

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION

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

September 13, 2016 – 6:30 P.M.

1. **CALL TO ORDER**

Chairman Diaz called the meeting to order at 6:34 P.M.
2. **PLEDGE OF ALLEGIANCE**

The Salute to the Flag was led by Chairman Diaz.
3. **ROLL CALL**

Planning Commissioners Present: Andrews, Diaz, Fe'esago, *Guidry, Mitoma, Pimentel, Post, Thomas

*(Guidry arrived at 6:45 p.m.)

Planning Commissioners Absent: Madrigal (excused)

Planning Staff Present: Planning Manager Naaseh, Senior Planner Rojas, Assistant City Attorney Neumeyer, 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 Mitoma moved, seconded by Commissioner Thomas, to approve the Agenda as submitted. Motion carried, 7-0 (Guidry had not yet arrived; absent Madrigal).
6. **ORAL COMMUNICATIONS**

For items **NOT** on the agenda. Speakers are limited to three minutes.

Mr. Gvavech introduced his business partners who will soon be opening up New Century Catering in Carson, noting they are looking forward to improving their property for this endeavor.

Mr. Gvavech, Sr., stated that he has owned and operated his aerospace business from this site for many years; and that he is now going to be

improving this site to operate this new catering venture.

7. NEW BUSINESS DISCUSSION

A) Selection of Chair and Vice-Chair

Louie Diaz was selected to remain as the Planning Commission Chairman, and Ray Madrigal was selected to remain as the Planning Commission Vice-Chairman.

8. CONSENT CALENDAR

Minutes: August 23, 2016

These Minutes will be put on the next Agenda, as they were not placed in the Commissioners' packets for this meeting.

9. PUBLIC HEARING

A) Design Overlay Review No. 1603-16, General Plan Amendment No. 97-16, Zoning Change Case No. 174-16 and Certificate of Compliance No. 275-16

Applicant's Request:

The applicant, Clark Neuhoff, is requesting to construct a new light industrial warehouse building with approximately 146,936 square feet of floor area, including 14,600 square feet of office space, on two existing parcels with a total area of 6.4 acres, a General Plan Amendment to change the land use designation for APN 6125014011 (Parcel 1) from Heavy Industrial to Light Industrial, change the zoning of Parcel 1 from MH-D (Manufacturing, Heavy, Design Overlay) to ML-D (Manufacturing, Light with a Design Overlay), and change the zoning of 6125014002 (Parcel 2) from ML (Manufacturing, Light) to ML-D (Manufacturing, Light with a Design Overlay). The properties are located at 200, 210, and 230 E. Alondra Boulevard.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and recommendation to adopt Resolution No. 16-2584, approving Design Overlay Review No. 1603-16 and recommend to the City Council approval of a Mitigated Negative Declaration, General Plan Amendment 97-16 and Zone Change 174-16, with conditions, for the properties located at 200, 210 and 230 E. Alondra Boulevard.

Commissioner Mitoma asked whether there are sufficient accommodations on site for cuing of trucks.

Associate Planner Gonzalez pointed out on the power point screen the areas where parking and cuing will be available, advising that the traffic study and both the fire department and traffic engineer have indicated these areas will be sufficient. He added that no trucks will be permitted to park on the street, pointing out this is a light industrial property, not a truck yard operation. He stated that the applicant has agreed to pay a fee that would be used for future street maintenance purposes; and he advised that there are currently no tenants for this development.

Planning Manager Naaseh advised that it is not yet known who the tenants will be at this development and that it is difficult to speculate what kind of circulation they'll have; noted that staff does not want any trucks cuing in the street; and suggested that prior to the issuance of building permits, the applicant submit a truck loading/unloading plan for Traffic Engineer Garland to review.

Commissioner Post stated that she has counted up to 14 trucks cued/parked along Carson Street in the right-hand lane waiting to enter into a Watson Land Company property with an additional few waiting in the center of the street; and stated that should be looked into.

Chairman Diaz opened the public hearing.

Clark Neuhoff, representing the applicant, noted his concurrence with the conditions of approval. He thanked Associate Planner Gonzalez for his hard work on this project.

Chairman Diaz invited Mr. Neuhoff to comment on the Commission's concerns with cuing activity.

Mr. Neuhoff stated he does not anticipate a high level of truck traffic volumes at this facility; he highlighted the northeast corner that has a 160-foot-long lane on site that can easily accommodate cuing and another cuing lane on the south side that can accommodate up to five trailers; and he added that he does not foresee any use at this site creating a flurry of truck traffic, but instead, only a trickle of trucks throughout the day. He stated that their properties are geared more toward higher employee counts and less on trucking operations.

Commissioner Diaz asked what type of business they anticipate seeking to occupy this new development.

Mr. Neuhoff stated that it could widely range from traditional warehouse use to some type of manufacturing operation; and pointed out they feel confident they'll find a great tenant for this building.

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

Planning Commission Decision:

Commissioner Guidry moved, seconded by Commissioner Post, to approve staff recommendation, thus adopting Resolution No. 16-2584. Motion carried, 8-0 (absent Madrigal).

The Commission commended Associate Planner Gonzalez on his report.

10. MANAGER'S REPORT

Planning Manager Naaseh advised that City Council approved the Carson Vision Plan, noting that several of the affected property owners were in attendance and in support of the plans; and explained that through this approval, staff will move forward with this long-term project to create major General Plan Amendments for land uses, upgrade the

City's Zoning Code and anything else that is necessary to implement the Vision Plan, including setting up the financing for infrastructure improvements.

11. COMMISSIONERS' REPORTS

Commissioner Thomas requested of staff the following: 1) update on the Central and University development, noting the university should be apprised of these updates; 2) update on the lawsuit regarding the empty lot at Victoria and Cedarbluff; 3) to consider whether a report is in order in terms of what the City has learned from the Carousel tract issues and approving future projects/developments on contaminated sites.

Commissioner Mitoma wished Commissioner Pimentel good luck on her run for Council; and asked for prayers for Vice-Chairman Madrigal on recovering from pneumonia.

Commissioner Thomas wished Commissioner Pimentel good luck on her run for Council; and asked for prayers for Vice-Chairman Madrigal on recovering from pneumonia. He thanked Chairman Diaz for inviting him to the Labor Day celebration, stating it was a fantastic event; and he announced that it was Monique's (his daughter) 10th birthday yesterday. The Commission wished her happy birthday.

Commissioner Post cautioned the City to be very careful to not allow any homes to be built on contaminated sites, highlighting the contamination and newly discovered contamination in the Carousel tract. She addressed a recent event that is now taking place in the Carousel tract with a home undergoing plumbing replacement and the discovery of contamination under the home with erosion of the plumbing pipes due to oil contamination; advised that this situation is also taking place on the neighboring properties; she noted her disappointment/dissatisfaction that the Carousel tract homeowners' attorneys negotiated cleanup activities be performed up to the homes, not underneath their homes; and that these homeowners will now be strapped with paying for these expensive cleanup activities under their homes, noting this resident's bill is now around \$40,000. She urged staff not to let any project go through if there is any contamination on a property.

Commissioner Fe'esago wished Commissioner Pimentel good luck on her run for Council; noted his heartfelt concern for those suffering in the Carousel tract area; he stated that staff should make sure all requirements are complied with during the review phase; and he asked for prayers for Vice-Chairman Madrigal on recovering from pneumonia.

Chairman Diaz invited all to attend the Dominguez-Lincoln Village HOA candidates' forum on October 5th at 7:00 p.m.; and he wished Commissioner Pimentel good luck in her run for Council. He advised that the Dominguez-Lincoln Village area is experiencing squatters living in vacant/abandoned buildings; and he asked staff to research how many vacant/abandoned properties there are in this area so they can attempt to address some of that blight/squatter problems. He added that at a recent HOA meeting, they had in attendance law enforcement officers and City code enforcement and public safety officers who listened to the neighbors' concerns; and stated that the HOA will be given updates from those parties, addressing their concerns in this area. He noted his appreciation of Yolanda Chavez, who is a City employee and neighbor, for providing information on programs available to residents. He asked for an

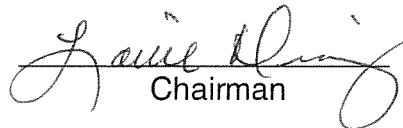
update on staff's research into the cement pillars lying on the median strip on Alameda, south of the 405 Freeway and beyond Sepulveda Boulevard.

Planning Manager Naaseh indicated this area is outside of the City's boundary and noted that his research has yet to determine why there are large cement pillars in the median strip. He added he will continue to look into this issue.

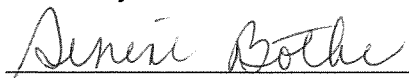
In response to Commissioner Post's comments regarding the Carousel tract issues, Planning Manager Naaseh stated that the City takes these environmental issues very seriously. He advised that next week, City Council will select a consultant environmental firm that will assist City staff with its environmental reviews, noting that some of the properties in this City require a more extensive review of existing, complicated environmental issues. He explained that these consultants will have a wide range of environmental specialties to assist staff in their technical review of projects, giving the City a higher level of environmental review and more oversight of studies submitted by applicants.

12. ADJOURNMENT

At 7:28 p.m., the meeting was formally adjourned to Tuesday, September 27, 2016, Helen Kawagoe Council Chambers.


Chairman

Attest By:


Secretary