



**TUESDAY, February 11, 2020**  
701 East Carson Street, Carson, CA 90745  
Helen Kawagoe Council Chambers, 2<sup>nd</sup> Floor  
6:30 p.m.

## **DRAFT MINUTES**

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

#### **Members:**

Alex Cainglet	Uli Fe'esago	Ramon Madrigal
Michael Mitoma	Chris Palmer	Ramona Pimentel
Myla Rahman	Karimu Rashad	Daniel Valdez

#### **Alternates:**

Louie Diaz	Patricia Hellerud	Paloma Zuniga
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#### **Staff:**

Planning Manager Betancourt	Assistant City Attorney Jones	Sr. Planner Rincon
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*"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 Pimentel called the meeting to order at 6:30 p.m.

#### **2. PLEDGE OF ALLEGIANCE**

Commissioner Diaz led the Salute to the Flag.

#### **3. ROLL CALL**

Planning Commissioners Present: Fe'esago, Madrigal, Mitoma, Pimentel, Rahman, Rashad, Valdez

Planning Commissioners Absent: Cainglet, Palmer (both excused)

Planning Commission Alternates Present: Diaz, Hellerud

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Sr. Planner Rincon, Recording Secretary Bothe

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#### **4. 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. None.*

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**5. CONSENT CALENDAR**

**A) Minutes Approval: January 28, 2020**

Commissioner Madrigal moved, seconded by Commissioner Fe'esago, to approve the January 28, 2020, Minutes as presented. Motion carried, 5-0 (Mitoma, Diaz, Hellerud, Rahman abstained; absent Cainglet, Palmer).

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**6. NEW BUSINESS**

**A) Selection of Chair and Vice-Chair**

Following the nomination process, Ramona Pimentel was selected to serve as Chairperson, and Raymond Madrigal was selected to serve as Vice-Chairman.

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**7. CONTINUED PUBLIC HEARING**

**A) Site Plan and Design Review (DOR) No. 1773-19; Lot Line Adjustment (LLA/COC) No. 286-19; Conditional Use Permit (CUP) No. 1094-19; Tentative Tract Map (TTM) No. 067200; Zone Change (ZCC) No. 180-19**

Applicant's Request:

The applicant's representative, Richard Welter, requested to consider approval of a Site Plan and Design Review No. 1773-19, Lot Line Adjustment No. 286-19, Conditional Use Permit No. 1094-19, Tentative Tract Map No. 067200, and recommend that the City Council adopt Zone Change No. 180-19 and Mitigated Negative Declaration for a proposed 35-unit condominium project. The subject property is located at 427 E. 220<sup>th</sup> Street.

Staff Report and Recommendation:

Senior Planner Rincon presented staff report and the recommendation to APPROVE Site Plan and Design Overlay Review No. 1773-19, Conditional Use Permit No. 1094-19, Lot Line Adjustment No. 286-19, and Tentative Tract Map No. 067200 subject to the conditions of approval attached as Attachment "B" to the Resolution and contingent upon City Council approval of Zone Change No. 180-19 and Mitigated Negative Declaration; and RECOMMEND APPROVAL of Zone Change No. 180-19 and Mitigated Negative Declaration and adoption of the Mitigated Negative Declaration for the Project to the City Council; and WAIVE FURTHER READING AND ADOPT RESOLUTION NO. 20-2686, ENTITLED, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1773-19, LOT LINE ADJUSTMENT NO. 286-19, CONDITIONAL USE PERMIT NO. 1094-19, TENTATIVE TRACT MAP NO. 067200 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONE CHANGE NO. 180-19 AND MITIGATED NEGATIVE DECLARATION TO DEVELOP A 35-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 427 E. 220<sup>TH</sup> STREET." He pointed out that a revised resolution had been distributed to the Commission this evening.

Mr. Welter noted for Commissioner Mitoma that the property owner living near the middle of this parcel is in agreement with this proposal, noting she likes the play area near her and the

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plan for removing the alleyway. He added that the fire department has fully signed off on the plans, adding that all the homes will have sprinklers.

Planning Manager Rincon briefly commented on the revised conditions of approval distributed to the Commissioners this evening and noted that a draft City Council ordinance had been given to the Commissioners.

Mr. Welter stated that he is in concurrence with the revised resolution and conditions of approval.

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

Planning Commission Decision:

Vice-Chair Madrigal moved, seconded by Commissioner Diaz, to approve the applicant's request, thus adopting revised Resolution No. 20-2686. Motion carried, 9-0 (absent Cainglet and Palmer).

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**8. NEW BUSINESS DISCUSSION**

**A) Planning Commissioner Workshop: Brown Act and Conflicts of Interest  
(Presentation by Assistant City Attorney Jones)**

With the aid of power point, Assistant City Attorney Jones provided a detailed presentation on the Brown Act, Conflicts of Interest and fielded questions from the Commission.

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**9. MANAGER'S REPORT**

Planning Manager Betancourt advised that there will be an item for consideration at the February 25, 2020, Planning Commission meeting.

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**10. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Rahman wished everyone a happy Valentine's Day.

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**11. ADJOURNMENT**

At 8:05 p.m., the meeting was adjourned to Tuesday, February 25, 2020, 6:30 p.m., Helen Kawagoe Council Chambers.

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Chairman

*Attest By:*

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Secretary



**TUESDAY, January 28, 2020**  
701 East Carson Street, Carson, CA 90745  
→ Executive Conference Room, 2<sup>nd</sup> Floor  
6:30 p.m.

## **MINUTES**

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

**Members:**

Alex Cainglet	Uli Fe'esago	Ramon Madrigal
Michael Mitoma	Chris Palmer	Ramona Pimentel
Myla Rahman	Karimu Rashad	Daniel Valdez

**Alternates:**

Louie Diaz	Patricia Hellerud	Paloma Zuniga
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**Staff:**

Planning Manager Betancourt	Assistant City Attorney Jones	Sr. Planner Rincon
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#### **1. CALL TO ORDER**

Chair Pimentel called the meeting to order at 6:34 p.m.

#### **2. PLEDGE OF ALLEGIANCE**

Commissioner Fe'esago led the Salute to the Flag.

#### **3. ROLL CALL**

Planning Commissioners Present: Fe'esago, \*Madrigal, Palmer, Pimentel, Rashad, Valdez  
\*(Madrigal arrived at 6:35 p.m.)

Planning Commissioners Absent: Cainglet, Rahman (both excused), Mitoma

Planning Commission Alternates Present: None

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Sr. Planner Rincon, Planning Technician Pompey, Planning Intern Toris, Recording Secretary Bothe

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#### **4. 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. None.*

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## 5. **CONSENT CALENDAR**

### **A) Minutes Approval: December 10, 2019**

Commissioner Fe'esago moved, seconded by Commissioner Palmer, to approve the December 10, 2019, Minutes as presented. Motion carried, 5-0 (Madrigal abstained; absent Cainglet, Mitoma, Rahman).

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## 6. **PUBLIC HEARING**

### **A) Modification to existing Conditional Use Permit (CUP) No. 1070-18**

#### Applicant's Request:

The applicant, Charles Kim, Hampton Inn franchisee, is requesting to consider approval for a modification of Conditional Use Permit No. 1070-18 to change the Alcohol Beverage Control (ABC) license type from 42 to 70 at the Carson Hampton Inn. The property is located at 767 East Albertoni Street.

#### Staff Report and Recommendation:

Planning Intern Toris presented staff report and the recommendation to ADOPT Resolution No. 20-2683, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING A MODIFICATION OF CUP NO. 1070-18 TO CHANGE THE ALCOHOL BEVERAGE CONTROL LICENSE TYPE FROM 42 TO 70 AT THE CARSON HAMPTON INN AT 767 E. ALBERTONI STREET."

Chair Pimentel opened the public hearing.

Charles Kim, representing the applicant, noted for Commissioner Madrigal that the liquor will be located behind the registration counter and that the front desk agent will be doing both registration and alcohol transactions from this desk. He added that it would not be possible with the current building setup to relocate the alcohol sales. He explained for Commissioner Rashad that they had been previously approved for the wrong ABC license which is the reason for this evening's request/revision.

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

Commissioner Valdez expressed his belief there are too many alcohol sales locations in this area.

#### Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Palmer, to approve the applicant's request, thus adopting Resolution No. 20-2683. Motion carried, 5-1 (Valdez voted no; absent Cainglet, Mitoma, Rahman).

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**6. PUBLIC HEARING**

**B) Site Plan and Design Review (DOR) No. 1812-19**

Applicant's Request:

The applicant, John R. Harris, II, is requesting to consider approval of a Site Plan and Design Review No. 1812-19 for a proposed metal rain shed roof. The subject site is located at 21830 Recreation Road.

Staff Report and Recommendation:

Planning Technician Pompey presented staff report and the recommendation to ADOPT Resolution No. 20-2684, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW NO. 1812-19 FOR A PROPOSED METAL RAIN SHED ROOF AT 21830 RECREATION ROAD."

Chair Pimentel opened the public hearing.

John Harris, applicant, noted his concurrence with the conditions of approval. He noted for Commissioner Palmer that the structure will not block any visibility. He stated that the construction materials will be briefly stored on his property and not on the street.

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

Planning Commission Decision:

Commissioner Madrigal moved, seconded by Commissioner Fe'esago, to approve the applicant's request, thus adopting Resolution No. 20-2684. Motion carried, 6-0 (absent Cainglet, Mitoma, Rahman).

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**6. PUBLIC HEARING**

**C) Conditional Use Permit (CUP) No. 1098-19 & 1099-19**

Applicant's Request:

The applicant, Jose Duran, is requesting to consider approval of Conditional Use Permit (CUP) No. 1098-19 and 1099-19 for continued use of an existing tire sales and repair service shop adjoining a residential zone. The subject property is located at 2511 Jackson Street East.

Staff Report and Recommendation:

Sr. Planner Rincon presented staff report and the recommendation to ADOPT Resolution No. 20-2685, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1098-19 AND 1099-19 FOR A SITE RENOVATION TO AN EXISTING TIRE SALES AND REPAIR SERVICE SHOP AT 2511 JACKSON STREET EAST." He noted a revised resolution had been distributed to the Commission this evening.

Commissioner Palmer asked if there is a condition to limit the height for the stacking of tires along the fence line.

Sr. Planner Rincon stated that a condition can be added.

Commissioner Madrigal asked if there is a problem with the dumping of trash in the alley. He added that the empty lot next door needs some attention, especially for the overgrown bush growing into the public right-of-way.

Chair Pimentel opened the public hearing.

Jose Duran, applicant, stated that since he has placed cameras facing the alley, he is not seeing any trash dumping at the back of his property; and he noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Commissioner Palmer moved, seconded by Commissioner Valdez, to approve the applicant's request; moved that a condition be added which requires tires not be stacked/stored any higher than the existing fence; and moved to adopt Resolution No. 20-2685. Motion carried, 6-0 (absent Cainglet, Mitoma, Rahman).

(The meeting was recessed at 7:22 p.m. and reconvened at 7:42 p.m. A revised resolution and conditions of approval were distributed to the Commission.)

**6. PUBLIC HEARING**

**D) Site Plan and Design Review (DOR) No. 1773-19; Lot Line Adjustment (LLA/COC) No. 286-19; Conditional Use Permit (CUP) No. 1094-19; Tentative Tract Map (TTM) No. 067200; Zone Change (ZCC) No. 180-19**

Applicant's Request:

The applicant, Cambria Court, LLC, is requesting to consider approval of a Site Plan and Design Review No. 1773-19, Lot Line Adjustment No. 286-19, Conditional Use Permit No. 1094-19, Tentative Tract Map No. 067200, and recommend that the City Council adopt Zone Change No. 180-19 and Mitigated Negative Declaration for a proposed 35-unit condominium project. The subject property is located at 427 E. 220<sup>th</sup> Street.

Staff Report and Recommendation:

Sr. Planner Rincon presented staff report and the recommendation to APPROVE Site Plan and Design Overlay Review No. 1773-19, Conditional Use Permit No. 1094-19, Lot Line Adjustment No. 286-19, and Tentative Tract Map No. 067200 subject to the conditions of approval attached as Attachment "B" to the Resolution and contingent upon City Council approval of Zone Change No. 180-19 and Mitigated Negative Declaration; and RECOMMEND APPROVAL of Zone Change No. 180-19 and Mitigated Negative Declaration and adoption of the Mitigated Negative Declaration for the Project to the City Council; and WAIVE FURTHER READING AND ADOPT RESOLUTION

NO. 20-\_\_\_, ENTITLED, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1773-19, LOT LINE ADJUSTMENT NO. 286-19, CONDITIONAL USE PERMIT NO. 1094-19, TENTATIVE TRACT MAP NO. 067200 AND RECOMMENDING THAT THE CITY COUNCIL ADOPT ZONE CHANGE NO. 180-19 AND MITIGATED NEGATIVE DECLARATION TO DEVELOP A 35-UNIT RESIDENTIAL CONDOMINIUM PROJECT AT 427 E. 220<sup>TH</sup> STREET."

Chair Pimentel opened the public hearing.

Planning Manager Betancourt explained that because the resolution and conditions of approval will need to be revised, this hearing will be continued to February 11<sup>th</sup>, but stated that the Commission and any audience input could be taken this evening.

Commissioner Palmer asked if these units will be for rent.

Rick Welter, applicant's representative, stated these units will be for sale only.

Chair Pimentel asked if people are still living in the homes that will be demolished and if so, how many people are living in those homes.

Mr. Welter stated that the 15 homes are still occupied by approximately 45 people; and he explained that they've all received notice of the plans for this project, but added that they are well away from starting any activity on this property, anticipating it will take a year to begin construction activity.

Mr. Welter noted for Commissioner Madrigal that there will be one exit and one entry point; that this will not be a gated community; that they have owned all these properties for approximately the last 10 years; that they met with these residents and most of the residents on 219th and also had a community meeting; and that they plan to work with those residents who will ultimately be displaced once the work commences.

Mr. Welter explained for Commissioner Rashad that certain conditions will be imposed during the construction phase to limit the noise impacts to the neighborhood.

Mr. Ramsey, consultant, explained that the current midday noise level of 62-63 dB is a bit high, but explained that the new units will adhere to the updated laws for interior/exterior that should attenuate the noise levels to 45 dB when completed.

Commissioner Rashad asked if sustainable energy is being planned for this project.

Mr. Welter explained that they haven't gotten to that level of detail yet, but he added the units will likely be pre-plumbed for solar power and that the landscaping will be drought tolerant.

Robin Edmond, neighbor, asked for input on how much 220<sup>th</sup> Street is going to be impacted by the increase in traffic.

Mr. Welter explained that the traffic impact study indicates there will be a less than significant impact from the overall project, that the increase in traffic will be negligible; and he added that this project will be an aesthetic improvement to this area and will help to increase the property values in this area.



Mr. Ramsey explained that during peak a.m. traffic hours, there will be a total of 26 trips and a total of 35 trips in the peak p.m. traffic hours, roughly one trip every 2 minutes east and west along this stretch of 220<sup>th</sup> Street.

The public hearing remained open.

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Fe'esago, to continue this matter to February 11, 2020. Motion carried, 6-0 (absent Cainglet, Mitoma, Rahman).

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**7. MANAGER'S REPORT**

Planning Manager Betancourt mentioned the likelihood of both Planning Commission meetings taking place in February.

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**8. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Palmer stated that he'd like the Commission to address the City's regulations/requirements for landscaping, especially for those areas in the public right-of-way.

Commissioner Fe'esago wished everyone a happy new year and asked for prayers for those impacted by the recent Kobe helicopter crash this weekend in Calabasas.

Commissioner Valdez wished everyone a happy new year; and expressed his desire for more peace in this world and for our soldiers to make it safely home.

Chair Pimentel asked that this meeting be adjourned in honor of those who lost their lives this past weekend in the Kobe helicopter crash in Calabasas.

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**9. ADJOURNMENT**

At 8:12 p.m., the meeting was adjourned in honor of those who lost their lives in the Kobe helicopter crash this weekend in Calabasas.

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Chairman

*Attest By:*

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Secretary