



Tuesday, October 13, 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 Monteclaro		
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)

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 - SEPTEMBER 22, 2026

RECOMMENDED ACTION

- APPROVE the minutes as listed.

7. PRESENTATIONS

7.A. PLANNING YEAR-END REVIEW AND HIGHLIGHTS OCTOBER 2025-2026 PRESENTATION: CELEBRATING COMMUNITY PLANNING MONTH

8. CONTINUED PUBLIC HEARING

8.A. ZONING CODE AMENDMENT TO MAKE VARIOUS AMENDMENTS TO THE CARSON MUNICIPAL CODE TO UPDATE, CLARIFY, AND ESTABLISH ZONING REGULATIONS PERTAINING TO CAR WASHES, SUBJECT TO SPECIFIED REQUIREMENTS

RECOMMENDED ACTION

- CONTINUE the public hearing to a future date.

9. MANAGER'S REPORT

10. ORAL COMMUNICATIONS (COMMISSIONERS)

11. ADJOURNMENT

Date Posted: October 8, 2026



Report to Planning Commission

Tuesday, October 13, 2026, 6:30 PM

APPROVAL OF MINUTES 6A.

TO: Planning Commission
FROM: McKina Alexander, Planning Manager
PREPARED BY: Laura Gonzalez, Planning Secretary
SUBJECT: APPROVAL OF MINUTES - SEPTEMBER 22, 2026

I. SUMMARY

The Planning Division is seeking approval of the following minutes:

- Tuesday, September 22, 2026

II. RECOMMENDATION

APPROVE the minutes as listed.

III. ATTACHMENTS

1. Minutes, September 22, 2026

Attachments

[Minutes - September 22, 2026.pdf](#)



**CITY OF CARSON
MINUTES
PLANNING COMMISSION
SEPTEMBER 22, 2026**

1. CALL TO ORDER: PLANNING COMMISSION

The meeting was called to order at 6:30 p.m. by Chair Dianne Thomas in the Helen Kawagoe Council Chambers, Carson City Hall, 701 E. Carson Street, California 90745.

2. 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 Clarence Johnson, Commissioner Leticia Wilson, Commissioner Frederick Docdocil, Commissioner Jaime Monteclaro

Planning Commissioners Absent: Commissioner Carlos Guerra

Also Present: Nathan Freeman, Community and Economic Development Director; Kaneca Pompey, Senior Planner; Benjamin R. Jones, Assistant City Attorney

3. FLAG SALUTE

Commissioner Wilson led the Pledge of Allegiance.

4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA

None.

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

None.

6. APPROVAL OF MINUTES

6.A. APPROVAL OF MINUTES - AUGUST 11, 2026

RECOMMENDED ACTION

— APPROVE the minutes as listed.

Motion To Approve submitted by Louie Diaz seconded by DeQuita Mfume resulting in 8-0-0-0-1 Absent was Carlos Guerra

6.B. APPROVAL OF MINUTES - AUGUST 25, 2026

RECOMMENDED ACTION

— APPROVE the minutes as listed.

Motion To Approve submitted by Del Huff seconded by Frederick Docdocil resulting in 7-0-1-0-1 Abstained by Louie Diaz Absent was Carlos Guerra

7. NEW PUBLIC HEARING

7.A. ZONING CODE TEXT AMENDMENT TO ALLOW ARTIFICIAL TURF AS AN OPTION FOR GROUNDCOVER IN LANDSCAPING OF LAWFULLY ESTABLISHED, PURELY RESIDENTIAL PROPERTIES, AND TO EXPRESSLY RECOGNIZE XERISCAPE AS AN ALLOWABLE LANDSCAPING OPTION, SUBJECT TO SPECIFIED REQUIREMENTS

RECOMENDED ACTION

— 1. CONDUCT a Public Hearing; and ADOPT Resolution No. 26-2904, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL FIND A CEQA EXEMPTION AND ADOPT AN ORDINANCE AMENDING SECTION 9313.5 (LANDSCAPING MATERIALS, SIZE, AND SPACING), SECTION 9313.7 (INSTALLATION AND MAINTENANCE), AND SECTION 9112.3 (TERMS AND DEFINITIONS) OF THE CARSON ZONING CODE TO ALLOW ARTIFICIAL TURF AS GROUNDCOVER FOR LAWFULLY ESTABLISHED, PURELY RESIDENTIAL LAND USES, AND TO EXPRESSLY RECOGNIZE XERISCAPE AS AN ALLOWABLE LANDSCAPING OPTION."

Director Nathan Freeman provided a presentation.

Commissioner Monteclaro - Is this mandatory?

Director Freeman - There are three options xeriscape, traditional lawn, and turf. There are no mandates. The only mandate is to have a clean and maintained yard.

Chair Thomas - We are making a recommendation for an ordinance that's going to go to the council. It's an ordinance that gives them options they may want to consider when making changes to their lawn. A lot of people think they can do anything with their yard, their lawn, and the portion that is city property, but we take care of it as homeowners. There are a number of people that have already done something with that portion and did not necessarily get a permit. This would make them aware that if they're going to do something, they need to consider the city, especially when they are looking at an area that can be an encroachment on the city's property.

Director Freeman - Staff engaged with homeowners who were interested in adding artificial turf as an option, which our code does not currently consider. Codifying the ability to do things like turf

and xeriscape gives homeowners these alternatives if they choose and likewise gives staff the ability to enforce it. There are a lot of folks who have already taken the liberty to improve the parkway. Once this moves forward, Code Enforcement will have authority to request encroachment permits. We are looking for uniformity and trying to lift the standard of our landscaping across the city.

Commissioner Montecarlo - Are these options only for the front yard or does it include the backyard?

Director Freeman - It only addresses the front yard.

Commissioner Huff - If I want to change the backyard, do I need to contact you?

Director Freeman - There are different rules and requirements for the backyard. If you want to do your backyard, we would be happy to work with you.

Commissioner Johnson - Are Commercial and mixed-use not being included because it's a separate issue or is there another code?

Director Freeman - The reason for residential only is because these are real situations we're having with homeowners in our community. We would have to address landscaping in commercial and mixed-use properties separately.

Commissioner Johnson - The parkway is city property, right?

Director Freeman - That is technically city property. The homeowner is responsible for maintaining it, but the second they start digging up grass or replacing the landscaping they are required by code to get an encroachment permit. Once that's issued, they will be subject to the new code sections that we're considering this evening. Any time they touch the parkway, as homeowners, they need to make sure that the grass doesn't die. They can't just change the whole landscape without getting an encroachment permit.

Commissioner Johnson - I don't think that was very clear, because it sounds like you can do a lot of things to it, yet changing the grass requires a permit.

Director Freeman - I apologize, commissioners. Ben and I worked on a revised version, and we were supposed to walk it on for you. I completely forgot. We will email it to Laura so that you have copies of the revised version. The revised version includes the reference to the encroachment permit.

Chair Thomas - I like that it's putting standards around what type of artificial grass you can have. I have seen yards where it looked like they rolled out a carpet and it faded within a year or two because of the sun.

Assistant City Attorney Jones - The existing municipal code, section 5321 called Sidewalk and Parkway, is the section that requires people to maintain the parkway adjacent to their home. It says, "No person owning or having charge or control or occupancy of any lot or private premises

shall allow grass or weeds to accumulate or grow upon an abutting paved sidewalk area above its established grade, or upon any part of said sidewalk area from curb to street line; provided, however, that nothing herein contained shall be construed to require the removal from the borders of any sidewalk of any ornamental plant, lawn, shrub, or trees of reasonable growth; provided that the same or not, obstructions to the free use of the sidewalk." That's already the status quo, basically you just have to maintain the grass. The proposed code amendment doesn't change that. We would simply add a new paragraph under installation requirements. On the ordinance, under subsection C Installation Requirements, we would add a third paragraph that would say, "A person having charge or control of a property that is the site of a lawfully established, purely residential land use may apply to the City for issuance of an encroachment permit for installation of artificial turf or xeriscape in an existing landscaped parkway area abutting such property. No such permit shall be issued unless the City Engineer, with concurrence from the Director, finds that the proposed artificial turf or xeriscape material, size, spacing, and installation comply with the requirements of this Division, in addition to all other applicable requirements for issuance of a City encroachment permit. Maintenance of such landscaping is the responsibility of the person having charge or control of the property, consistent with CMC 5321."

Chair Thomas - Once this ordinance goes through City Council then code enforcement would be able to retroactively go after people who may have done this. There's no grandfathering in this at all, is this accurate?

Director Freeman - That is correct. It gives code enforcement some discretion. Code enforcement would check that it doesn't exceed 60% of the landscape area, that it's in excellent condition, and it meets the standards and requirements that you are considering this evening, then they would be in a good place. If it's in the parkway, even though it's in good condition, they still need to get the encroachment permit.

**Motion To Approve submitted by Del Huff seconded by Louie Diaz resulting in 8-0-0-0-1
Absent was Carlos Guerra**

7.B. CONSIDER RECOMMENDING CITY COUNCIL APPROVAL OF A ZONE TEXT AMENDMENT (ZCC NO. 00005-26) TO MAKE VARIOUS AMENDMENTS TO THE CITY'S ZONING ORDINANCE AMENDING THE CITY'S LAND USE REGULATIONS AND DEVELOPMENT AND OPERATIONAL STANDARDS FOR DRIVE-THROUGH RESTAURANTS

RECOMMENDED ACTION

- 1. CONDUCT a Public Hearing; and
- ADOPT Resolution 26-2905 entitled, " A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL MAKE A FINDING OF APPLICABILITY OF CEQA GUIDELINES SECTION 15061 (B)(3) AND APPROVE ZONE TEXT AMENDMENT NO. 00005-26 TO MAKE VARIOUS AMENDMENTS TO ARTICLE 9, CHAPTER 1 OF THE CARSON MUNICIPAL CODE AMENDING THE CITY'S LAND USE REGULATIONS AND DEVELOPMENT AND OPERATIONAL STANDARDS FOR DRIVE-THROUGH RESTAURANTS"

Senior Planner Pompey provided a presentation.

Commissioner Monteclaro - Is there any study regarding current drive-thru restaurants in Carson that have resulted in health, safety, or welfare dangers? There must be something dangerous that concerns us.

Chair Thomas - This is concerning the city's ordinance amending the city's land use regulations and development and operational standards for drive-thru restaurants. We are not saying that we have a safety issue out there. It wasn't born out of a need from a safety perspective. We will be able to look at each application that comes in and depending on the location for that land usage, we can make a determination as to whether or not that would be a good place for a drive-thru or not.

Commissioner Monteclaro - This resolution will address new drive-thru restaurants. It will not address the existing restaurants, is that correct?

Assistant City Attorney Jones - That is correct, this applies to new development only. It would not be imposing requirements making existing developments change. This is based on the City Council's determination in adopting the moratorium. There's currently a moratorium on approval of new fast-food restaurants in the city. In adopting the moratorium earlier this year, the city determined that its existing land use regulations are insufficient to protect public health and safety against potential adverse impacts of new fast-food developments. This determination was made, in part, because fast-food restaurants can be approved administratively at the staff level, and there's a lack of clear and sufficient development standards for new fast-food restaurants that come in. Based on that, the City Council decided to put a freeze on things, which is what the moratorium is. They froze new approvals and asked staff to work on proposed amendments to the city's land use regulations to make sure that when the pause is lifted, the city will be prepared with appropriate regulations to make sure that new proposals can be processed responsibly and with appropriate city discretion in order to make sure that those new fast-food or drive-thru restaurants don't have adverse impacts on health and safety. A fast-food restaurant that causes vehicles to queue off site and into a major public street, which can cause traffic accidents, would be a primary example. In addition, addressing aesthetic concerns such as ensuring there's appropriate buffering between the drive-thru lane and the public right-of-way, safety requirements such as proper lighting, noise concerns, and making sure adjacent residences aren't subjected to loud noises late at night. There are a number of different development standards that are proposed in this ordinance. This is all being done under the umbrella of the moratorium that the City Council put in. This is to carry out the intent of the moratorium.

Commissioner Monteclaro - Why not also make it retroactively on a case-by-case basis?

Assistant City Attorney - If an existing restaurant seeks to modify their facility, then it would apply. For example, if they say they want to expand or modify their facility in some way, that triggers a city permit requirement for what can be considered a minor modification or a major modification. At that point, the new regulations could potentially apply. Nothing in this ordinance is going to shut down an existing facility. It's intended to provide improved regulations moving forward.

**Motion To Approve submitted by Louie Diaz seconded by Del Huff resulting in 8-0-0-0-1
Absent was Carlos Guerra**

7.C. ZONING CODE AMENDMENT TO MAKE VARIOUS AMENDMENTS TO THE CARSON MUNICIPAL CODE TO UPDATE, CLARIFY, AND ESTABLISH ZONING REGULATIONS PERTAINING TO CAR WASHES, SUBJECT TO SPECIFIED REQUIREMENTS

RECOMMENDED ACTION

— 1. CONTINUE THE PUBLIC HEARING TO OCTOBER 13, 2026.

Motion To Continue submitted by Louie Diaz seconded by Clarence Johnson resulting in 8-0-0-0-1 Absent was Carlos Guerra

8. MANAGER'S REPORT

Director Freeman - We are incredibly thrilled to welcome Sprouts to what we hope will be an expanding grocery store. As I understand, the lines were extremely long. The community has really rallied behind Sprouts. From my perspective, that's all gold because we can show that video to the next Sprouts, Trader Joe's, or whoever it may be as evidence that our community will not only support it, but they will do so in large numbers. I'm also happy to report that the decision made here for the 157 acres was ultimately concurred by our council. I am happy to report that we are one step closer to getting that site redeveloped. This site has been vacant for a long time, and as staff, we want to make sure we do everything in our power to get that site built responsibly as soon as possible. Thank you for your hard work.

Chair Thomas - The completion of that strip mall is beautiful. The people in the neighborhood are very excited about it. Thank you staff for all the hard work that you do.

9. ORAL COMMUNICATIONS (COMMISSIONERS)

Commissioner Montecarlo - I want to congratulate staff on this accomplishment. I really like Sprouts because they carry what I need which I can't find in other stores. Thank Director Freeman and Attorney Jones for your clarifications to my questions. I'm honored to be here with all the commissioners. Hopefully, commissioner Guerra will get better soon.

Commissioner Johnson - I'm excited to be here and for the progress we are making. I'm thankful for staff's support and clarification when we need it.

Commissioner Wilson - I drove by Sprouts grand opening on my way to doing my morning walk and the parking lot was packed. It was an amazing show of community to see everyone there. People made an effort to be there at 7:00 am on a Friday. Staff, our commission, and council thank you for all you do on your end.

Commissioner Huff - I'm thrilled that Sprouts is finally here. I was there at 6:45 am, it was packed. We're off to a fantastic start with our rebuild. Carson has been on the news for so many things. We are booming and I'm proud to be here.

Commissioner Mfume - I am incredible proud to be a Carson resident. Thank you, staff, you are incredible. I'm proud to see the condos or townhomes around the corner. I can't wait for it all to end, hopefully we can have our children buy some of those and become Carson residents. The work that we are doing here with the zoning is codifying and ensuring that we're aligning the codes. Commissioners, I'm always glad to see you.

Commissioner Docdocil -It's always a privilege to be here. I don't really consider this work because I think all of us have a stake in our city and our home. It's a point of pride to work alongside my fellow commissioners. I truly appreciate staff for always ensuring that the work gets done. The reports are always very well planned. On October 24th, we will be celebrating Filipino American History Month at the Community Center. I really like that we incorporate the kids in our celebration. It's a beautiful way of teaching our kids about the past so they can incorporate that into their future.

Vice Chair Diaz - Thank you for your presentations and for preparing our reports this evening. We can distinguish pretty much all the factual information for us to make intelligent decisions. Thank you for the hard work that you do. I will be hosting a community blood drive at the Dominguez Community Center at 21156 S. Santa Fe Avenue in Carson on Thursday, October 13th from noon to 5:00 pm.

Chair Thomas - There's so much happening in the city. The Western Fair is happening on September 25th at Anderson Park. We also have the Jazz Festival that will take place on October 3rd from 11:00 am to 6:00 pm. You will not be allowed on the park before 10:30 am. You will not be allowed to bring barbecue grills. We will have a VIP section for those of you who are interested. We are expecting a very large crowd. The Women's conference will happen on October 16th at the event center. Come out and enjoy all these events. I'm always honored to serve with my fellow commissioners and be part of this staff.

10. ADJOURNMENT

The meeting was adjourned by Chair Dianne Thomas at 7:56 p.m.

Dianne Thomas, Chairperson

Attest:

Laura Gonzalez, Secretary



Report to Planning Commission

Tuesday, October 13, 2026, 6:30 PM

CONTINUED PUBLIC HEARING 8A.

TO: Planning Commission

FROM: Nathan Freeman, Director of Community and Economic Development

PREPARED BY: McKina Alexander, Planning Manager
Kaneca Pompey, Senior Planner

SUBJECT: ZONING CODE AMENDMENT TO MAKE VARIOUS AMENDMENTS TO THE CARSON MUNICIPAL CODE TO UPDATE, CLARIFY, AND ESTABLISH ZONING REGULATIONS PERTAINING TO CAR WASHES, SUBJECT TO SPECIFIED REQUIREMENTS

PROJECT/APPLICATION INFORMATION

Project Summary:	Consider recommending that the City Council approve a Zone Text Amendment making various amendments to the Carson Municipal Code to update, clarify, and establish zoning regulations pertaining to car washes.
Project Location:	Citywide
General Plan/Zoning:	Various Zoning Designations
Project Applicant:	City of Carson, Community and Economic Development Department
Project Owner:	Not Applicable

I. OVERVIEW

Staff recommends that the Planning Commission continue the public hearing on this item, after taking any public comments, as staff is finalizing information on the proposed zone text amendment. As such, staff is recommending this item to be continued to a future date.

II. PUBLIC HEARING NOTICE

Public notice was given in accordance with the applicable law. Notice of public hearing was posted by August 29, 2026. The agenda was posted at City Hall not less than 72 hours prior to the Planning Commission meeting.

III. CONCLUSION AND RECOMMENDATIONS

Staff recommends that the Planning Commission Continue this item to a future date.

