

**CITY OF CARSON**  
**MINUTES**  
**PLANNING COMMISSION**  
**DECEMBER 9, 2025**

**1. CALL TO ORDER: PLANNING COMMISSION**

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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, Carson, California 90745.

**2. ROLL CALL**

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Planning Secretary Laura Gonzalez noted the roll:

Planning Commissioners Present: Chair Dianne Thomas, Commissioner Del Huff, Commissioner DeQuita Mfume, Commissioner Clarence Johnson, Commissioner Jaime Monteclaro, Commissioner Leticia Wilson, Commissioner Frederick Docdocil

Planning Commissioners Absent: Vice Chair Louie Diaz, Commissioner Carlos Guerra

Also Present: Community and Economic Development Director Nathan Freeman, Planning Manager McKina Alexander, Associate Planner Aaron Whiting, Assistant City Attorney Benjamin Jones

**3. FLAG SALUTE**

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Commissioner Docdocil led the Pledge of Allegiance.

**4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA**

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None.

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

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None.

**6. APPROVAL OF MINUTES**

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**6.A. APPROVAL OF MINUTES - NOVEMBER 25, 2025**

RECOMMENDED ACTION

- 1. APPROVE the minutes as listed.

**Motion To Approve submitted by DeQuita Mfume seconded by Del Huff resulting in 6-0-1-0-0 Abstained by Frederick Docdocil**

**7. NEW PUBLIC HEARING**

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**7.A. Site Plan and Design Review (DOR) No. 1959-24**

RECOMENDED ACTION

- 1. ADOPT Resolution No. 25-2894, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1959-24 FOR THE DEVELOPMENT OF EIGHT DETACHED DWELLING UNITS AT 21135 ½ BOLSA STREET. (APN 7334003021)"

Associate Planner Whiting - The notice was posted at the site in November. We became aware that the signage had deteriorated or had been removed. It was posted again once I was notified.

Commissioner Huff - What was the actual time that the sign was posted for?

Associate Planner Whiting - I'm not aware of when it was not there any longer. It was posted again this week once I became aware.

Commissioner Docdocil - You mentioned that there was a request from one of the neighbors to have a community meeting which was declined by the applicant. Was there a reason why it didn't happen?

Associate Planner Whiting - The resident expressed concerns with the project but did not request a meeting. Staff recommended that the meeting take place. I believe at the time they were looking for direction from the Planning Commission.

Director Freeman - The Planning Commission has been very clear in the past about their expectations of community meetings specifically those that are residential.

Commissioner Johnson - It says in the project description that our traffic engineer reviewed and approved the project. I didn't know there was a need for a traffic study.

Associate Planner Whiting - It was reviewed by our traffic engineer. I believe the idea of it going back for further analysis would be to go above and beyond to ensure that there are no impacts.

Commissioner Monteclaro - Will this establish precedence so that community meetings must be conducted prior to the public hearing?

Planning Manager Alexander - The Planning Commission gave us this direction years ago. We have since set the precedent regarding this action. As a result of this, we have also incorporated this in our Phase 1 Zoning Code Update. This is an established path that we have done for years, and we made sure it's in our new code.

Chair Thomas - It was recommended that there be a community meeting and it was declined, why?

Jefferson Choy (Architect) - The owner thought that this could be addressed here since there was only one phone call that was brought up. He didn't think that a community meeting was necessary.

Commissioner Monteclaro - Can you share the concern of that resident?

Jerry Fieldsman (Applicant's Representative) - We had one call, but we don't know what the concern was or who to contact. The owner didn't see a need for a community meeting. He can share his concern here and we can address it. We made an initial effort to contact the people on Foxwell, but we felt we were not going in the right direction.

Wayne Hall (Resident) - I'm assuming this will be a two-year project with heavy equipment dragging mud and debris throughout the neighborhood that only has one entrance and has no direct access to main boulevards. Environmental pollution such as dust, diesel fumes, VOCs, and silica would be unavoidable due to excavation, demolition, material use, and machinery. During rainy seasons there is going to be muddy runoff with only one drain in the system. No matter which way the bulldozers, excavators, and skid loaders access our area, they need to go over multiple speed bumps going in and out of the project. The noise created from large machinery to dig down will be very loud. City of Carson allows construction to occur between 7:00 a.m. to 8:00 p.m. on weekdays and 8:00 a.m. to 8:00 p.m. during holidays. The excess traffic poses a direct hazard for us. Most likely part of the road and sidewalks will be removed to add electrical, sewage, and water lines to the new project. Parking is going to be a nightmare between the employees of the construction company and the residents. The signage was misleading. This is not a low-density residential zone. The sign does not state that this project would directly impact and adversely affect the residents on Foxwell Avenue.

Yvonne Ramos (Resident) - There's an elementary school right off 213th. We already have a lot of traffic. Our neighborhood will change with the construction. They didn't do their due diligence.

Joselyn Bada (Resident) - One of the main reasons why everyone has purchased a house on Foxwell Avenue was because of the safer private area, fewer houses, and limited traffic. The problem is the increased traffic, decrease in privacy, increase in crime, lowering our house value, overburdening local sewers, water supplies, and storm drains.

Commissioner Wilson - Our commission has had the practice of having community meetings making every effort to bring the parties together so that we consider mitigating some issues before it's presented to the commission. We are here to serve the public and to ensure that our processes are as transparent as possible and that we provide the community with an opportunity to come forward. I want to thank all the members of the community who took their time from their busy schedules to come here to voice their opinions and concerns.

Chair Thomas - I visited your community and it's beautiful. This is a major decision that has to be made about this vacant property. This item will be continued and a community meeting must happen. We are recommending to staff that there be a traffic study done. There are safety and construction concerns as it relates to the size of the trucks that would be going through there. Residential streets are not built for these trucks to constantly go through for a long period of time.

**Motion to Continue to a date to be determined submitted by Leticia Wilson seconded by Del Huff resulting in 7-0-0-0 with direction that a community meeting be held and that a traffic study be prepared**

**7.B. A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL MAKE FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15168(c)(2) AND ADOPT GENERAL PLAN AMENDMENT NO. 03-25, AN AMENDMENT TO THE NOISE ELEMENT OF THE CITY'S GENERAL PLAN TO CLARIFY ITS ALIGNMENT WITH EXISTING LANGUAGE IN THE CITY'S NOISE ORDINANCE AND TO ESTABLISH CLEAR STANDARDS FOR NEW DEVELOPMENT PROJECTS WHILE PROTECTING THE COMMUNITY NOISE ENVIRONMENT**

**RECOMMENDED ACTION**

- 1. CONDUCT a Public Hearing; and
- 2. ADOPT Resolution No. 25- 2895, entitled "RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL MAKE FINDINGS PURSUANT TO CEQA GUIDELINES SECTIONS 15162 AND 15168(c)(2) AND ADOPT GENERAL PLAN AMENDMENT NO. 03-25, AN AMENDMENT TO THE NOISE ELEMENT OF THE CITY'S GENERAL PLAN TO CLARIFY ITS ALIGNMENT WITH EXISTING LANGUAGE IN THE CITY'S NOISE ORDINANCE AND TO ESTABLISH CLEAR STANDARDS FOR NEW DEVELOPMENT PROJECTS WHILE PROTECTING THE COMMUNITY NOISE ENVIRONMENT"

**Motion To Approve submitted by Leticia Wilson seconded by Frederick Docdocil resulting in 7-0-0-0**

**8. MANAGER'S REPORT**

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Director Nathan Freeman - I would like to thank staff for their hard work in getting these reports to you. Our goal is to give you good information so you can make informed decisions on behalf of this community. Thank you for your service to the City of Carson. Happy holidays everyone.

**9. ORAL COMMUNICATIONS (COMMISSIONERS)**

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Commissioner Monteclaro - I wish everyone a Merry Christmas.

Commissioner Johnson - I'm happy to be here and happy to see the community coming out to exercise our processes.

Commissioner Mfume - This commission cares about the community. Happy holidays to everyone.

Commissioner Wilson - Thank you to my colleagues for their continued service on this commission. Thank you staff for doing your due diligence, for bringing us information, and great reports. Happy holidays.

Commissioner Docdocil - It's always exciting to see the community at these meetings. I go to St. Philomena Church and we're having a concert and a tree lighting ceremony this coming Saturday. This is another opportunity to get together as a community in celebration of the holiday season.

Commissioner Huff - It's important that Carson residents know that they are being heard. This has been a wonderful year, happy holidays.

Chair Thomas - It has been an incredible year. We continue to grow and build. We are mindful of our residents and businesses. We have to coexist and we make sure we consider everyone that's involved.

Planning Manager Alexander - I want to formally say thank you to the commission as I was dealing with my mom and her subsequent death. I appreciate those that reached out to me and said kind words. Thank you for your concern and care. Have a wonderful holiday season and happy New Year. Remember to love your family and friends. We only have this life, use it well.

Assistant City Attorney Jones - Thank you commissioners for your service this year. Another wonderful year working with the Planning Commission. Thank you to the staff, amazing as always. Happy holidays.

Chair Thomas - To all the staff that you don't see, we want to say happy holidays. There will be a toy giveaway on Friday the 12th at Veteran's Park located at 22400 Moneta Avenue. We had a very successful Winter Fest. I've never seen so many kids in one place. We want to continue to celebrate all the things that the City Council brings to this city for its residents. Be kind to one another, love one another, and be safe. Happy holidays.

## **10. ADJOURNMENT**

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The meeting was adjourned by Chair Dianne Thomas at 6:56 p.m.

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Dianne Thomas, Chairperson

Attest

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Laura Gonzalez, Secretary