



Wednesday, December 17, 2025

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

**AGENDA
SPECIAL 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 Monteclaro		
Staff:	Dr. Nathan Freeman Community and Economic Development Director	McKina Alexander Planning Manager	Chris Palmer, AICP Economic Dev. Manager
	Benjamin 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)

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. CONSENT

6.A. REQUEST FOR A ONE-YEAR TIME EXTENSION OF PROJECT ENTITLEMENT DOR NO. 1785-19 TO COMPLY WITH CONDITIONS OF APPROVAL

RECOMMENDED ACTION

— CONSIDER RESOLUTION NO. 25-2896 OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING A ONE-YEAR EXTENSION OF TIME OF EFFECTIVENESS OF SITE PLAN AND DESIGN REVIEW 1785-19 REVISION #2, PERTAINING TO REAL PROPERTY LOCATED AT 2625 E. CARSON STREET

7. MANAGER'S REPORT

8. ORAL COMMUNICATIONS (COMMISSIONERS)

9. ADJOURNMENT

Date Posted: December 16, 2025



Report to Planning Commission

Wednesday, December 17, 2025, 6:30 PM

CONSENT 6A.

TO: Planning Commission

FROM: Nathan Freeman, Director of Community and Economic Development

PREPARED BY: Jacob Collins, Assistant Planner
McKina Alexander, Planning Manager

SUBJECT: REQUEST FOR A ONE-YEAR TIME EXTENSION OF PROJECT ENTITLEMENT DOR NO. 1785-19 TO COMPLY WITH CONDITIONS OF APPROVAL

PROJECT/APPLICATION INFORMATION

Project Summary:	A one-year time Extension for Design Overlay Review (DOR) No. 1785-19 to comply with conditions of approval
Project Location:	2625 E. Carson Street
Assessor's Parcel Numbers (APNs)	7316-008-021, -022, and -023
General Plan/Zoning:	Corridor Mixed Use (CMX)
Project Applicant:	Marcel Martins/CreateRE
Project Owners:	Armin Haghi and Sean Haghi

I. INTRODUCTION

The proposed 0.28-acre project site consists of three parcels located at 2625 E. Carson Street within the CMX zone and CMX General Plan Land Use designation. The site is situated in the east portion of the City on the north side of Carson Street between Harbor View Avenue and Prospect Avenue. The site is bordered by existing commercial businesses to both the east and west, and residential neighborhoods to the north and across Carson Street to the south.

The former use of the site was a neighborhood market. The site currently contains a vacant structure and is enclosed with a temporary chain-link fence.

Staff is requesting that the Planning Commission consider granting a one-year time extension of DOR No. 1785-19 Revision #2, as referenced in Condition No. 1 of the Conditions of Approval to allow time to complete the plan review process. With this extension, if a building permit for Design Overlay Review No. 1785-19 is not issued by December 20, 2026, the approval for DOR No. 1785-19 shall expire per CMC Sect. 9412.9.

II. PROJECT DESCRIPTION AND BACKGROUND

On March 24, 2025, the Planning Division received an application from Create RE ("Applicant") for real property located at 2625 E. Carson Street, requesting approval of Site Plan and Design Review (DOR) No. 1785-19, Revision #2, for new site improvements, including perimeter fencing, landscaping, parking lot refurbishment, façade improvements, and interior tenant improvements; and

On April 30, 2025, DOR No. 1785-19 Revision #2 (which the revision is also identified as DOR No. 1785-23) was approved by the City's then-Director of Community Development, subject to conditions of approval (Attachment No. 1).

The proposed extension of time request does not pertain to the actual project but would allow time to complete plan review and issuance pursuant to Condition No. 1:

"If a building permit for Design Overlay Review No. 1785-23 is not issued by 12/20/25, and no extension was granted via Planning Commission prior to 12/20/25, the approval for DOR 1785-19 shall expire per CMC 9412.9."

III. ANALYSIS

The proposed perimeter fencing originally provided for a two-foot-high solid masonry wall with a six-foot-high solid metal paneling fence above the masonry, totaling eight feet (8') in height. Following approval of DOR No. 1785-19 Revision #2, staff expressed concerns that the proposed fence did not comply with the City's Zoning Code.

On December 15, 2025, the applicant and staff reached a mutual understanding whereby the applicant agreed to alter the proposed fence to provide for a different lower-opacity metal design located above the masonry concrete wall, in lieu of the solid metal paneling for the portion of the perimeter fencing that is between 2-8' in height, to ensure compliance with the City's Zoning Code.

Additional time beyond the expiration date, December 20, 2025, is needed for the applicant to revise the plans to reflect the agreed-upon fence alterations, and staff to review and process them for any issuance of the required building permit for the fence.

Having good faith discussions with the applicant, staff is requesting a one-year time extension of the period of DOR No. 1785-19 Revision #2 to facilitate this process, and help ensure that the ultimate perimeter fence for the subject property will comply with the Zoning Code and will not adversely affect public health, safety or general welfare.

IV. ENVIRONMENTAL REVIEW

Ministerial projects are exempt from the requirements of California Environmental Quality Act (CEQA). As it was an administrative approval, CEQA does not apply to this extension request.

V. RECOMMENDATION

That the Planning Commission:

ADOPT Resolution No. 25-2896, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING A ONE-YEAR EXTENSION OF TIME OF EFFECTIVENESS OF SITE PLAN AND DESIGN REVIEW 1785-19 REVISION #2, PERTAINING TO REAL PROPERTY LOCATED AT 2625 E. CARSON STREET"

Attachments:

1. DOR No. 1785-19 Revision #2 Approval Letter by Former Director of Community Development and Conditions of Approval dated April 30, 2025
2. Draft Resolution No. 25-2896

Attachments

[1. Revision2ApprovalLetter & COAs dated 043025.pdf](#)

[2. Draft Resolution No. 25-2896.pdf](#)



City of Carson

April 30, 2025

Create RE
1730 E Holly Ave
Suite 809
El Segundo, CA 90245
Armin@createre.com

VIA EMAIL AND FIRST-CLASS U.S. MAIL

Subject: 2625 E Carson St. - Planning Permit Approved– DOR-1785-19 Revision #2;

Dear Mr. Haghi,

Staff has reviewed your revised submittal for application DOR-1785-19 at 2625 E. Carson Street regarding a new site improvements including perimeter fencing, landscaping, parking-lot refurbishment, exterior façade improvements, and interior tenant improvements. This parcel is located in a Corridor Mixed-Use (CMX) zone and is designated as Corridor Mixed-Use (CMX) in the Carson 2040 General Plan.

The revised project plans were submitted on March 24, 2025, and deemed complete on April 3, 2025. After careful review of the submitted materials, we are pleased to inform you that revision #2 for DOR-1785-19 has been approved subject to the attached conditions of approval. This approval is also subject to the submittal of all necessary documents and completion of all applicable requirements of the Carson Municipal Code.

Staff finds that all required findings can be made in the affirmative if the necessary documents are provided and approved prior to Final Inspection and all conditions of approval are complied with as detailed in Attachments #2.

If you have any questions regarding this matter, please contact Jacob Collins via phone at 310-952-1700, Ext. 1327, or via e-mail at jcollins@carsonCA.gov on Mondays through Thursdays between 7:00 a.m. and 6:00 p.m.

Sincerely,

Saied Naaseh
Director of Community Development, City of Carson

Attachments:

1. Project Plans
2. Conditions of Approval

cc: Christopher Palmer, AICP, Planning Manager, City of Carson
Jacob Collins, AICP, Assistant Planner, City of Carson

701 East Carson Street, Carson CA 90745 • (310) 830-7600 • <http://ci.carson.ca.us>

CITY OF CARSON PROJECT CONDITIONS

ADDRESS: 2625 E Carson St.

APPLICATION NO. DOR-1785-19

PROJECT DESCRIPTION: New site improvements including perimeter fencing, landscaping, parking-lot refurbishment, exterior façade improvements, and interior tenant improvements

I. General Conditions

1. If a building permit for Design Overlay Review No. 1785-23 is not issued by 12/20/25, and no extension was granted via Planning Commission prior to 12/20/25, the approval for DOR 1785-19 shall expire per CMC 9412.9
2. If a Building Permit is issued and expires without completion of final inspection and issuance of a Certificate of Occupancy, the approval for DOR 1785-19 expires per CMC 9412.9
3. The approval letter, including the Conditions of Approval contained herein, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
4. Developer shall submit a complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. Developer shall comply with all city, county, state and federal regulations applicable to this project.
6. Any substantial project revisions will require review and approval by the Planning Division. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
7. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
8. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Director, Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
9. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
10. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
11. Indemnification. The applicant, property owner, and tenant(s), for themselves and their successors in interest (“Indemnitors”), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them (“Indemnitees”) from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, “Claims”) against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the

subject of these conditions, and any Claims against Indemnites which are in any way related to Indemnites' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnites pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnites which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnites, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnites' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnites may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnites shall have no liability to Indemnitors.

II. Planning

1. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
2. A [Carsonscape](#) MWELo Landscape Permit must be applied for and completed prior to or upon final inspection.
3. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically timed controller station set for early morning or late evening irrigation
4. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be reviewed and approved by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
5. The proposed irrigation system shall include best water conservation practices. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner
6. Existing Pole sign must be removed prior to Final Inspection.
7. Building shall not be used primarily for storage or as a warehouse.
8. Parking lot must only be used for short-term customer and employee parking, no long-term vehicle storage is permitted on the property.
9. Parking lot gates shall be open at all times unless customers are by appointment only, in which case gates shall be open prior to arrival of the customer. Customer must not block sidewalk and traffic while waiting for driveway gate to open. Signage shall be posted on the gate detailing this condition.
10. Postal Service Access shall be provided to the pedestrian gate, or plans shall include a street front mailbox subject to design approval by the Planning Division.
11. Graffiti shall be removed from all areas within twenty-four (24) hours of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than

twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.).

12. The proposed project site shall be maintained free of debris, litter, and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.
13. Landscaping must comply with all provisions of the Zoning Ordinance, including MWELo Water Efficient Landscaping requirements
14. Noise Compliance. The project must comply with all applicable noise requirements as outlined in Part 3-A, Division 5. Specific noise limits and mitigation measures should be included in plans and may be enforced throughout the project timeline.
15. All driveways shall remain clear. No encroachment into driveways shall be permitted
16. The new parking area will be slurry sealed and striped with a parking configuration that complies with ADA, Fire, and Traffic Engineering standards.
17. All areas used for movement, parking, loading, or storage of vehicles shall be paved, striped, and provided with wheel stops in accordance with Section 9162.0 of the Zoning Ordinance.
18. A new parking lot shall be constructed in its entirety as part of the new development.
19. Trash collection from the project site shall comply with the requirements of the City's trash collection company. A will serve letter shall be submitted from Water Resources prior to issuance of a building permit.
20. Trash enclosure shall be kept clean and free of excessive odor.
21. Developer shall remove, at its own expense, any obstructions within the utility easements that would interfere with the use for which the easements are intended
22. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.
23. All applicable utility will-serve letters must be submitted prior to issuance of a building permit.

III. Fire Department

1. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements, including the Land Development Unit

IV. Business License

1. All parties involved in the subject project including but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.
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CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 25-2896

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING A ONE-YEAR EXTENSION OF TIME OF EFFECTIVENESS OF SITE PLAN AND DESIGN REVIEW 1785-19 REVISION #2, PERTAINING TO REAL PROPERTY LOCATED AT 2625 E. CARSON STREET

WHEREAS, on March 24, 2025, the City Carson (City) Department of Community Development, Planning Division received a submittal of application from Create RE (“Applicant”) for real property located at 2625 E. Carson Street, requesting approval of Site Plan and Design Review (DOR) 1785-19, Revision #2, for new site improvements, including perimeter fencing, landscaping, parking lot refurbishment, exterior façade improvements, and interior tenant improvements; and

WHEREAS, on April 30, 2025, DOR 1785-19 Revision #2 (which revision is also identified as DOR 1785-23) was approved by the City’s then-Director of Community Development, subject to conditions of approval; and

WHEREAS, General Condition No. 1 of the aforementioned conditions of approval provides, “If a building permit for Design Overlay Review No. 1785-23 is not issued by 12/20/25, and no extension was granted via Planning Commission prior to 12/20/25, the approval for DOR 1785-19 shall expire per CMC 9412.9”; and

WHEREAS, the Applicant’s proposed perimeter fencing originally provided for a solid masonry wall 2’ in height plus solid metal paneling 6’ in height above the masonry, totaling 8’ in height. Following approval of DOR 1785-19 Revision #2, City staff expressed concerns to the Applicant that this proposed fence did not comply with the City’s Zoning Code; and

WHEREAS, on December 15, 2025, the Applicant and City staff reached a mutual understanding whereby the Applicant agreed to alter the proposed fence to provide for a different lower-opacity metal design located above the masonry concrete wall, in lieu of the solid metal paneling for the portion of the perimeter fencing that is between 2-8’ in height, to ensure compliance with the City’s Zoning Code; and

WHEREAS, the Applicant requires additional time, beyond the December 20, 2025, expiration date specified in the aforementioned General Condition No. 1 for DOR 1785-19 Revision #2, to revise the plans to reflect the agreed-upon fence alterations, and once the Applicant submits the revised plans, the City will need time to review and process them prior to any issuance of the required building permit for the fence; and

WHEREAS, having good faith discussions with the applicant, the City has requested a one-year time extension of the period of effectiveness of DOR 1785-19 Revision #2 to facilitate this process, and the Planning Commission finds that granting the requested extension is consistent

with the City’s Zoning Code and will help ensure that the ultimate perimeter fence for the subject property will comply with the Zoning Code and will not adversely affect public health, safety or general welfare; and

WHEREAS, based on the foregoing, the Planning Commission now sees fit and intends to grant the requested one-year time extension of the period of effectiveness of DOR 1785-19 Revision #2, pursuant to the aforementioned General Condition No. 1, to allow sufficient time for the Applicant to prepare and submit the revised fence plans and for the City to review and process the same prior to any issuance of building permits; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and the same are incorporated herein by this reference as findings of fact.

SECTION 2. The Planning Commission further finds that all required findings pursuant to CMC 9412.9(B) (Extensions) of the City’s Zoning Code can be made in the affirmative and hereby makes all such required findings in the affirmative.

SECTION 3. The Based on the findings set forth in this Resolution, the Planning Commission hereby grants a one-year time extension of the period of effectiveness of DOR 1785-19 Revision #2, as referenced in General Condition No. 1 of the Conditions of Approval of DOR 1785-19 Revision #2. With this extension, if a building permit for Design Overlay Review No. 1785-23 is not issued by December 20, 2026, the approval for DOR 1785-19 shall expire per CMC 9412.9.

SECTION 4. The Secretary of the Planning Commission shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

PASSED, APPROVED and ADOPTED this 17th day of December 2025.

**DIANNE THOMAS
CHAIRPERSON**

ATTEST:

**LAURA GONZALEZ
SECRETARY**

EXHIBIT "A"
Legal Description

The land referred to herein is situated in the State of California, County of Los Angeles, City of Carson and described as follows:

TRACT # 6720 LOTS 950,951,952,953, 954 AND LOT 955

APN: 7316-008-021, -022, -023