



TUESDAY, JUNE 10, 2025
701 East Carson Street, Carson, CA 90745
Helen Kawagoe Council Chambers, 2nd Floor
6:30 P.M.

CITY OF CARSON
MINUTES
PLANNING COMMISSION
REGULAR MEETING

1. CALL TO ORDER

The meeting was called to order at 6:30 P.M. by Chair Dianne Thomas.

2. PLEDGE OF ALLEGIANCE

Commissioner Wilson led the Pledge of Allegiance.

3. ROLL CALL

Planning Secretary Laura Gonzalez noted the roll:

Planning Commissioners Present: Chair Dianne Thomas, Vice Chair Louie Diaz, Commissioner Del Huff, Commissioner DeQuita Mfume, Commissioner Carlos Guerra, Commissioner Frederick Docdocil, Commissioner Leticia Wilson, Commissioner Clarence Johnson, Commissioner Jaime Montecarlo

Also Present: Dr. Robert Lennox, Assistant City Manager; McKina Alexander, Acting Planning Manager; Christopher Palmer, Acting Economic Development Manager; Aaron Whiting, Associate Planner; Benjamin Jones, Assistant City Attorney

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 27, 2025

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Guerra, to approve the minutes as presented. Motion carried, 9-0.

7. PUBLIC HEARING

A) Tentative Parcel Map (TPM) Case No. 02-24 for 84421

Request:

A request for approval of a Tentative Parcel Map (TPM) to subdivide a 592,546 sq. ft. parcel into two legal parcels.

Staff Recommendation:

Associate Planner Whiting presented the staff report and the recommendation to ADOPT Resolution No. 25-2890, entitled, "RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 84421 TO SPLIT ONE LOT INTO 2 LOTS LOCATED AT 100 W. ALONDRA BOULEVARD, APN 6125-017-800 (112 W. ALONDRA BOULEVARD AND 219 W. GARDENA BOULEVARD)."

Chair Thomas opened the public hearing.

Nate Brotton (UA Local 709 Sprinkler Fitters) – We would like to express our support for the project and to ask for your support with a yes vote. It will provide good paying jobs, hire residents, and use responsible contractors.

Jose Pina (Creed LA) – We would like to express our support for this project and ask for your supporting yes vote today. This project will bring good paying jobs into the community. The developer has assured that the buildout of these warehouse buildings will be an economic asset to the community with good paying jobs and sound development practices.

Beto Pasuto (LA Anchor Church) – Our ministry is happy to support projects like this with clear community benefits for the people in our congregation who live and work in Los Angeles. This project will support our local workforce and lead our stronger community development. We urge you to approve this project to give those in need of a second chance and opportunity to improve their lives.

Randy Wetmur (Iron Workers Local 416) – I'm here to support this project. The commitments made by the applicant for local hire ensure that our hardworking men and women are given chances to advance their careers while earning a middle-class wage and benefits. Additionally, the choice to hire from our local skilled and trade workforce ensures a high-quality project will be built right from the beginning. A lot of times our men and women are driving 60 to 70 miles one way to work. It takes away from their family. We encourage a yes vote.

Chair Thomas closed the public hearing.

Commissioner Huff – I keep hearing of how many jobs will benefit from this project. Do we have any idea how much our community will benefit from that?

Acting Planning Manager Alexander – This project was entitled a few years ago and it's already a developed site. This is simply dividing one lot into two.

Chair Thomas – We will be voting on the mapping and subdividing of a parcel into two. I think that will give the owner of the complex some versatility in who comes to occupy the sites. It will bring jobs that will come back to the site now that the project itself is complete.

Planning Commission Decision:

Vice Chair Diaz moved, seconded by Commissioner Huff, to approve staff's recommendation, thus adopting Resolution No. 25-2890. Motion carried, 9-0.

**B) Public Hearing for Consideration of a Recommendation to City Council
Regarding Zoning Text Amendment (ZCC 04-25)**

Request:

Consideration of a Resolution recommending that the City Council make a finding of applicability of CEQA Guidelines Section 15061(b)(3) and approve various amendments to the text of the City's Zoning Ordinance related to the Community Development Director approval authority and requirements and City Council review procedures.

Staff Recommendation:

Acting Planning Manager Alexander presented the staff report and the recommendation to ADOPT Resolution No. 25-2888, 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 04-25, ADOPTION OF VARIOUS AMENDMENTS TO THE TEXT OF THE CITY'S ZONING ORDINANCE RELATED TO COMMUNITY DEVELOPMENT DIRECTOR APPROVAL AUTHORITY AND REQUIREMENTS AND CITY COUNCIL REVIEW PROCEDURES."

Commissioner Guerra – Does it mean that procedures as it relates to notifying the properties within the 700 ft are no longer valid?

Acting Planning Manager Alexander – That is correct. We are requesting it to be deleted from the section.

Commissioner Guerra – My concern is transparency.

Chair Thomas – I think you're thinking that removing this section is removing it from any project that takes place where notification is sent out withing a 750 radius.

Acting Planning Manager Alexander – To clarify, this is regarding the administrative review of projects. It's very similar to reviews that are done by the director through staff.

Assistant City Attorney Jones – This does not relate to the procedures for noticing for a public hearing. If a public hearing is required under the code for the planning commission or the city council, the notice to property owners withing 750 feet would still be sent. This notice

requirement relates to when a public hearing is not required, and the director is the approval authority. The code says, after the director issues the decision, they have to issue a notice of decision. This section is saying that they have to issue a notice of decision to property owner within 750 feet radius, and that's what is being proposed to be removed.

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 Docdocil, to approve staff's recommendation.

Chair Thomas offered a friendly amendment to the motion that the following verbiage be added. "According to Charter Section 313F Urgency, any ordinance declared by the City Council as an urgency measure necessary for the immediate preservation of public peace, health or safety and containing a statement of the reasons for its urgency may be introduced and adopted at one and the same meeting if passed by a two-thirds affirmative vote of the City Council."

Assistant City Attorney Jones – The easiest way to make the change you are suggesting would be in Section 5 of the resolution. The initial paragraph of Section 5 of the resolution would say, "Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt on an urgency basis pursuant to Charter Section 313F an appropriate ordinance etc."

Vice Chair Diaz and Commissioner Docdocil accepted the friendly amendment. Motion carried, 9-0.

8. BUSINESS DISCUSSION

A) Delegation of Approval Authority for Certain Density Bonus Applications to the City's Community Development Director with the Concurrence of the City Manager

Request:

Consideration of a Resolution delegating the Planning Commission's approval authority for certain Density Bonus applications to the city's Community Development Director with the concurrence of the City Manager.

Staff Recommendation:

Acting Planning Manager Alexander presented the staff report and the recommendation to ADOPT Resolution No. 25-2889, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON MAKING A FINDING OF APPLICABILITY OF CEQA GUIDELINES SECTION 15061(B)(3) DELEGATING APPROVAL AUTHORITY FOR CERTAIN DENSITY BONUS APPLICATIONS TO THE CITY'S COMMUNITY DEVELOPMENT DIRECTOR WITH THE CONCURRENCE OF THE CITY MANAGER."

Planning Commission Decision:

Commissioner Guerra moved, seconded by Commissioner Johnson, to approve staff's recommendation, thus adopting Resolution No. 25-2889. Motion carried, 9-0.

9. MANAGER'S REPORT

Assistant City Manager Dr. Robert Lennox – I would like to thank the commission for using tonight to take care of some housekeeping items and create some efficiencies for the city. One of the efficiency items that we are going to be introducing is trying to transition the Planning Commission agenda process into the city's integrated platform that we use for the City Council. We'll have a test run at the next commission meeting. We are in the process of recruiting for the director position.

Acting Planning Manager Alexander – Feel free to email me if you are interested in knowing about the status of projects that are coming.

10. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Monteclaro – I'm happy to hear from the applicant on the project that will open job opportunities to Carson residents.

Commissioner Johnson – Happy to be here, serve, and further contribute to making our zoning more efficient and in alignment with our plans.

Commissioner Mfume – I'm honored to be part of this commission.

Commissioner Wilson – I echo all the comments that have already been made.

Commissioner Docdocil – Our meeting was very efficient. We had 10,000 to 15,000 attendees at the Philippine Independence Day celebration.

Commissioner Huff - I heard that there was a ribbon cutting that took place last week and none of us were there. Would you please make sure that it is announced in our meetings.

Assistant City Manager, Dr. Lennox – PIO typically sends those invitations out, I'll check and see what went wrong.


Commissioner Guerra – I'm honored and privileged to serve in this commission.

Vice Chair Diaz – I agree with everyone's remarks.

Chair Thomas – We're celebrating Juneteenth this coming Saturday at Anderson Park, 11:00 AM – 6:00 PM. Durti Ryce Band will be honoring Frankie Beverly and Maze.

11. ADJOURNMENT

The meeting was adjourned at 7:32 p.m.


Dianne Thomas
Chairperson

Attest By:


Laura Gonzalez
Planning Secretary