



**TUESDAY, April 18, 2022**  
701 East Carson Street, Carson, CA 90745  
6:30 p.m., Via Zoom

## **MINUTES**

### **SPECIAL MEETING OF THE PLANNING COMMISSION**

Members:	Chair: Vacant	Vice Chair: Chris Palmer	Louie Diaz
	Carlos Guerra	Del Huff	Jaime Montecarlo
	Dianne Thomas	Karimu Rashad	Richard Hernandez
Alternates:	Frederick Docdocil	Dequita Mfume	Leticia Wilson
Staff:	Planning Manager: Betancourt		
	Planning Secretary: Sandoval		
	Assistant City Attorney: Jones		

"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**

Vice Chair Palmer called the meeting to order at 6:33 p.m.

### **2. ROLL CALL**

Commissioners Present: Palmer, Diaz, Guerra, Huff, Montecarlo, D. Thomas  
Rashad, Hernandez, Dodocil, Wilson

Absent: Mfume (EA)

Planning Staff: Betancourt, Sandoval, Jones

### **3. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA**

The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once. \*(see below)

**\*DUE TO CORONA VIRUS COVID-19, NO MEMBERS OF THE PUBLIC WILL BE ALLOWED INTO CITY HALL DURING THE PLANNING COMMISSION MEETING. THE MEETING WILL BE CONDUCTED VIA REMOTE TELECONFERENCING USING THE ELECTRONIC "ZOOM" APPLICATION.**

Any members of the public wishing to provide public comment for the items on the agenda may do so as follows:

1. Live via Zoom Application. Members of the public wishing to provide public comment in real-time will be invited to join the Zoom meeting remotely to provide their public comment live with

**EXHIBIT NO. 1**

their audio/video presented to the Planning Commission. Members of the public wishing to do so must email [planning@carsonca.gov](mailto:planning@carsonca.gov), providing their real name and the phone number they will use to call in from, no later than 3:00 p.m. on the date of the meeting. For further details/requirements and meeting invite information, please email [planning@carsonca.gov](mailto:planning@carsonca.gov) no later than 3:00 p.m. on the date of the hearing.

2. Email: You can email comments to [planning@carsonca.gov](mailto:planning@carsonca.gov) no later than 3:00 p.m. before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

3. Telephone: You can record your comments at (310) 952-1720 no later than 3:00 p.m. before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

4. Box outside of City Hall: You can provide hand-written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street) no later than 3:00 p.m., on the date of the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

NOTE: Members of the public wishing to observe the meeting live without providing public comment will be able to do so by watching it on the City's PEG television channel (Channel 35 on Charter or Channel 99 on AT&T for Carson residents) or via live streaming on the City's website, <http://ci.carson.ca.us/>).

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#### **4. PUBLIC HEARING**

A) **Specific Plan Amendment No. SP 27-2021, Supplemental Environmental Impact Report (SCH No. 2005051059), General Plan Amendment No. 112-2021, Development Agreement No. DA 29-2021, Site Plan and Design Review No. DOR 1877-2021, Vesting Tentative Tract Map No. VTTM 83481**

Contract Planner Gena Guisar and applicant completed a presentation.

Staff's recommendation was to request for approval of 1,567,090 square feet of light industrial development including 75,000 square feet of office space and approximately 12 acres of publicly accessible but privately owned and maintained open space community amenity areas and 10,000 square feet of commercial/retail uses, 12,600 square feet of restaurants (some with drive-through capability), a 2,200 square foot square feet walk-up cafe adjacent to the dog park and event lawn, and 9,000 square feet of food and beverage kiosks within the 96 acre PA3 within the 2018 District at South Bay Specific Plan

Planning Commission Decision:

Commissioner Guerra moved, seconded by Commissioner Hernandez to approve staff's recommendation. Motion carried, 9-1.

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#### **5. PLANNING MANAGERS REPORT**

No report.

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#### **6. COMMISSIONERS ORAL COMMUNICATIONS**

Commissioner Thomas is excited for this new project.

Commissioner Diaz had no report.

Commissioner Monteclaro is excited for the future of the City of Carson for the new developments to come.

Commissioner Hernandez is excited for the new development for the families of the City of Carson.

Commissioner Docdocil thanked everyone for a great meeting and is excited for the new development and what will unfold.

Commissioner Huff thanked all the commissioners and stated that she can't wait to see the new development and thanked everyone.

Commissioner Wilson had no comment.

Commissioner Rashad thanked the planning commission and staff for the great work and the developers.

Vice Chair Palmer congratulated Commissioner Mfume for her 24 year anniversary this evening and thanked the commissioners for their diligence at this meeting and wished everyone a great night.

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## **7. ADJOURNMENT**

The meeting was adjourned at 8:58 pm.

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Chairman

Attest By:

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Secretary