



TUESDAY, MAY 27, 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	DeQuita Mfume
	Clarence Johnson	Leticia Wilson	
Alternates:	Jaime Montecarlo		
Staff:	Dr. Robert Lennox Asst. City Manager	McKina Alexander Acting Planning Manager	Christopher Palmer Acting Economic Dev. Manager
	Benjamin Jones Asst. 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, Huff, Mfume, Johnson, Guerra, Montecarlo, Docdocil

Planning Commissioners Absent: Wilson

Planning Staff Present: Assistant City Manager Lennox, Acting Planning Manager Alexander, Acting Economic Development Manager Palmer, 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 – May 13, 2025

Planning Commission Decision:

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

7. CONTINUED PUBLIC HEARING

A) Zone Text Amendment (ZCC No. 04-25) to update and clarify on-site, business signage-related code sections

Request:

To consider a recommendation of approval to the City of Carson City Council regarding adoption of a Zone Text Amendment (ZTA) to the Carson Municipal Code (CMC), an ordinance amending Sections 9136.7 (Business Signs – Commercial) of Part 3 and 9146.7 (Business Signs – Industrial) of Part 4, Section 9190 (Definitions) of Part 9, and Sections 9167.1 (Signs) and Section 9167.3 (Prohibited Signs) of Part 6 (General Development Standards) of the Carson Zoning Code (Chapter 1 [Zoning] of Article IX [Planning And Zoning] of the Carson Municipal Code to update and clarify on-site, business signage-related code sections.

Staff Recommendation:

Staff recommends that the Commission continues this item to June 24, 2025, as staff is finalizing information on the project.

Chair Thomas opened the public hearing.

Planning Commission Decision:

Commissioner Huff moved, seconded by Commissioner Docdocil, to continue this item to June 24, 2025. Motion carried, 8-0.

8. DUSCUSSION

Office Reata Kulcsar (Energy & Sustainability) and Walker Wells from Raimi and Associates provided the CPA Reach Codes Information Overview Presentation.

Chair Thomas – I'm happy that we are finally pursuing this.

Commissioner Guerra – Do you know when you will be able to provide a cost effectiveness determination?

Walker Wells – My understanding is that work is being done now, and it'll be available in the third quarter of this year. The cost effectiveness determination works like this, the additional cost that you pay needs to be returned to you over the life of the product. You're going to get 10% return on investment. It just says that if a heat pump water heater costs \$1,500.00, you're supposed to get the \$500.00 delta back over the life of the equipment.

Chair Thomas – You pay for it, but it pays for itself in the savings that you have over time. That's where the cost effectiveness comes in and it continues to create a clean environment not only in your home, but it helps the environment. Are you getting these kinds of questions when you do presentations?

Officer Kulcsar – We presented a survey at the Environmental Commission like two or three weeks ago. We also brought the same survey to the Health Fair. We received about twelve to fifteen responses. The results that you see today are just from the Earth Day. We are still updating those slides to incorporate the recent survey responses that we got. The questions that you see on the slide deck right now are just to get everyone thinking about these things. There's no action needed today, we just wanted to get this content in front of you and give you an opportunity to look at it, read it, hear it from Walker. Hopefully, we'll have something that we can present as a final product some time next year. This is the first introduction of this topic for those that may not have known about it previously.

Chair Thomas – On your chart the usage was way up for warehouses.

Officer Kulcsar – The building stock analysis to figure out how many buildings we have in each kind of grouping is one of the things that we are doing now on the building performance standard. When we start thinking about what kind of policies may work and how much greenhouse emission reductions we may receive, it's nice to be able to toggle those switches. If we targeted buildings that were 30,000 square foot or larger, how much emission savings would we see? What if we change that number to buildings that were 40,000 square foot or more, where would we end up? Those are the questions we're going to be asking the technical team to look at and analyze and then we'll share the results of that with the parties.

9. MANAGER'S REPORT

Assistant City Manager, Dr. Robert Lennox – There's been some changes in leadership in the city and the City Manager's Office felt it was probably past time to ensure that there was executive presence during commission meetings and to provide additional support to our management staff from the planning side. I'm here to do that and to relay some information. The Community Development Director position is in recruitment. Once that's concluded, you will have a director up here with the team presenting all items related to the commission. There's been other shifts as well in the team. McKina Alexander has now assumed the role of the Acting Planning Manager and Christopher Palmer is our Acting Economic Development Manager.

10. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Docdocil - Hats off as always to staff for preparing everything and making this a smooth meeting, and to my fellow commissioners for doing our part.

Commissioner Huff – It was a short meeting, but we seem to have accomplished a lot.

Commissioner Guerra – I'm concerned about Spectrum installing cables at our homes. Apparently, they don't have permits and/or inspections. They drilled a hole through my new roof about twenty years ago and it leaked during the last rainstorm. Now I have to sue them. Why aren't we pursuing permits from Spectrum to drill holes through our roofs and walls? We have requirements for permits when we change our toilet. What can we do about that?

Assistant City Manager, Dr. Robert Lennox – If there are some unauthorized activities at a private residence then definitely city staff should know. At the very least, we can see if Spectrum has permits for that type of activity. Not every type of activity will require a permit. We can follow up depending on what it is and if we know about it.

Commissioner Monteclaro – I look forward to the presentation in its finality and execution.

Commissioner Johnson – Grateful to be here and participate. The CPA presentation was extremely insightful. We want to make sure we execute it in a responsible manner where people aren't pulling permits to replace their toilet, and they're forced to replace their water heater, and it turns into a snowball.

Commissioner Mfume – I can understand that the new program is being implemented for the new buildings. I remember when the contractors were canvassing the homes and they were installing the solar panels, I don't know if they were really qualified to do them. Is there going to be any policing for that or people can just knock on your door and say they are offering these products.

Acting Community Dev. Manager Palmer – That should not occur. We are discussing this so that it could be at the building code level. We are doing this ahead of time so that when we decide which approach is best for Carson, it'll be implemented through the municipal code and that's how we'll execute it.

Vice Chair Diaz – The presentation was eye opening and it's long overdue. The health fair was successful, and it was wonderful to have city staff involved.

Chair Thomas – It's not a mandated thing that you're going to be forced to do in your home. It will happen over time. It's not going to happen overnight. This has been going on for a few years. Take your time and decide what you're going to do with your home. You make your decision and don't feel like you are being coerced. Don't feel like you are being forced. It will be your decision. There's a new location for Juneteenth on June 14th. This year, it will be at Anderson Park located at 19101 Wilmington from 11:00 am to 6:00 pm. No patrons or attendees will be allowed at the park before 10:30 am. There's no barbecuing or pets allowed unless it's a service animal. There will be no cabanas or VIP section. There will be a tribute to Frankie Beverly and Maze whom we lost last year.

11. ADJOURNMENT

The meeting was adjourned at 7:27 p.m.

Dianne Thomas
Chairperson

Attest By:

Laura Gonzalez
Planning Secretary