

## MINUTES

### CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION

*Helen Kawagoe Council Chambers, 2<sup>ND</sup> Floor  
701 East Carson Street, Carson, CA 90745*

*May 24, 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**  
The Salute to the Flag was led by Commissioner Andrews.
3. **ROLL CALL**  
Planning Commissioners Present: Andrews, Diaz, \*Guidry, Madrigal, \*Mitoma, Pimentel, Post  
Alternates Present: Palmer  
\*(Guidry arrived at 6:50 p.m.; Mitoma departed the meeting at 6:58 p.m.)  
Planning Commissioners Absent: Fe'esago and Thomas (excused)  
Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Gerli, Senior Planner Rojas, Associate Planner Gonzalez, 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 Andrews, to approve the Agenda as submitted. (absent Fe'esago, Thomas; Guidry had not yet arrived).
6. **ORAL COMMUNICATIONS**  
For items **NOT** on the agenda. Speakers are limited to three minutes. None
7. **CONSENT CALENDAR**

Minutes: May 10, 2016

Chairman Diaz moved, seconded by Commissioner Post, to approve the May 10, 2016 Minutes as presented. Motion carried, 6-0 (absent Fe'esago, Thomas; Guidry had not yet arrived).

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8.	<b>CONTINUED PUBLIC HEARING</b>	None
9.	<b>PUBLIC HEARING</b>	None

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**10. NEW BUSINESS DISCUSSION****A) I-710 Project Presentation**

Metro representative Ernesto Chavez provided a power point presentation on the I-710 and 405 Freeway interchange project and fielded questions from the Planning Commission; and he mentioned that Chairman Diaz has been involved in the hearing process for many years as a Carson representative. He pointed out that this is a large and complex project that is expected to cost anywhere between \$4 to \$8 billion for this capital expenditure, noting there are alternatives being proposed. He advised that the Draft Environmental Impact Report (DEIR) was distributed in 2012 and because there were a number of issues to be addressed in that 2012 document, the DEIR will be recirculated in 2017 and the final is expected to be complete by the beginning of 2018. He stated that this project covers 19 miles, from Long Beach to East Los Angeles; and noted that Metro is funding the DEIR process through Measure R, using approximately \$580 million for this DEIR process and to cover the costs to start the engineering planning phase of the project.

Mr. Chavez explained that this freeway and interchange are antiquated in its design, noting it was constructed in the 1950's-1960's; and that the purpose of the project is to improve traffic circulation, air quality, public safety and health, and to address other design deficiencies. He addressed the commercial and residential use impacts along the corridor from each alternative, noting that one alternative is twice as costly as the other because it proposes twice as much infrastructure improvements. Mr. Chavez highlighted a few of the commercial/residential impacts on Wardlow Road in Long Beach and on Del Amo Boulevard in Long Beach to accommodate the reconfigurations and fly-over interchanges. He added that the bridge over the L.A. River will have to be replaced to accommodate the wider cross-section and a reconfiguration of the Compton Creek with the truck by-pass lanes; and highlighted the property impacts in Long Beach to warehouse uses with the interchange and large commercial facility on Suzanna Road and Del Amo Boulevard, property impacts that are necessary to accommodate the realignment of Suzanna Road, moving it farther away from the interchange.

Commissioner Mitoma asked whether the Alameda Corridor is being fully utilized, asking if any incentives can be given for using this corridor.

Mr. Chavez advised that the Alameda Corridor is currently at 40 percent of its full utilization; and explained that the Alameda Corridor is expected to be operating at 100-percent capacity by 2035.

Commissioner Palmer asked where the money will come from to complete this project; and asked if the trucking industry will be required to fund some of these improvements.

Mr. Chavez noted for Commissioner Palmer that the bulk cost of the phased project will be funded with state and federal sources, noting it will likely be a phased financial undertaking due to the extreme expense to complete a project of this size; and he expressed his understanding this project will take 20 years to complete. He added that toll roads had been given some consideration but that because there are too many alternative routes, that was deemed not feasible.

Mr. Chavez noted for Vice-Chairman Madrigal that all the onramps in this immediate area will be studied for necessary improvements.

Mr. Chavez explained for Commissioner Post that the horse stables along the 710 corridor will be impacted, stating the extra truck lanes will be squeezed in between the riverbed and the freeway and impact some of the Edison and County right-of-ways, getting very close to the horse stables if Alternative 7 is chosen, but not as close with Alternative 5.

On behalf of the Commission, Chairman Diaz thanked Mr. Chavez for his informative presentation.

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## 10. NEW BUSINESS DISCUSSION

### **B) Workshop to discuss and consider standards in response to recently adopted moratoriums on convenience stores, gasoline stations, and discount stores**

#### Applicant's Request:

The applicant, city of Carson, Community Development Department/Planning Division, is requesting the Planning Commission discuss and consider standards for Convenience Stores, Discount Stores and Gasoline Stations for properties citywide.

#### Staff Report Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation for the Planning Commission to provide direction.

Commissioner Pimentel stated that the south and southeast side of Carson is in need of some discount stores and she asked if staff is including second-hand stores in this category.

Associate Planner Gonzalez noted the Commission can either include or exclude the second-hand stores in this category.

Commissioner Palmer asked that the word "small" convenience retail stores be clearly defined by size.

Planning Manager Naaseh stated that definition will be further defined.

Commissioner Palmer asked how staff will treat non-conforming uses.

Planning Manager Naaseh explained that the non-conforming uses will remain as is, noting they will be able to modify or expand in their current location; but stated that a new/similar use in the same property would have to conform with the new criteria if there is no conditional use permit applied to the property.

Assistant City Attorney Gerli explained that a non-conforming use cannot be replaced with another nonconforming use unless there is a conditional use permit.

Commissioner Palmer stated that the discount stores should not be within close walking distance to each other, noting his support of the more restrictive half-mile radius.

Commissioner Pimentel stated that the south side of the city is lacking discount stores.

Planning Commission Decision:

Chairman Diaz moved, seconded by Vice-Chairman Madrigal, to propose no less than a half-mile radius on the location of future convenience stores/markets. Motion carried, 7-0 (absent Faletogo, Thomas).

Chairman Diaz moved, seconded by Commissioner Post, to propose no less than a half-mile radius on the location of future discount stores. Motion carried, 7-0 (absent Faletogo, Thomas).

Chairman Diaz moved, seconded by Commissioner Post, to propose no less than a half-mile radius on the location of future gasoline stations. Motion carried, 7-0 (absent Faletogo, Thomas).

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**11. MANAGER'S REPORT**

Planning Manager Naaseh announced the cancellation of the June 28, 2016, Planning Commission meeting.

Planning Manager Naaseh advised that staff is seeing a lot of development activity and interest in developing available properties in Carson, noting they are receiving a lot of inquiries on developing high-density residential. He advised that Carson has been featured in the most recent Long Beach Business Journal.

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**12. COMMISSIONERS' REPORTS**

Senior Planner Rojas noted for Commissioner Palmer that the APA awards ceremony in Los Angeles is June 16<sup>th</sup>.

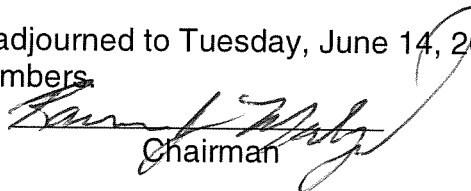
Vice-Chairman Madrigal stated that the small group workshops have been helpful when these issues come before the full Commission for recommendation.

Chairman Diaz stated that he agrees with Vice-Chairman Madrigal's comment, noting he is pleased to see the Commissioners' comments from the workshops have been incorporated into staff report; and he thanked and commended the Commission and staff for their efforts this evening. He noted his appreciation of the I-710 presentation by Mr. Chavez this evening, advising that he sits on the local Carson Advisory and CAC.

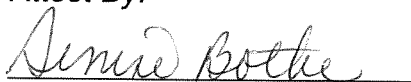
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**13. ADJOURNMENT**

At 8:03 P.M., the meeting was formally adjourned to Tuesday, June 14, 2016, 6:30 P.M., Helen Kawagoe Council Chambers.

  
Chairman

Attest By:

  
Secretary