

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION

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

June 14, 2016 – 6:30 P.M.

1. **CALL TO ORDER**

Vice-Chairman Madrigal called the meeting to order at 6:36 p.m.
2. **PLEDGE OF ALLEGIANCE**

The Salute to the Flag was led by Commissioner Guidry.

A moment of silence was observed in honor of those affected by the violence in Orlando over the weekend.
3. **ROLL CALL**

Planning Commissioners Present: Fe'esago, Guidry, Madrigal, Pimentel, Post, Thomas

Alternates Present: Cinco

Planning Commissioners Absent: Andrews, Diaz, Mitoma (all excused)

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Khuu, Senior Planner Rojas, Associate Planner Alexander, Assistant Planner Castillo, Assistant Planner Raktiprakorn, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION**

Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL**

Commissioner Guidry moved, seconded by Commissioner Fe'esago, to approve the Agenda as submitted (absent Andrews, Diaz, Mitoma).
6. **ORAL COMMUNICATIONS**

For items **NOT** on the agenda. Speakers are limited to three minutes. None

7. CONSENT CALENDAR

A) Minutes: May 24, 2016

Commissioner Guidry moved, seconded by Commissioner Fe'esago, to approve the May 24, 2016 Minutes as presented. Motion carried, 6-0 (Thomas abstained; absent Andrews, Diaz, Mitoma).

8. CONTINUED PUBLIC HEARING

None

9. PUBLIC HEARING

A) Design Overlay Review No. 1608-16

Applicant's Request:

The applicant, E.B.E. Assoc., Inc., is requesting approval of a new 1,584-square-foot, single-story, single-family residence with an attached two-car garage on a 40-foot by 114-foot lot located at 831 Pacific Avenue.

Staff Report and Recommendation:

Acting Planning Technician Fa'agata presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 16-2575, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1608-16 for construction of a new single-family home located at 831 East Pacific Street."

Vice-Chairman Madrigal opened the public hearing.

Bradley, applicant's representative, explained for Commissioner Post that the front entry is covered by an 8-x-12-foot roof extension.

There being no further input, Vice-Chairman Madrigal closed the public hearing.

Planning Commission Decision:

Commissioner Guidry moved, seconded by Commissioner Post, to approve staff recommendation, thus adopting Resolution No. 16-2575. Motion carried, 7-0 (absent Andrews, Diaz, Mitoma).

9. PUBLIC HEARING

**B) Design Overlay Review No. 1581-15; Conditional Use
Permit No. 983-15; Variance No. 558-15**

Applicant's Request:

The applicant, Black & Veatch, represented by Celeste Faber, is requesting the approval of an existing 50-foot high unmanned telecommunications facility designed as a pine tree in the ML-D (Manufacturing, Light; Design Overlay) zone, located at 21350 S. Alameda Street.

Staff Recommendation:

Assistant Planner Castillo asked that this matter be continued to July 12, 2016, to allow the applicant and property owner time to address some changes to the conditions of approval.

Vice-Chairman Madrigal opened the public hearing.

Planning Commission Decision:

Without objection, this matter was continued to July 12, 2016, to allow the applicant and property owner time to address some changes to the conditions of approval (absent Andrews, Diaz, Mitoma).

9. PUBLIC HEARING

**C) Design Overlay Review No. 1599-16 and
Conditional Use Permit No. 1000-16**

Applicant's Request:

The applicant, GreenbergFarrow, represented by Kim Caldwell, is requesting the approval of a new 1,500-square-foot Starbucks restaurant with a drive-through and a shared parking agreement in an existing multi-tenant commercial center located in the CG-D (Commercial, General; Design Overlay) zoned district, located at 1802-1832 E. Carson Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 16-2576, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1599-15 and Conditional Use Permit No. 1000-16 for construction of a new 1,500-square-foot Starbucks restaurant with a drive-through and a shared parking agreement in an existing multi-tenant commercial center located at 1802-1832 East Carson Street."

Assistant Planner Castillo amended Condition No. 17, "Immediately after the completion of the Starbucks, the property owner shall slurry and restripe the parking lot, upgrade the exterior lighting to LED consistent with the lighting used at Starbucks, provide new water-wise landscaping consistent with Starbucks. New irrigation system shall be installed. The property owner shall obtain approval for an administrative design review for site improvements prior to issuance of a building permit for the Starbucks."

Commissioner Guidry asked if the property owner is in agreement with the improvements they will be required to make on the remainder of this property.

Planning Manager Naaseh explained that staff has had discussions with the property owner regarding the improvements and that staff expects the property owner to make the improvements to this property; and added that staff will be flexible with Starbucks' timelines.

Addressing Commissioner Fe'esago's inquiry regarding the repair of sidewalks/right-of-ways, Planning Manager Naaseh pointed out that all projects include standard conditions of approval for the maintenance of these areas.

Vice-Chairman Madrigal opened the public hearing.

Indira Ibrahimbegovic, GreenbergFarrow project manager, stated that this project meets all code requirements; noted that Starbucks will make the needed improvements to their site but they understand the property owner is responsible for making the site improvements that do not involve their project; and she asked that there be flexibility with the timelines for the lights to be installed as it relates to the annexation process. She added that Starbucks is targeting the opening of this business for January 2017, expressing concern that the annexation activity will delay their opening; and stated they are willing to post a bond prior to the permitting for occupancy.

Planning Manager Naaseh stated that the City's engineering staff is well aware of the lengthy annexation process and advised that they are typically very flexible with the applicants being under limited timelines; and that they will work with a bonding mechanism or another mechanism that is supported by the engineering department. He suggested adding the words, "As otherwise approved by the City Engineer" at the beginning of Condition No. 60.

Commissioner Thomas highlighted the longer operating hours this Starbucks will be open for business as compared to the limited hours of the Starbucks near the university, expressing his desire to see longer operating hours at the Starbucks near the university.

Kelly Burke, real estate representative for Starbucks, briefly addressed the hours of operation and surrounding community needs which dictate the proposed hours of operation.

Lawrence Weber, resident, advised that many years ago, the former bar business in this center caused a lot of problems for the surrounding community and expressed his concern that Starbucks not create an area for people to loiter and cause problems for the surrounding community. He questioned why a Kentucky Fried Chicken proposal was not allowed at this corner years ago because of the limited space, yet now the City is approving a drive-through Starbucks establishment, questioning what the difference is in business operations. (There was no response/answer to this inquiry.)

There being no further input, Vice-Chairman Madrigal closed the public hearing.

Planning Commission Decision:

Commissioner Guidry moved, seconded by Commissioner Fe'esago, to approve staff recommendation; moved to amend Condition of Approval Nos. 17 and 60 as follows:

17: Immediately after the completion of the Starbucks, the property owner shall slurry and restripe the parking lot, upgrade the exterior lighting to LED consistent with the lighting used at Starbucks, provide new water-wise landscaping consistent with Starbucks. New irrigation system shall be installed. The property owner shall obtain

approval for an administrative design review for site improvements prior to issuance of a building permit for the Starbucks.

60: **As otherwise approved by the City Engineer**, the owner shall annex the area to the L.A. County Lighting Maintenance District, for the purpose of operating and maintaining the streetlights to be installed. The annexation shall be to the satisfaction of L.A. County. Additional streetlight installation or upgrade to existing streetlights may be required as part of the annexation (*annexation procedure is approximately 12 months*). Contact LACDPW Traffic Lighting Joaquin Herrera (626)300-4770. It was moved to adopt Resolution No. 16-2576. Motion carried, 7-0 (absent Andrews, Diaz, Mitoma).

(Commissioner Guidry departed the meeting prior to discussion of this item, 7:19 p.m.)

9. PUBLIC HEARING

D) Design Overlay Review No. 1602-16 and Conditional Use Permit No. 998-16

Applicant's Request:

The applicant, Public Storage, represented by Bryan Miranda, requested to construct a new three-story public self-storage building consisting of rental storage units, office and a caretaker's unit, including related site improvements, for the property located at 16100 S. Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Alexander presented staff report and the recommendation to APPROVE Design Overlay Review No. 1602-16 and Conditional Use Permit No. 998-16 subject to the conditions attached as Exhibit "B" to the Resolution; WAIVE further reading and ADOPT Resolution No. 16-2577, approving Design Overlay Review No. 1602-16 and Conditional Use Permit No. 998-16 to construct a new 133,767-square-foot Public Storage building consisting of self-storage rental units, office space and a caretaker's unit, including related site improvements, located at 16100 S. Avalon Boulevard.

Vice-Chairman Madrigal opened the public hearing.

Bryan Miranda, Public Storage representative, noted his concurrence with the conditions of approval.

There being no further input, Vice-Chairman Madrigal closed the public hearing.

Planning Commission Decision:

Commissioner Post moved, seconded by Vice-Chairman Madrigal, to approve staff recommendation, thus adopting Resolution No. 16-2577. Motion carried, 6-0 (absent Andrews, Diaz, Guidry, Mitoma).

9. PUBLIC HEARING

E) Conditional Use Permit No. 988-15

Applicant's Request:

The applicant, Michael Volk, is requesting the approval of a CUP for a truck yard operation on a site located in the MH (Manufacturing Heavy) zoned district located at 2250 E. Dominguez Street.

Staff Report and Recommendation:

Assistant Planner Raktiprakorn presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 16-2578, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 988-15 for expansion of the Yusen Logistics campus to allow for 428 additional truck and trailer parking spaces located at 2250 East Dominguez Street."

Planning Manager Naaseh distributed to the Commission an amended Condition No. 73, "If determined to be required by the Planning Manager, digital security cameras with remote internet access by the L.A. County Sheriff's Office shall be installed to monitor the premises. If required, cameras shall be maintained in working order and surveillance footage shall be maintained for a minimum of 30 days on digital media and shared with law enforcement upon request."

Vice-Chairman Madrigal expressed his concern with the traffic and truck parking along Carson Street, asking if a traffic study was performed.

Planning Manager Naaseh stated that a traffic study was done and that it was reviewed by the City's Traffic Engineer.

Vice-Chairman Madrigal stated that he lives in this area and drives that area frequently, noting his concerns with traffic safety; explained that the on-ramps/off-ramps to/from the Alameda Corridor and 405 Freeway in this area are not adequately configured to safely and efficiently accommodate the large trucks, noting it is often congested and backed up due to a limited turning radius; and he expressed his concern with the speeding trucks on the Alameda Corridor and along this stretch of the bridge on Carson Street. He asked how many extra trips will be generated and how that will further impact these on-ramps/off-ramps, questioning if this was addressed in the traffic study.

Vice-Chairman Madrigal opened the public hearing.

John Lowell, representing Prologis, the property owner, stated that their traffic engineer and several representatives from Yusen Logistics is present this evening.

Chris Kuntz, traffic engineer, explained that the traffic study did address all the uses in this area, including traffic traveling east/west on Carson Street and the north/south activity on the Alameda Corridor. He added that none of this project traffic will access Wilmington Avenue. He explained how the trip generation is calculated, noting they use the worst-case scenario and peak hours to come up with their figures of 63 additional

trips in the morning and 51 additional trips in the evening, pointing out this is a 24/7 operation with activity being spread out throughout this time period.

Vice-Chairman Madrigal reiterated that trucks coming off the corridor, making a left onto Carson Street bridge cannot efficiently make that left-hand turn, which creates a backup of vehicles.

Commissioner Post stated that she has seen the congestion, illegal truck parking, and speeding truck traffic along this stretch of road.

Mr. Kuntz pointed out that the traffic counts from/into this property fall well within the County's/City's standards.

Vice-Chairman Madrigal asked if City Traffic Engineer Garland can take another look at the traffic study to see if something more can be done to make this area safer, suggesting the possibility of erecting more signage, and to address the adequacy of the turning radius for the trucks coming off the corridor.

Planning Manager Naaseh stated that Traffic Engineer Garland agrees with the information in the traffic study, that there are no significant impacts at those intersections and stated he is not sure what else can be done when those counts fall well within the standards.

Cameron Smith, director of operations representing Yusen Logistics, Inc., stated this business employs over 1,000 people; advised that they have been located in Carson since 1986; and that they service Target, Amazon, Kohl's, etc., using state-of-the-art equipment to manage their yard and to service the trucks coming in from the ports and elsewhere. He added that this one-gate access site is a highly secured site because they have an on-going partnership with the United States Customs agency; and advised that their drivers are instructed on safety and also instructed not to use Wilmington Avenue, and instead, are to go across the bridge and directly onto the Alameda Corridor to the freeway or port area. He expressed his belief and personal experience that it is not the trucks which are speeding over the bridge, but it is the cars that are speeding all along this stretch of Carson; and suggested erecting a sign that indicates the approach of a bridge and to watch for oncoming traffic.

Mr. Smith stated that Yusen has operated at this site for many years, keeping its trucks off the City's roads as much as possible by utilizing the Alameda Corridor. He explained that they need additional parking to accommodate their large Amazon account operation/activity; and stated that Yusen has always worked with the City and will continue to work with the City to operate safely. He pointed out that with the minimal number of parking spaces being added, there will be no foreseeable increase in traffic partly because they operate across a 24/7 timeframe and that this is for their existing business. He added that Yusen does not own all the trucks coming onto this site, that there are many contract drivers; and he added that they closely monitor the traffic coming into and out of their site.

Vice-Chairman Madrigal stated he disagrees with Mr. Smith's statement that the trucks are not speeding in this area. He stated that he has no problem with the request, that his issue is with the traffic safety in this area.

Vice-Chairman Madrigal closed the public hearing.

Commissioner Fe'esago suggested using an alternative route, such as having traffic go north to Del Amo Boulevard to get to the Alameda Corridor.

Planning Manager Naaseh stated that he will have the traffic engineer address any available alternatives and that staff will continue to work with the applicant to improve the traffic circulation in that area.

Commissioner Post suggested this case be continued to the next meeting to give City Traffic Engineer Garland time to take a second look at the traffic study.

Planning Manager Naaseh reiterated that the City's traffic engineer has looked at the traffic study and has concluded there are no significant impacts from this project; explained that while it seems like the applicant is adding a lot of parking spaces, the expansion of the parking lot is accommodating their existing operations, which is why there's not a significant increase in the number of trips generated. He explained that if there is a large number of trips being generated from a business, staff then imposes mitigation measures to address those impacts from the additional trips.

Commissioner Post urged the City not to allow this stretch of road to become another traffic mess, alluding to the problems at Wilmington and 223rd; and she urged staff to take a hard look at these traffic issues and make sure it's safe.

Planning Manager Naaseh stated that he will speak with Sheriff's Captain Marks to address the concerns with illegal truck parking/staging and speeding traffic in this area, possibly having the Sheriffs increase their traffic patrols along this stretch to make sure the trucks are not parked on Carson Street; and he pointed out that the concerns addressed this evening have little to nothing to do with regard to the request before the Commission. He suggested a couple Planning Commission members meet with Planning staff and the City's traffic engineer to further address the traffic concerns along this stretch. Vice-Chairman Madrigal and Commissioner Post offered to meet with staff.

Planning Commission Decision:

Vice-Chairman Madrigal moved, seconded by Commissioner Fe'esago, to approve staff recommendation; moved to amend Condition No. 73 as follows: "If determined to be required by the Planning Manager, digital security cameras with remote internet access by the L.A. County Sheriff's Office shall be installed to monitor the premises. If required, cameras shall be maintained in working order and surveillance footage shall be maintained for a minimum of 30 days on digital media and shared with law enforcement upon request"; and moved to adopt Resolution No. 16-2578. Motion carried, 6-0 (absent Andrews, Diaz, Guidry, Mitoma).

11. MANAGER'S REPORT

- Reminder: Cancellation of the June 28, 2016 Planning Commission meeting

Planning Manager Naaseh reminded the Commission that the next Planning Commission meeting will be cancelled.

- Use of project DVD's

Planning Manager Naaseh asked the Commissioners if they would prefer DVD plans instead of paper plans. It was the majority opinion of the Commissioners that the paper plans are preferable, given there is no way at this time to use the DVD's during the meetings when reference needs to be made to the plans. Vice-Chairman Madrigal stated that the DVD and paper plans would be helpful.

12. COMMISSIONERS' REPORTS

Commissioner Fe'esago advised that during the past two Planning Commission meetings, he has been in New Zealand on vacation and also there to attend the celebration of life event for his 102-year-old aunt who recently passed away; and stated that spending time with his family was an enjoyable experience.

Commissioner Thomas asked for input on the status of the 1-acre parcel at 1137 Victoria Avenue, across the street from the university. Planning Manager Naaseh advised that because that issue is being litigated, there is nothing he can say at this time, noting that final resolution of the matter is close.

13. ADJOURNMENT

At 8:19 p.m., the meeting was adjourned.


Chairman

Attest By:


Secretary