

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION

*Helen Kawagoe Council Chambers, 2ND Floor
701 East Carson Street, Carson, CA 90745*

March 22, 2016 – 6:30 P.M.

1. **CALL TO ORDER**
Chairman Diaz called the meeting to order at 6:31 P.M.
2. **PLEDGE OF ALLEGIANCE**
Chairman Diaz led the Salute to the Flag.
3. **ROLL CALL**
Planning Commissioners Present: Diaz, Fe'esago, Guidry, Mitoma, Post, *Thomas

*(Commissioner Thomas arrived after roll call)

Planning Commissioners Absent: Commissioners Andrews, Madrigal and Pimentel (excused)

Alternates Present: Cinco, Palmer

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Neumeyer, Associate Planner Gonzalez, Associate Planner Alexander, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION**
Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL**
Commissioner Post moved, seconded by Commissioner Fe'esago, to approve the Agenda as submitted. Motion carried, 7-0 (Thomas had not yet arrived; absent Andrews, Madrigal, Pimentel).
6. **ORAL COMMUNICATIONS**
For items **NOT** on the agenda. Speakers are limited to three minutes. None
7. **CONSENT CALENDAR**

Minutes: March 8, 2016

Chairman Diaz moved, seconded by Commissioner Guidry, to approve the Minutes of March 8, 2016, as presented. Motion carried, 7-0 (Thomas had not yet arrived; absent Andrews, Madrigal and Pimentel).

- | | | |
|-----------|---------------------------------|------|
| 8. | CONTINUED PUBLIC HEARING | None |
| 9. | PUBLIC HEARING | |
-

A) Zone Change No. 175-16

Applicant's Request:

The applicant, city of Carson, is requesting to consider approval of a zone change from Commercial General (CG) to Multiple-Family Residential (RM-25) to bring the zoning into conformance with the General Plan designation of High Density Residential. The property involved is located at 2657 E. Monroe Street, APN 7308014040.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE a CEQA Categorical Exemption for said project; RECOMMEND APPROVAL of Zone Change No. 175-16 to the City Council; WAIVE further reading and ADOPT Resolution No. 16-2569, Zone Change No. 175-16 recommending that the City Council adopt an ordinance to change the zone from CG (Commercial, General) to RM-25 (Residential, Multiple-Family, 25 units per acre) for property located at 2657 E. Monroe Street, APN 7308-014-040."

Addressing Commissioner Mitoma's inquiry, Associate Planner Gonzalez confirmed that this is merely to clean up language in the code, making it consistent with the City's zoning plan.

Commissioner Palmer asked for clarification on the number of units that can be built on this property.

Associate Planner Gonzalez stated the maximum number of units would be five based on the density that's allowed for 25 units per acre.

Planning Manager Naaseh explained that based on current zoning, only five new units could be built on this site, technically 4.75; and advised that the 12 existing units are legal, nonconforming uses that exceed the current zoning density and would not be allowed to be built with today's code.

Chairman Diaz opened the public hearing.

Les Turner, neighboring resident, expressed his concern that there is not enough parking in this area for additional units, pointing out that the residents living in the multiple units park their vehicles on the street and not on their own site. He stated that some of his concerns have now been addressed and that he is at ease knowing the number of units that can be built are minimal. He stated his biggest concern and that of his neighbors living in the single-resident homes in this area is the lack of parking due to those multi-unit residents parking on the street rather than using their own parking areas on their properties; and he noted his concurrence with this proposal as long as no more than five units can be built. He urged the City to do what it can to force the multi-unit residents to utilize all the parking on their properties before using on-street parking.

Mr. and Mrs. Castenada, neighboring residents living in the single-resident homes, with the assistance of interpretive services by Associate Planner Gonzalez, expressed their concern with the impacted parking on the street and with those residents needing to use their own parking spaces before parking their vehicles on the street. They concurred with staff recommendation with the knowledge the change will allow a maximum of five units to be built.

Juan Manrique, neighboring resident living in the single-family homes, echoed the same concerns, with the assistance of interpretive services by Associate Planner Gonzalez.

Associate Planner Gonzalez echoed what he interpreted to Mr. and Mrs. Castenada and Mr. Manrique, informing them that the property owner is not going to build any more units; that they're just rehabbing the units in compliance with the current code; and that the City will speak with the multi-unit property owner to advise those tenants that they must utilize onsite parking before parking on the street.

There being no further input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Thomas, to concur with staff recommendation, thus adopting Resolution No. 16-2569. Motion carried, 8-0 (absent Commissioners Andrews, Madrigal, and Pimentel).

9. PUBLIC HEARING

B) Design Overlay Review No. 1584-15

Applicant's Request:

The applicant, Dave O. Roberts, is requesting to construct interior and exterior building modifications, site and landscape improvements for the property located at 24200 S. Main Street.

Staff Report and Recommendation:

Associate Planner Alexander presented staff report and the recommendation to APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolutions; and ADOPT Resolution No. 16-2570, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1584-15 to construct modifications to an existing 96,000-square-foot building and associated site improvements for a property located at 24200 S. Main Street." She distributed to the Commission revised Page 3 of the acoustical report, which clarifies the business operation hours.

Associate Planner Alexander made the following additions/modifications to the Conditions of Approval:

- No large-body truck access doors on the easterly wall of the existing building;
- The rear yard will be paved and used solely for parking of new pickup standard size vehicles;
- All container and heavy truck loading to be conducted on the westerly wall;
- The two new access doors on the easterly wall (rear) shall be used for driving pick-up standard size vehicles from the building;
- The shipping and receiving of the pick-up sized vehicles will be conducted on an automotive transport and said loading will be staged on the south side of the building (>500' from RS);
- All forklift loading and unloading of materials and supplies will be done on the south side of the building;
- Large-body trucks and truck trailer operations are prohibited within the 100-foot setback from the rear property line;
- The doors located on the easterly wall (rear) shall remain closed during nighttime hours (7:00 P.M. - 7:00 A.M.), and would also be normally closed during daytime hours (7:00 A.M. - 7:00 P.M.) in order to minimize sound transmission from the plant to the residential area.

Associate Planner Alexander clarified for Commissioner Palmer that the Planning Commission will only consider major modifications of this permit in the future, not minor; and explained that a major modification to be considered by the Commission would be a proposal to expand the size of the building or expand the use or change to the rear setback; and that a minor modification would be repainting the building or adding a second shift to their operations for the interior of the warehouse.

Associate Planner Alexander addressed the inquiries regarding the proposed landscaping, noting the existing trees in the back portion of the property will be replaced with dense trees that will effectively screen the use, those which root systems will not damage the Sanitation District's underground sewer easement pipe system. She added that the applicant was very proactive in sending out notices for a neighborhood meeting to residents living in a 500-foot radius; advised that five out of the six residents present at the community meeting were most impacted by this project; that they were interested in the wall system and the landscaping; and advised that the applicant has maintained proactive communication with those property owners/residents, making sure they understood this proposal and were in agreement with removing the existing walls and installing a new wall system and vegetation.

Associate Planner Alexander noted for Commissioner Thomas that there is a shared easement with E&B Resources for the wells located at the front of the property; and that E&B will have full access to their wells when needed.

Associate Planner Alexander noted for Commissioner Mitoma that the oil wells on site are a 24/7 operation and that the Commission has no control over these wells; and she stated that the current noise from the oil wells will be distinguishable from any noise this business creates.

Commissioner Post stated that three homes across the railroad tracks to the south did not receive notification of the community meeting, believing they will be affected by this project, but added they did receive notice of tonight's meeting. She stated that the 12-foot wall between her house and the trucking business on the other side does nothing to limit the excessive noise from those operations; and asked about paving the back area, stating there should no activity until the site is paved. She addressed her concern with ambient lighting that impacts her house and with the limited setback and noise stemming from operations on the other side of her fence, believing the residents along the property of this project may be impacted by the same conditions.

Associate Planner Alexander stated the site will be paved/developed to accommodate the parking of utility trucks; that the lighting will have shields to direct the light away from the residents; she clarified that Royal Truck Body manufactures the beds of standard sized trucks; and that the business owner has assured the City there won't be any activity in the rear yard past 5:00 P.M.; and that in terms of the large bodied trucks, all those activities are in the front part of the building, not the rear.

Commissioner Post asked if they will be loading on carriers at the rear south end and asked where the compressor is located.

Associate Planner Alexander stated they will be utilizing a forklift to transport the chassis to the rear or driving the standard trucks to the back of the property; and explained that the large bodied trucks and dock doors will be kept at the front, 600 feet away from the homes. She stated that the compressor is attached to the rear of the building on the east side.

Chairman Diaz noted his concern with the shifts possibly going until 1:00 A.M.

Chairman Diaz opened the public hearing.

Charles Lyons, lease holder, advised that most of the existing trees along the perimeter are voluntary trees; that they will be removed and replaced with vegetation that does not negatively impact the underground pipe system; and noted they are not disturbing the trees in the neighbors' yards. He advised that five of the six property owners who are most affected by the project have given their agreement with this proposal; that the company has given the residents written assurance they will pay for all the walls and secure the site. He added that the improvements made to this site will solve the current problem with the vagrants on this site; and that they will commence with operations as soon as approvals are given. He stated that the families involved with this project are pro-quality-of-life families who run their business in the same manner; and announced that their warehouse is the first certified LEED Platinum family-owned warehouse in the world.

Dudley De Zonia, Royal Truck Body owner, explained that this company is not a trucking company; that they are taking small size bodied trucks and placing bed bodies on them, working on approximately 7 or 8 a day; and pointed out there is not a lot of back and forth movement.

David Roberts, applicant, explained that the lighting will have shields that are specifically designed to have no spillage into the neighbors' properties; and noted that

the 8-foot block wall and 25-foot trees will buffer the noise and also help with ambient lighting. He explained that they will be removing the current unattractive fences along the neighbors' yards and this property, giving 2.5 feet to the neighboring property owner, and improving the aesthetics by straightening the wall; and advised that 8-foot tall wrought iron fencing will be placed on both the north and south property lines. He clarified that a second shift would end at 11:00 P.M., not 1:00 A.M.

Mr. Charles advised that the entire site will be 100 percent concrete.

Mr. De Zonia noted for Commissioner Fe'esago that they would add a second shift of employees if the business warrants more hours and employees beyond the 126 they currently employ; and advised that these are skilled manufacturing jobs.

Associate Planner Alexander noted for Commissioner Fe'esago that the applicant exceeds the required number of parking spaces. She amended Condition No. 40, stating that should the applicant implement a second shift as business improves, those extended manufacturing operations shall be from 2:30 P.M. to 11:00 P.M.

Commissioner Post noted her concerns with the vagrants climbing and cutting fences. Mr. Charles advised that they will have full-time security on site.

Commissioner Post stated that something should be added on the south end to buffer the noise for those three houses on the other side of the railroad tracks.

Mr. Charles explained that the 8-foot wall will be a sound buffer; that their exterior doors in the back will be closed during operations; and stated that the current oil well operations on site do make noise, but noted those wells will soon be upgraded. He advised that the trucks stay parked in the evening and that the gate is locked, except for the emergency fire entrance. He added that the railroad berm is 15-foot higher than their property and that there will be little activity in that area of their property.

Mr. Roberts added that there will also be vegetation planted on that southerly property line and pointed out there is a 25-foot wide easement which should help to buffer any noise.

Mr. Charles noted for Commissioner Palmer that their LEED certified building was new construction, and that because this is not new construction, this will not be a LEED building.

There being no further input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Guidry, to approve with the applicant's request, including the following amendments:

- No large-body truck access doors on the easterly wall of the existing building;
- The rear yard will be paved and used solely for parking of new pickup standard size vehicles;
- All container and heavy truck loading to be conducted on the westerly wall;

- The two new access doors on the easterly wall (rear) shall be used for driving pick-up standard size vehicles from the building;
- The shipping and receiving of the pick-up sized vehicles will be conducted on an automotive transport and said loading will be staged on the south side of the building (>500' from RS);
- All forklift loading and unloading of materials and supplies will be done on the south side of the building;
- Large-body trucks and truck trailer operations are prohibited within the 100-foot setback from the rear property line;
- The doors located on the easterly wall (rear) shall remain closed during nighttime hours (7:00 P.M. - 7:00 A.M.), and would also be normally closed during daytime hours (7:00 A.M. - 7:00 P.M.) in order to minimize sound transmission from the plant to the residential area.

And moved to adopt Resolution No. 16-2570. Motion carried, 8-0 (absent Commissioners Andrews, Madrigal, and Pimentel).

10. NEW BUSINESS DISCUSSION None

11. MANAGER'S REPORT

- University Village project: University & Central retail center community meeting, March 30th, 6:30 P.M., Carson Community Center, Hall C

Planning Manager Naaseh invited the Commissioners to attend this community meeting, but asked that the Commissioners not talk about this issue amongst themselves nor form any opinions.

- Condition No. 1 for Conditional Use Permits

Planning Manager Naaseh advised that in order to amend and clarify this condition, as requested by Alternate Commissioner Palmer, it would require a code amendment; and stated that more information may be available at the next meeting.

There was consensus of the Commission Members for the site plans to be reduced in size when possible.

12. COMMISSIONERS' REPORTS

Commissioner Thomas suggested that early on, staff widely advertise the community meeting for the University Village project. He advised that the faculty staff from all 23 CSU campuses will likely be on strike April 13th, 14th, 18th, 19th and 20th.

Planning Manager Naaseh noted for Commissioner Mitoma that the oil issue has yet to be fully addressed by the City Council, noting they do not have to agree with the Commission's recommendations.

Commissioner Post paid homage to this week's victims of the Belgium bombings.

Commissioner Guidry expressed her sadness and condolences to the family and friends of Rod Seay, the City's videographer, who suddenly passed away last Saturday; and she added that she will miss his friendship, his outgoing and friendly nature and his warm greetings. On behalf of the Commission, Chairman Diaz echoed those condolences.

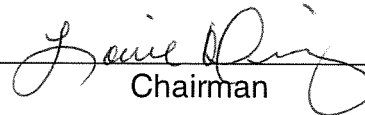
Planning Manager Naaseh explained for Commissioner Fe'esago that the Commission's role in attending any community meetings not related to the Planning Commission is to only listen to the input and community concerns, not to discuss the project nor form any opinions before it gets to the Planning Commission for consideration. He added that with respect to the University Village project, the meeting notification area for the community meeting was more widespread than required.

Commissioner Palmer encouraged everyone to support the local businesses, announcing the grand opening of Darrow's New Orleans Grill, 21720 S. Avalon Boulevard, on Saturday, April 21st, stating there will be live music and a craw fish broil.

Chairman Diaz commended the Commissioners and staff for their efforts.

13. ADJOURNMENT

At 7:57 P.M., the meeting was formally adjourned to Tuesday, April 12, 2016, 6:30 P.M., Helen Kawagoe Council Chambers.


Chairman

Attest By:


Secretary