



**CITY OF CARSON**  
**MINUTES**  
**PLANNING COMMISSION**  
**NOVEMBER 25, 2025**

**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, Carson, 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 Jaime Monteclaro

Planning Commissioners Absent: Commissioner Carlos Guerra, Commissioner Frederick Docdocil, Commissioner Leticia Wilson

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

**3. FLAG SALUTE**

---

Commissioner Mfume 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 THE MINUTES - October 28, 2025**

RECOMMENDED ACTION

— APPROVE the minutes as listed.

Motion To Approve submitted by Louie Diaz seconded by Del Huff resulting in 6-0-0-0-3 Absent was Frederick Docdocil, Carlos Guerra, Leticia Wilson

**7. NEW PUBLIC HEARING**

---

**7.A. CONSIDER ADOPTING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 04-24 FOR DEMOLITION OF AN EXISTING BUILDING AND ALL ASSOCIATED SITE IMPROVEMENTS AND DEVELOPMENT OF A NEW 58,938 SQUARE FOOT CLASS A LIGHT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT 2277 E. 220TH ST (APN 7316-025-079, 7316-025-080)**

## RECOMMENDED ACTION

- 1. CONDUCT a Public Hearing; and
- 2. ADOPT Resolution No. 25- 2893, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 04-24 FOR DEMOLITION OF AN EXISTING BUILDING AND ALL ASSOCIATED SITE IMPROVEMENTS AND DEVELOPMENT OF A NEW 58,938 SQUARE FOOT CLASS A LIGHT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT 2277 E. 220TH ST (APN 7316-025-079, 7316-025-080)"

Commissioner Johnson - Do we have a tentative tenant?

Assistant Planner Garcia - At the time of the application, we did not have a tentative tenant. I don't know if that has changed as of today.

Daniel Wilson (Applicant) - There is not a tenant that we have signed up for yet. It can accommodate various tenants.

Chair Thomas - Do you have a timeline?

Daniel Wilson - We would like to break ground sometime in late March. It's about an eight-month construction schedule. We're anticipating finishing the job by the fourth quarter of 2026.

Vice Chair Diaz - Are you in concurrence with the general conditions under exhibit B of this project?

Daniel Wilson - We've reviewed all the general conditions, and we are not pushing back on anything at this moment.

**Motion To Approve submitted by Louie Diaz seconded by Del Huff resulting in 6-0-0-0-3 Absent was Frederick Docdocil, Carlos Guerra, Leticia Wilson**

**With revision to the Resolution title to read as follows, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 4-24 FOR DEVELOPMENT OF A NEW 58,938 SQUARE FOOT CLASS A LIGHT INDUSTRIAL BUILDING AND ASSOCIATED IMPROVEMENTS AT 2277 E. 220TH ST (APN 7316-025-079, 7316-025-080)"**

Chair Thomas - Was there ever an ordinance passed that was putting a moratorium on warehouses and their size?

Assistant City Attorney Jones - (1) There was a moratorium on redevelopment of refinery sites which has since expired and it's no longer in effect. (2) The square footage limitation was part of the General Plan Update and the Phase 1 Code that says that warehouses are limited to 30,000 square feet only in the Flex District and the Flex Zone . This project is not in the Flex District.

## **8. MANAGER'S REPORT**

---

Community and Economic Development Director Nathan Freeman - I would like to commend you on the great presentation to our City Council. I would like to thank staff for their hard work in putting together tonight's agenda. Even though we had one item, they do take a lot of time. They put a lot of work into making sure that you have good information so that you make great decisions on behalf of this community. Happy Thanksgiving everyone.

## **9. ORAL COMMUNICATIONS (COMMISSIONERS)**

---

Commissioner Monteclaro - I'm glad to be here tonight. November is a memorable time for me because of my new granddaughter.

Commissioner Johnson - Happy to be here and happy to serve.

Commissioner Mfume - I want to wish everyone a happy and safe Thanksgiving.

Commissioner Huff - This is a wonderful commission to be part of. I ask that we say a little prayer for our absent commissioners. Happy Thanksgiving.

Vice Chair Diaz - When you present everything in our reports, it minimizes any questions or any additional concerns that we could raise here. Thank you for all the hard work. Thank you to my fellow commissioners for a job well done. Happy Thanksgiving.

Chair Thomas - I love meetings well planned. I had the opportunity to talk with Commissioner Guerra after our last meeting. He's not feeling well, please keep him and Commissioner Wilson in your prayers. Hopefully, all is well with Commissioner Docdocil. The city will be having its Winterfest on December 5th at Veteran's Park from 5:00 p.m. to 8:00 p.m. In collaboration with Carson Citizens Cultural Arts Foundation, we will be providing free toys.

## **10. ADJOURNMENT**

---

Meeting as adjourned by Chair Dianne Thomas at 6:56 P.M.

---

Dianne Thomas, Chairperson

Attest:

---

Laura Gonzalez, Planning Secretary