



CITY OF CARSON
MINUTES
PLANNING COMMISSION
JANUARY 27, 2026

1. CALL TO ORDER: PLANNING COMMISSION

The meeting was called to order at 6:31 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 Leticia Wilson, Commissioner Frederick Docdocil

Planning Commissioner Absent: Commissioner Carlos Guerra, Commissioner Jaime Monteclaro

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

3. FLAG SALUTE

Vice Chair Diaz 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 - DECEMBER 9, 2025 (REGULAR MEETING)

RECOMMENDED ACTION

— APPROVE the minutes as listed.

Motion To Approve submitted by Louie Diaz seconded by Del Huff resulting in 7-0-0-0-0

6.B. APPROVAL OF MINUTES - DECEMBER 17, 2025 (SPECIAL MEETING)

RECOMMENDED ACTION

— APPROVE the minutes as listed.

Motion To Approve submitted by Louie Diaz seconded by DeQuita Mfume resulting in 6-0-1-0-0
Abstained by Frederick Docdocil

7. NEW PUBLIC HEARING

7.A. CONSIDER ADOPTING A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF AN ADDENDUM TO THE GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF THE CARSON CIVIC CENTER SPECIFIC PLAN

RECOMMENDED ACTION

- 1. CONDUCT a public hearing on the Carson Civic Center Specific Plan (SP No. 01-26) and related Addendum to the 2040 General Plan Update EIR; and
- 2. ADOPT Resolution No. 26-2897, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT AND ADOPT THE CARSON CIVIC CENTER SPECIFIC PLAN (SP No. 01-26)."

Vice Chair Diaz - Is this anticipated to be built in phases?

Director Freeman - It was always anticipated this would be developed in phases. We don't know how many phases at this point. Community Development is going to be the one that dictates how many phases this gets built out in.

Vice Chair Diaz - Is this all going to be funded through the general fund?

Director Freeman - Ideally, we would put this out on a request for proposals to bring a master developer who potentially could build all of this at their cost.

Commissioner Huff - You mentioned that the center could accommodate 2,000 people. Is there going to be enough underground parking?

Director Freeman - Because of the limited space that we have at the surface, most if not all the parking requirements would be handled via subterranean parking.

Commissioner Wilson - How does the city plan on managing the property and the relationship between the developer that's eventually chosen to build the project?

Director Freeman - Everything is subject to change. The idea right now is that at some point we issue a request for proposals to bring on a master developer. It's not the city's intent to sell any of these properties. We would enter a long-term ground lease, probably 50 years or longer. That's how we would continue to maintain not just ownership but some level of control of the entire campus.

Commissioner Huff - How will that impact the Double-Tree Hotel?

Director Freeman - This would not replace the Double-Tree Hotel. The Double Tree is on a separate property. The Civic Center campus is owned by the city. The Double Tree is not part of this Specific Plan.

Commissioner Huff - So would we have two hotels?

Director Freeman - Yes

Commissioner Johnson - is there a goal for getting the project done?

Director Freeman - It's going to take some time. We still have some homework to do with staff before this gets presented to City Council. We feel this is an inspirational piece that we can use to drive the type of development that we want in the downtown area. This development will spur on other developments and will create ancillary economic benefits for the city as well.

Vice Chair Diaz - Will this go out to the union workforce as well?

Director Freeman - We do encourage local labor. I don't anticipate that being an issue but that will be something we have to discuss in the future.

Commissioner Wilson - Will there be any community outreach before it goes to council?

Director Freeman - We don't have any planned community outreach. The planning commission is one piece of that opportunity for the community to get involved and to voice their opinion. There will be other opportunities for the community to get involved before it goes back before city council.

Chair Thomas - With subterranean parking and all the earthquakes in California, what are we thinking here?

Director Freeman - If subterranean is constructed in accordance with the California Building Code it's very safe.

Brandon Kotler - I'm speaking on behalf of myself and not on behalf of Fairing or any of the other entity. It's not often that you have city staff members who so dramatically and aggressively try to set the tone for the private development community. I can tell you that's an amazing way of going around the project of this importance. This planning commission has often approved projects of much less grandeur recognizing the value it brings to the community. There's also part of the city led by the City Council, the Planning Commission, and city staff itself that reflect the idea that Carson deserves better, that Carson should not just take what is provided to them either historically or by the community at large, but that Carson should kind of put its foot down and say we deserve exactly the same things as any of the other spectacular communities. When you have city staff led by the City Manager and his team that have put forward a vision of this scale, I think you can be very confident that you are in fact putting out there that Carson deserves better. Whether or not the Civic Center gets developed exactly like the renderings, as the director mentioned, this is a vision. This is early in the process. I would simply ask you not to quite accept the first response you get from the private development community. Don't give up on your vision too quickly. You are going to hear a lot of negative things from the private community. You're going to hear comments about the subterranean parking and the costs associated with that. You don't need to give in right away. You have set the vision and I'm excited to see it take shape.

Motion To Approve submitted by Louie Diaz seconded by Frederick Docdocil resulting in 7-0-0-0-0

**7.B. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 26-2898,
RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDED AND RESTATED
DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON, IMPERIAL
AVALON, LLC, AND LENNAR HOMES OF CALIFORNIA, LLC FOR A MIXED-USE PROJECT
LOCATED AT 21207 SOUTH AVALON BOULEVARD**

RECOMMENDED ACTION

- 1. OPEN the public hearing, TAKE public comment, and CLOSE the public hearing; and
- 2. ADOPT Planning Commission Resolution No. 26-2898, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THE CARSON CITY COUNCIL APPROVE AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON, IMPERIAL AVALON, LLC, AND LENNAR HOMES OF CALIFORNIA, LLC FOR A MIXED-USE PROJECT LOCATED 21207 SOUTH AVALON BOULEVAD".

Chair Thomas - You mentioned apartment CD on the screen is subject to change.

Assistant City Attorney Jones - You could see a variation of one or two units in the number of one-bedroom studios versus the number of two plus bedrooms. The total would be subject to change based on those slight variations.

Commissioner Huff - Where are the affordable housing units that were part of this project?

Assistant City Attorney Jones - My understanding is that none of the park residents ended up taking that option. They all ended up taking the option where they could sell their coaches to the developer and receive relocation benefits in exchange for that and then move to other locations. All the mobile home park residents have relocated.

Dave Rand (Applicant) - I appreciate the attorney's detailed staff report. He mentioned this is just a recitation and memorialization of what has already been done for this project. We appreciate the work to amend, restate, and consolidated all these changes into one document.

Chair Thomas - Do you agree with all the DIF numbers and are you on board with that?

Dave Rand - Yes, we agree with the DIF numbers shown on the screen.

Motion To Approve submitted by Louie Diaz seconded by Clarence Johnson resulting in 7-0-0-0-0

8. MANAGER'S REPORT

Community and Economic Development Director Nathan Freeman - Happy new year and thank you for your service to this community. I'd like to thank staff for the hard work they put in to make this agenda tonight possible. Kudos to Laura, McKina, and her entire planning team for a job well done tonight. As always, our goal and objective is to give you good information so you can make good decisions on behalf of our community.

City Manager David Roberts - I want to briefly say how thankful I am for your due diligence as you hear the reports that are given and the questions that you ask. The decisions that you all make obviously have a major impact on our city. You all have taken the vision and become mission-minded in your activity, in your due diligence, and review. We are thankful tonight that we could be part of history and see all these projects come to fruition. Making the city the jewel of South Bay is just another step closer to that dream and reality. I'm excited for what's coming ahead because this is just the beginning. We'll be bringing something quite unique, something globally recognized.

9. ORAL COMMUNICATIONS (COMMISSIONERS)

Commissioner Wilson - I want to thank team Carson, everyone from our staff to our commissioners. I appreciate how everyone takes ownership of the community and refers to it as our community. We are committed and we see this as a team effort.

Commissioner Docdocil - I'm excited that we are off to a hot start for 2026. I think everybody agrees that the vision is amazing and I'm excited about what's to come. It makes the job easier when we are all pulling in the same direction. With everybody's participation and support it makes it so much easier and enjoyable.

Commissioner Huff - It's a pleasure to sit here and be part of this team. I agree with all the statements that have been made before me. Thank you for everything that you do and happy new year.

Commissioner Johnson - Happy to be here and excited about the projects and moving them forward.

Commissioner Mfume - I'm overjoyed about the Civic Center project. I live near so I'm going to enjoy the amenities. I'm proud to be here and be part of Carson.

Vice Chair Diaz - We shine when city staff provides us the detailed information and we do our due diligence to review everything. We are all stakeholders in this great city. We work well together. It's not always this way but at the end of the day we help move the city in the right direction with the visions that are coming before us. I also want to acknowledge the developers and applicants who have also learned what the city and the community need and are willing to work with staff to implement modifications in certain situations. We are moving in the right direction and 2026 is going to be better year than 2025.

Chair Thomas - Happy new year to everyone. We need to continue to be in prayer for Commissioner Guerra who is making sure his health is what it needs to be. We had an awesome MLK celebration. We will be celebrating Black History program on February 27th at the Event Center at 6:00 p.m. I appreciate everything that you do and I am thankful that I have the opportunity to be a part of it.

10. ADJOURNMENT

The meeting was adjourned by Chair Dianne Thomas at 7:30 p.m.

Dianne Thomas, Chairperson

Attest

Laura Gonzalez, Secretary