

None

ITEM NO. 6A

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

Salvador George (Carpenters Union Local 323) – I would like to commend the City of Carson for their proactive steps in streamline development process by allowing administrative approval. The city is fostering an environment that attracts investments and fuels economic growth. This amendment is a clear signal to developers that Carson is a competitive business friendly city ready for smart and sustainable growth. However, as we remove barriers for development, it is crucial to ensure that this investment translates into the real benefits for the people of Carson. Our city has a rich labor history and with the right policies we can ensure that this economic growth uplifts our residents particularly our youth by providing access to well paying lifelong careers in the trades. We urge the city to incorporated key workforce development provisions into this initiative including prevailing wage apprenticeship and development, workforce development, labor standards enforcement, and equitable contracting programs. By coupling these amendments with strong labor standards and workforce development initiatives Carson can solidify its position as a leader and equitable economic development, one that not only attracts businesses but also invest in its people. This approach will ensure that Carson remains a city that is both competitive and proud of the workforce it fosters. We look forward to working collaborative with the city to ensure that these projects benefit both developers and the hardworking men and women who build them. To speak a little bit more about prevailing wage requirements and showing that ensuring the projects benefiting from streamline approvals uphold preventing wage standards will protect the workers from exploitation and guarantee that the public and the private investments contribute to a fair and livable wage economy. We encourage the city to include language that requires developers to hire from state certified apprenticeship programs prioritizing local hiring initiatives that connect young people, career seekers, lifelong sustainable careers and skilled trades.

6. CONSENT CALENDAR

A) Approval of Minutes – February 11, 2025

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Mfume, to approve the minutes as presented. Motion carried, 7-0.

7. NEW BUSINESS DISCUSSION

A) WORKSHOP DISCUSSING TENTATIVE TRACT MAP (TTM) AND TENTATIVE PARCEL MAPS (TPM) AND APPROVAL AUTHORITY

Planning Manager provided a presentation.

Salvador George - I think the biggest part that we're missing here is the investment to our community. We have a lot of apprentices and there are a lot of youth in the program right now that are going to their apprenticeship that could really benefit from these types of developments. If there was a mechanism put in place as part of this amendment that would help us help these contractors have some sort of apprenticeship, have some sort of labor standards, and why not prevailing wages. A lot of these developments are going to generate wealth for these developers. I think a small portion could go to our community and our folks that are in the labor workforce.

Chair Thomas – Every council meeting I have attended where there was a developer involved, it was always requested that prevailing unions are considered. This city does not leave out the benefits that can be accrued by those who are going to do the development. The council is making sure that in approving those projects that all the subject matter that you brought up is included in there.

Vice Chair Diaz – I think there are two other components that we should always consider about the community development agreement, how that applies to the projects that come here and how that helps support the surrounding community as well as local hire.

Chair Thomas – I have seen the council insist that a certain percentage of the workforce for the development is Carson residence, it's something that our Mayor Lula Davis-Holmes is passionate about.

Vice Chair Diaz – I would like to add a third component, Project Labor Agreement (PLA) for large projects.

8. PUBLIC HEARING

B) CARSON MUNICIPAL CODE AMENDMENT (2025ZTA-001)

Planning Manager Palmer presented the staff report and the recommendation to continue this item to March 11, 2025, to receive additional public testimony if any.

Chair Thomas – We have permits that are part of the Carson Municipal Code but there are also county permits that kind of drag the process out. What we are attempting to do with the changes that we are looking to make is not to affect the hiring in any way. It is to expedite the process so that developments can begin sooner than later as opposed to two years as stated. It also puts control of the development at the Planning Commission and the City Council. We're trying to make sure that we have the majority say about what is going to be developed here in Carson.

Associate Attorney Young – Planning Manager Palmer did a good job explaining the intent behind it. If we keep the public comment time open for the next hearing on March 11th and it will give them opportunity to speak and inquire further.

Commissioner Huff – Does this in any way speak to the land use?

Planning Manager Palmer – Yes.

Commissioner Johnson – I want to thank Planning Manager Palmer for a very innovative solution to a challenge that I have been seeing for some time. I know that speeding things up saves money. Saving money at the top does trickle down to the bottom. To address the public comment, if we start blanketing requirements, we basically end up back where we are with the TTM. Those programs are very important and I think it should be looked at on a case-by-case basis. At some point when you do blanket those requirements or you have the TTM requirements, it will be extraordinary costly to build, and every developer will come from outside of the city. You won't have the mom-and-pop developments, you won't have religious developments, which is going on all over LA. We see blanket requirements impacting those cities. It's important to look at things on a case-by-case basis, keeping in mind the importance of the programming, the importance of the prevailing wage, but really have a wide-angle view.

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Docdocil, to continue this item to March 11,2025. Motion carried, 7-0.

9. MANAGER'S REPORT

Planning Manager Palmer – We have great stuff coming up. I'm going to try to break up the reading for you, will give a workshop, introduce it, get some questions out and then we'll have the hearing.

10. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Johnson – Happy to be here, happy to be contributing and supporting innovative change. I think this is the beginning of many innovative ideas. I'm happy to be part of it and hopefully as a city we'll make a change. Hopefully, we can encourage others around us to do so. Understanding the pressure from recent disasters, building is more important than it's been.

Commissioner Mfume – I'm happy to be here this evening. I love the changes that are happening. Removing barriers is always important.

Commissioner Wilson – I want to thank Commissioner Johnson for his commentary. We have a good community and commission that really supports your commentary. Our City Council understands the importance of uplifting our community.

Commissioner Docdocil – I want to express my appreciation to Planning Manager and staff for the preparation that it takes to run these meetings. It's always a privilege being with my fellow commissioners.

Commissioner Huff – Do we have our own engineers with the city?

Planning Manager Palmer – Yes.

Vice Chair Diaz – I echo the same sentiments of my colleagues here.

Chair Thomas – Always a pleasure to be here and to handle the city’s business. I love when it’s moving forward and the idea that this city is always thinking about its residents. The residents are always under consideration to make sure that they are well cared for. We want to be friendly to the businesses because that is revenue that is coming to the city. We had our largest crowd at our Black History celebration. The State of the City will be on March 20th at the Carson Event Center at 11:00 am.

11. ADJOURNMENT

The meeting was adjourned at 7:11 p.m.

Dianne Thomas
Chairperson

Attest By:

Laura Gonzalez
Planning Secretary