



Tuesday, August 11, 2026

701 East Carson Street, Carson, CA 90745
Helen Kawagoe Council Chambers, 2nd Floor
6:30 p.m.

**AGENDA
REGULAR 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:	Nathan Freeman Community and Economic Development Director	McKina Alexander Planning Manager	Benjamin R. Jones Asst. City Attorney
	Laura Gonzalez Planning Secretary		

This Agenda and corresponding staff reports can be found on the City of Carson website at www.carsonca.gov

"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 City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting." (Government Code Section 54954.2)

PUBLIC INFORMATION

The public may address the members of the Planning Commission on matters within the jurisdiction of the Planning Commission or on any items on the agenda of the Planning Commission during the designated public comment periods. There will be two oral communication sessions: one for Agendized Items (comment about items ON the agenda) and the other non-Agendized items (comment about items NOT on the agenda). The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the Planning Commission. Comment time is normally 3 minutes depending on the number of speakers.

IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING VIA:

- Email: planning@carsonca.gov (up to 3 hours prior to the start of the meeting).
- Written: Delivered to the Planning Division at City Hall (up to 3 hours prior to the start of the meeting).

Emailed and written comments received by the Planning Division may not be read aloud during the meeting but will be provided to the Board and incorporated into the record.

PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:

- Livestream: www.carsonca.gov
- YouTube: www.youtube.com/@CityofCarsonCalifornia
- Cable TV: Spectrum (Channel 35) and ATT (Channel 99)

PUBLIC COMMENTS CAN BE MADE LIVE DURING ORAL COMMUNICATIONS PORTION OF THE AGENDA.

- **In Person at Council Chambers: Submitting a Public Comment Card to City Clerk during Council Meeting.**
- **Virtual via Two-way audiovisual platform:**
 - **Join Online: Zoom: <https://us06web.zoom.us/j/84636630313?pwd=kmb6K91M9m0U1x2KJcn19fV1g55owL.1>**
Passcode: 227766
 - **Join via Phone: +1 669 900 6833 US**
Meeting ID: 84636630313#

RULES OF DECORUM:

1. *No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.*
2. *All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.*
3. *Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.*
4. *All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.*
5. *All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.*
 - *Treat everyone courteously*
 - *Listen to others respectfully*
 - *Exercise self-control*
 - *Give open-minded consideration to all viewpoints*
 - *Focus on the issues and avoid personalizing debate*
 - *Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and rolls for forging sound decisions*

1. CALL TO ORDER: PLANNING COMMISSION

2. ROLL CALL

3. FLAG SALUTE

4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED 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.

5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)

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.

6. APPROVAL OF MINUTES

6.A. APPROVAL OF MINUTES - APRIL 14, 2026

RECOMMENDED ACTION

- APPROVE the minutes as listed.

7. NEW PUBLIC HEARING

7.A. REQUEST FOR APPROVAL OF DEVELOPMENT AND SITE PLAN (DOR) NO. 00015-26, TENTATIVE TRACT MAP (TTM) NO. 00001-26, AND CEQA GUIDELINES 15168 CONSISTENCY MEMORANDUM, AND MAKING A RECOMMENDATION TO THE CITY COUNCIL APPROVE SPECIFIC PLAN AMENDMENT (SP) NO. 00004-26, AND AMENDED AND REINSTATED DEVELOPMENT AGREEMENT (DA) NO. 00001-26 FOR THE DISTRICT AT SOUTH BAY PROJECT LOCATED AT 20400 MAIN STREET (Southwest of I-405 and Del Amo Boulevard)

RECOMMENDED ACTION

- 1. OPEN the Public Hearing, TAKE public testimony, and CLOSE the Public Hearing
- 2. RECEIVE and FILE the staff report and all related testimony.
- 3. ADOPT Resolution No. 26-2902, entitled, "A Resolution of the Planning Commission of the City of Carson (1) Approving Development and Site Plan Review (DOR) No. 00015-26, (B) Amended Vesting tentative Tract Map (TTM) No. 83481, and (C) Find CEQA Guidelines 15168 Consistency"
- 4. ADOPT Resolution No. 26-2903, entitled, "A Resolution of the Planning Commission of the City of Carson, California, recommending the City Council approve (1) Specific Plan Amendment (SP) No. 00004-2026, (2) Amended & Restated Development Agreement (DA) No. 00001-26, and approving a California Environmental Quality Act (CEQA) consistency determination and checklist pursuant to CEQA Guidelines 15168 for The District At South Bay Specific Plan Amendment (SP) No. 00004-26"

8. MANAGER'S REPORT

9. ORAL COMMUNICATIONS (COMMISSIONERS)

10. ADJOURNMENT
