



TUESDAY, APRIL 22, 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 Montecarlo		
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 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Johnson led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: Thomas, Diaz, Huff, Mfume, Johnson, Guerra, Montecarlo

Planning Commissioners Absent: Docdocil, Wilson

Planning Staff Present: Senior Planner Alexander, Planning Secretary Gonzalez

4. ORAL COMMUNICATIONS FOR MATTERS NOT ON THE AGENDA

John Edmond (Edmond Group) – Our client is the Orden Company. As part of their portfolio, they own a property at 22309 Main Street. It's been a vacant gas station for about twelve years. I'm here to speak briefly about the property. We are doing community outreach. I have an invitation to provide to you. This is going to members of the community within 1,500 square feet from that site. We've reached out to the high school and the property owners adjacent. Currently, my colleague who is the Principal Manager of the Orden Company is at Jim Dear's Community Town Hall tonight. There's a lot of information in this mailer going out. It was a gas station from 1968 to 2012. It was closed and the soil was remediated. It's been heavily marketed for the past 12 years. The property is too small for most retail uses. We would like to engage with the community to support a new plan proposing a family casual dining restaurant. We started with phone calls, mailers, knocking on doors, and we'll also do some other communication as well as the website that's active right now. You can sign up to be emailed information as we go through this process. This is the first step of many steps. We want to be able to be transparent, open, and communicate with folks about what we hope to do as we move through the process. We are starting with the community and you as the leaders of the community. We are humbly inviting you to attend the meeting. We appreciate your service and dedication to the community.

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

None

6. CONSENT CALENDAR

A) Approval of Minutes – February 25, 2025

Planning Commission Decision:

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

7. PUBLIC HEARING

A) Tentative Tract Map (TTM) No. 84347

Request:

To construct a 51-unit multi-family condominium development on a 1.2-acre site located at 438 W. Carson Street.

Staff Recommendation:

Staff recommends that the Commission continue this item as staff is finalizing information on the project. Therefore, staff is recommending this item be continued to the May 13, 2025 Planning Commission meeting.

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

Planning Commission Decision:

Commissioner Huff moved, seconded by Commissioner Mfume, to continue this item to the next meeting on May 13, 2025. Motion carried, 7-0.

8. MANAGER'S REPORT

None

9. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Montecarlo – I want to express my sympathy and condolences to the passing of Pope Francis and for the vehicle collision at the intersection of Figueroa and Sepulveda that happened last week.

Commissioner Huff – I would like to join Commissioner Montecarlo as far as the pope. He continued to serve all the way to the end knowing that he had been advised not to go out to be among the people or to make that final speech, but he decided to do it anyway. It takes a lot of courage. I think that our desire in this commission is to serve to the end and to do our utmost.

Commissioner Guerra – I would like an update by planning staff of the façade upgrades that are being done.

Commissioner Johnson – Happy to be here and happy to serve.

Commissioner Mfume – I echo the sentiments of the passing of the pope, he was a great man.

Vice Chair Diaz – I'll be hosting a health fair Saturday, May 10th from 12:00 P.M. to 3:00 P.M. at the Dominguez Lincoln Village Community Center at 21156 S. Santa Fe Avenue in Carson. Everyone is welcome.

Chair Thomas – On the previous two meetings I mentioned my concerns about In-N-Out Burger double turning lane. The traffic signal to turn is on back order at this time and should be received sometime in September. They will be completing it once the traffic signal is received. Going back to Commissioner Guerra, we get the year-end report where we see all the approved projects by the Planning Commission. They do an excellent job of making sure the report is publicized. They present it at our meetings which the public gets to see. It gets presented to the City Council and it's also showing up in the State of the City.

10. ADJOURNMENT

The meeting was adjourned at 6:59 p.m.

Dianne Thomas
Chairperson

Attest By:

Laura Gonzalez
Planning Secretary