

## 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*

*July 26, 2016 – 6:30 P.M.*

1. **CALL TO ORDER** Chairman Diaz called the meeting to order at 6:37 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Guidry led the Salute to the Flag.
3. **ROLL CALL**  
  
Planning Commissioners Present: Andrews, Diaz, Guidry, Mitoma, Pimentel, Post, Thomas  
  
Alternates Present: Cinco, Palmer  
  
Planning Commissioners Absent: Fe'esago, Madrigal (both excused)  
  
Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Gerli, Senior Planner Rojas, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Mitoma moved, seconded by Commissioner Guidry, to approve the Agenda as submitted, 9-0 (absent Fe'esago, Madrigal).
6. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None
7. **CONSENT CALENDAR**

A) Minutes: June 14, 2016 and July 12, 2016

Commissioner Post moved, seconded by Commissioner Andrews, to approve the Minutes of June 14, 2016 and July 12, 2016, as presented. Motion carried, (Diaz abstained on the June 14<sup>th</sup> Minutes; absent Fe'esago and Madrigal).

- 
- |                          |      |
|--------------------------|------|
| 8. <b>PUBLIC HEARING</b> | None |
|--------------------------|------|
-

**9. NEW BUSINESS DISCUSSION**

**A) Visioning of Six Planning Areas**

Applicant's Request:

The applicant, city of Carson, Planning Division, is requesting the Planning Commission discuss and consider the Vision Plan for the 640 acres surrounding the 157-acre former Cal Compact site. Various properties are involved.

Staff Report and Recommendation:

Planning Manager Naaseh presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 16-2580, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval of the Vision Plan, including the steps necessary to implement the Vision Plan, to the City Council."

Karen Gulley, PlaceWorks representative, highlighted each of the 17 subareas within the 640 acres surrounding the former 157-acre Cal Compact site, identifying which sites are not contaminated and which sites have environmental issues and constraints for implementation when considering the potential for commercial, industrial, mixed use and residential development. She advised that there have been a series of meetings; that they have also met with Council Members to get an idea of their vision for these areas; that they have sponsored a community meeting to gather input from the residents and businesses; and she explained that there will not be any takings in this process. She highlighted the potential for future new gateways into this City, addressing plans to make these gateways aesthetically pleasing.

Planning Manager Naaseh explained for Commissioner Mitoma that Waste Management is aware that it will have to relocate within the next 7 to 8 years because it is a nonconforming use.

Ms. Gulley advised that Pepsi and Penske are conforming uses and will be permitted to stay if they choose, but explained that because this area is so large, it may become valuable enough that developers will be able to successfully negotiate the purchase of these three properties and assemble these properties for a mix of uses, such as a hotel, restaurants, etc.; and stated that the same may take place with relocating some of the lower intensive uses in this area, possibly bringing in a logistics hub as things incrementally change. She added that Goodyear will remain and highlighted the potential of the Victoria Golf Course becoming a regional park in the near future, as it is currently not a revenue generating operation for the County of Los Angeles.

Planning Manager Naaseh explained for Commissioner Mitoma that because some of these areas are former landfills, residential housing will not be permitted; pointed out that the 157 acres will have more than enough commercial uses; and, therefore, part of this area would be a reasonable/acceptable location for logistics uses. He explained that staff can control the uses in industrial areas, noting they don't have to be heavy truck uses; and pointed out that large warehouse uses provide little to no benefits to the City in terms of employment and taxes. He added that controls for uses will need to be included in the specific plan and zoning documents in order to bring a better image to this area. He stated that Vision Plan Areas 1B/C could potentially be a good location for

logistics uses, north of Torrance Boulevard, because that area has a close proximity and access to the freeway and would keep trucks off the City's roads.

Amanda Tropiano, PlaceWorks representative, highlighted the high level development potential for these areas and the implementation steps, including the need for infrastructure improvements and updating of the City's General Plan, design standards and codes. She addressed reserve development opportunities for those developers seeking to exceed standards of what is required by code, pointing out these reserves are not necessarily funding related, but could be such things as increased density entitlements.

Larry Kosmont, Kosmont Companies, explained that since the loss of Redevelopment Agency funding, it has become necessary to develop new funding and financing tools that recapture the ability to spur development, encourage reinvestment in properties and increase the value of properties; and he added there is a variety of financing incentives which create opportunities to generate custom standards when a developer agrees to exceed what is automatically allowed by code, thereby bringing a property over and above its existing use and fitting into the new vision of the area. He stated that another way to spur redevelopment is to create Enhanced Infrastructure Financing Districts (EIFD's) in order to finance public capital facilities or other specified projects that provide significant benefits to the district or the surrounding community; and noted that EIFD's provide greater flexibility to local municipalities seeking to invest in infrastructure and community revitalization, the focus being on the infrastructure. He added that the City could participate in a program to enhance its tax increments to pay for all types of infrastructure improvements.

Commissioner Thomas asked how they would induce L.A. County to participate in this future plan for the golf course.

Mr. Kosmont stated that these tools are currently being used in approximately 30 municipalities throughout California; explained that the City would have to prioritize certain improvements that would incentivize/motivate and be of great interest to the County and other public agencies, such as making roadway improvements at the golf course or water and energy savings improvements, a number of other infrastructure improvements to save on the County's operational costs; and he added that there is no limit to using creative ways to push this momentum. He added that in addition to the EIFD's, development impact fees could be collected for reserve exchanges, such as density bonuses for improved amenities and infrastructure.

On behalf of the Commission, Chairman Diaz commended those present this evening for an outstanding presentation.

Planning Manager Naaseh noted his appreciation of Senior Planner Rojas for his work on the Vision Plan and this evening's staff report.

Planning Commission Decision:

Commissioner Guidry moved, seconded by Chairman Diaz, to recommend to City Council approval of the Vision Plan, including the steps necessary to implement the

Vision Plan; and moved to adopt Resolution No. 16-2580. Motion carried, 9-0 (absent Fe'esago, Madrigal).

---

**10. MANAGER'S REPORT** None

---

**11. COMMISSIONERS' REPORTS**

Commissioner Thomas announced he will be on vacation during the next Planning Commission meeting and not able to attend.

Commissioners Post, Guidry and Diaz reflected on their past involvement with the vision planning for Carson Street and now seeing some of those visions come to fruition; and noted their excitement with the vision planning possibilities that will be taking place in the near future around the 157-acre site.


---

**12. ADJOURNMENT**

At 7:47 P.M., the meeting was adjourned to Tuesday, August 9, 2016, 6:30 P.M., Helen Kawagoe Council Chambers.

  
Chairman

Attest By:

  
Secretary