



TUESDAY, MAY 13, 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

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|-------------|--|---|--------------------------------------|
| Members: | Dianne Thomas Chair | Louie Diaz Vice Chair | Frederick Docdocil |
| | Carlos Guerra | Del Huff | 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 6:31 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Guerra led the Salute to the Flag.

3. ROLL CALL

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

Planning Commissioners Absent: Diaz

Planning Staff Present: Planning Manager Palmer, Senior Planner Alexander, Assistant Planner Collins, Assistant Planner Garcia, 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 – April 22, 2025

Planning Commission Decision:

Commissioner Mfume moved, seconded by Commissioner Guerra, to approve the minutes as presented. Motion carried, 8-0.

7. CONTINUED PUBLIC HEARING

A) Tentative Tract Map No. 84347

Request:

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

Planning Manager Palmer – We recommend that the commission removes this item from the agenda and we'll re-notice it when the time is appropriate.

Planning Commission Decision:

Commissioner Huff moved, seconded by Commissioner Docdocil, to put aside this item until further notice. Motion carried, 8-0.

8. PUBLIC HEARING

A) Design Overlay Review No. 1747-18, Conditional Use Permit No. 1076-18

Request:

A request for approval of a Site Plan and Design Review (DOR) and a Conditional Use Permit (CUP) to develop a new drive through car wash and related site improvements at a 2.5-acre property that currently contains a Chevron gas station and McDonald's located at 17455 Central Ave.

Staff Recommendation:

Assistant Planner Garcia presented the staff report and the recommendation to ADOPT Resolution No. 25-2886, 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. 1747-18 AND CONDITIONAL USE PERMIT 1076-18 TO DEVELOP A NEW DRIVE THROUGH CAR WASH AND RELATED SITE IMPROVEMENTS AT A 2.5 ACRE PROPERTY THAT CURRENTLY CONTAINS A CHEVRON GAS STATION AND MCDONALDS."

Commissioner Huff – If this project moves forward, we have the owner's commitment to hire directly from our community. Hopefully, this development will help us with some of the unhoused people and the truck drivers that make that property their home.

Commissioner Wilson – There are similar carwashes that recycle the water. I was curious about whether this carwash was that type.

Assistant Planner Garcia – They do recycle some of the water. The architect is here to speak on that.

Chair Thomas opened the public hearing.

Kevin Netty (Applicant) – We've worked on this project for a very long time. The biggest concern that I would like to mention is that I truly want to contribute to the community by creating an establishment to replace what's going on currently in the back lot. There are many illegal activities taking place. I see drugs, syringes, homeless, and theft. A lot of truck drivers use that area as a source of prostitution at night. We can create jobs and contribute to the safety of the neighborhood. We can eliminate so many wrong activities that are taking place. Since I've been there, I added 60 cameras and removed about 75% of the crime that was taking place at the gas station.

Richard Finkel (Architect) – Recycling with carwashes is done by the water that is sprayed on it in a shaded structure. It flows into a trench in the middle of the carwash. There's an outlet drain called a clarifier where the water flows into and where all the mud and metals and heavier materials settle to the bottom. The outlet pipe from that clarifier takes the water that is now cleaner, and it's pumped back into the carwash where it's being used to do the initial rinsing of vehicles. When you take your car to any carwash the initial rinse of your vehicle is what you might call dirty water. It doesn't have grit on it, all that is settled out. In Mr. Netty's carwash 70% of the water is recycled. The only time that number goes down is on an extremely hot day when the water might evaporate into the air. They are the most ecologically sensitive way to wash vehicles that's out there.

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

Planning Commission Decision:

Commissioner Huff moved, seconded by Commissioner Johnson, to approve staff's recommendation, thus adopting Resolution No. 25-2886. Motion carried, 8-0.

B) Minor Conditional Use Permit (mCUP No. 04-25) – Small Social Service Center

Request:

A request to utilize 1,629 square feet of existing space as a social service center.

Staff Recommendation:

Assistant Planner Collins presented the staff report and the recommendation to ADOPT Resolution No. 25-2887, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING MINOR CONDITIONAL USE PERMIT NO. 4-25 FOR OPERATION OF A SMALL SOCIAL SERVICE CENTER LOCATED AT 20630 LEAPWOOD AVENUE, UNIT F."

Chair Thomas – Our package talks about a Comprehensive Security System Implementation, is that just telling us how they are going to secure the facility?

Assistant Planner Collins – Division 54 for social service centers requires the applicant to submit certain details for their security plan, alarm system, and how staff will monitor it.

Chair Thomas opened the public hearing.

Jazmin Ramirez (applicant) – We want to do business in Carson with your permission.

Carlos Mayorquin – I am one of the officers, Jazmin is my sister, and my mom is the third owner. We do a lot of activities with our clients. We have movie nights at the movie theater across the street. We go to different restaurants. When we have staff meetings we order locally. I feel we are doing our part to help the community. I hope you give us the opportunity to expand here in Carson.

Chair Thomas closed the public hearing.

Commissioner Montecarlo – Is this open to anybody or do they require a membership?

Carlos Mayorquin – We don't have memberships. Our vendor is South Central Regional Center located at Adams and Western. We can only work with individuals that have learning disabilities and who are part of the Regional Center.

Commissioner Wilson – I want to thank you for the work that you do. We have family members that have special needs and it's very difficult to access services. People don't want to come to our communities to provide these services so that we can help our families stay together and help our family members who are impacted by these disabilities become independent. I know there's a great need in our community.

Planning Commission Decision:

Commissioner Guerra moved, seconded by Commissioner Huff, to approve staff's recommendation, thus adopting Resolution No. 25-2887. Motion carried, 8-0.

**C) Public Hearing for Consideration of a Recommendation to City Council
Regarding Zoning Text Amendment (ZCC 02-25)**

Request:

Consideration of recommending that the City Council make a finding of applicability of CEQA Guidelines Section 15061(b)(3) and approve amendments to the Carson Zoning Ordinance amending Sections 9211.3 (Development Regulations), and 9211.4, (Supplemental Regulations) of Division 1 (Residential Districts), and Sections 9212.3 (Development Regulations), and 9212.4 (Supplemental Regulations) of Division 2 (Mixed-Use Districts) of Part 2 (Base, Overlay and Special Districts) of the New Carson Zoning Code (Chapter 1 [Zoning] of Article IX [Planning And Zoning] of the Carson Municipal Code), to make various modifications to ensure compliance with the State Housing Element law, including Government Code Sections 65583(c)(1) and 65583.2(h)-(i), and consistency with the City's 2021-2029 Housing Element.

Staff Recommendation:

Senior Planner Alexander presented the staff report and the recommendation to ADOPT Resolution No. 25-2885, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CARSON CITY COUNCIL MAKE A FINDING OF APPLICABILITY OF CEQA GUIDELINES SECTION 15061(b)(3) AND APPROVE CODE AMENDMENT NO. ZCC 02-25, AN ORDINANCE TO MAKE VARIOUS MODIFICATIONS TO THE CITY'S ZONING CODE TO ENSURE COMPLIANCE WITH THE STATE HOUSING ELEMENT LAW, INCLUDING GOVERNMENT CODE SECTIONS 65583(c)(1) and 65583.2(h)-(i), AND CONSISTENCY WITH THE CITY'S 2021-2029 HOUSING ELEMENT."

Chair Thomas – For clarification for myself. In the Housing Element we know that the city has a target that it must meet to be in compliance with the state. The state initially said that they needed some of the changes to happen and that's what you're presenting tonight. One of the things mentioned is that if a developer comes forth with a development project a minimum density of 20 units per acre is required. It also talks about the developer being able to receive credits. If they get these credits, they could potentially reduce the number of units. Is that accurate?

Assistant Attorney Jones – They are two different concepts. They are not directly related. One is that if a developer brings forward a development project on one of these very limited sites, which are the sites that are identified in the Housing Element Sites Inventory to accommodate the city's low or very low, they will be counted on for affordable housing development in the city's Housing Element whether that's low or very low income. Those sites for the zones that are specified, which are the CMX, DMX, FLEX, and in some cases may be the high-density residential zones, state law mandates that those developments have a minimum density of 20 units per acre. Part of this ordinance is just clarifying that because HCD wanted the city to make sure that was stated, specifically since other provisions of the zoning code may have indicated that it could be slightly lower for those sites. The other separate concept is that if a developer brings forward a multifamily residential development on one of these same sites, they would be entitled to a 5% discount on their interim development impact fees that would otherwise apply to the project. Currently affordable housing units aren't subject to payment of

development impact fees. For example, if someone brought forward a project that was 80% market rate units and 20% affordable units, they would still have to pay interim impact fees on 80% of the units that are market rate. But now what this is saying is that if it's multifamily residential development on one of these specific limited sites, they would get a 5% discount on their development impact fees that they would otherwise have to pay for those 80% market rate units.

Chair Thomas – So it's not actually reducing the number of low-income housing that they have per acre.

Assistant City Attorney Jones – The interim development impact fee reduction that they would get is not in exchange for them reducing density or anything like that. It's two separate requirements. One is a minimum density requirement, and the other is a potential entitlement to a discount on development impact fees. There's no correlation between the two where one is given and the other is not. They are two separate independent things.

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

Planning Commission Decision:

Commissioner Huff moved, seconded by Commissioner Docdocil, to approve staff's recommendation, thus adopting Resolution No. 25-2885. Motion carried, 8-0.

9. DISCUSSION

Assistant Planner Collins provided an update on the City's Brownfield Grant Awards.

Commissioner Johnson – I saw the QR code in our Carson magazine. I know what the brownfield is but when you ask the public to identify something it might be helpful to give them more context. The flyer showing what might be considered a brownfield is very helpful. Are the Housing Authority sites like Successor Agency sites, or city own sites?

Special Projects Manager Nguyen – The Housing Authority lot presented by Assistant Planner Collins is Housing Authority owned. It was purchased by the Housing Authority from the Successor Agency in 2018. There's only one site owned by the Successor Agency and that is the Dominick's Pizza lot. That is also being assessed as part of this effort.

Chair Thomas – How many grants are given each year?

Assistant Planner Collins – There were supposed to be three rounds for the DTSC grant but the third one got cut. I think for the foreseeable future there's no more funding from DTSC. I believe EPA has a round every other year. We have a separate opportunity to apply at each round. If someone doesn't apply for the first round they can still apply for the second round. We happen to apply each round.

Chair Thomas – Are the properties located at Carson and Figueroa, and Main and Torrance considered brownfields?

Assistant Planner Collins – The definition of brownfield is very broad. It's anything that's perceived as having contamination. It doesn't have to be on site. It could be offsite. The Main and Torrance property is located very close to landfills and a former refinery. It makes it qualifiable because of migration of methane.

Chair Thomas – Your map shows that all Carson is a Brownfield. In the early days of Carson there was a lot of oil drilling and all of that was sold as residential land. What are you hoping to do with this map because our houses are built there? With this map, we are not saying to the public that there is a brownfield situation under their house, are we? It should all have been cleaned up before we were allowed to purchase it as residential property.

Assistant Planner Collins – The Brownfield Advisory Committee is going to work out the details on that. Right now, we have the foundation set up. We know this is something that we have the capacity to do. Like you said, we want to work out the details and make sure they're done right. We don't want to make anyone scared to come to Carson or live in Carson.

Chair Thomas – I'm very happy that you're on top of this, to encourage our city to continue to do this, and to be able to get grants to help develop these areas. Carson has a history with their refineries, and we know there are still things happening with them.

10. MANAGER'S REPORT

Planning Manager Palmer – My team is outstanding, and they are a great team to work with. Thank you to the commission for the work that you do. We are going to start our public outreach for phase two. We're getting some dates together and we'll be sending out notices to stakeholders.

11. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Wilson – I'm excited about the Olympics coming to Carson.

Commissioner Docdocil – Happy Mother's Day! I'm glad to be part of the team that's working for a better today. The Olympics is something to look forward to, but we have work before that. We are in the final stages of preparation for the Philippine Independence Day celebration happening on June 7th at the Veteran's Park.

Commissioner Huff – This is a wonderful place to be. We are growing by leaps and bounds. All we see are applications for new buildings and new residents coming into Carson no matter how bad they say the environment is. They still want to come in. It's wonderful to be part of this commission.

Commissioner Guerra – Is there a status regarding the outlet mall and the surveillance cameras?

Planning Manager Palmer – I will return with the answer.

Commissioner Guerra – The Northridge earthquake really shook my home and there were strong odors of methane. Is that ever going to be addressed?

Chair Thomas – That's why we are happy that Assistant Planner Collins is working on this. They will be able to do ground testing.

Commissioner Monteclaro – I texted my family and friend the great news about the Carriage Crest Park opening in August. It will house basketball courts, soccer, and other sports. 2028 will be a great year for Carson because of the Olympics.

Commissioner Johnson – I'm happy to serve and to see business and development coming to the city. I'm excited for today and tomorrow.

Commissioner Mfume – I'm happy to serve. I'm very proud to be a Carson resident. The residents at tonight's meeting are bringing good things to Carson. The brownfields are scary and I'm glad that you're addressing that and putting the information out to the public. I'm sure a lot of people don't know what that is. Educating the public and the community is a good thing.

Chair Thomas – Our staff is amazing. The brownfield has always been an issue. Carson is great and people who moved away regret having sold their places.

Assistant City Attorney Jones – Thank you for your service and have a good night.

12. ADJOURNMENT

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

Dianne Thomas
Chairperson

Attest By:

Laura Gonzalez
Planning Secretary