

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION

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

September 27, 2016 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Diaz called the meeting to order at 6:35 p.m.
2. **PLEDGE OF ALLEGIANCE** Commissioner Thomas led the Salute to the Flag.
3. **ROLL CALL**

Planning Commissioners Present:
*Andrews, Diaz, Mitoma, Pimentel, Post, Thomas

*(Andrews arrived at 6:47 p.m.)

Alternates Present: Cinco

Planning Commissioners Absent:
Fe'esago, *Guidry, *Madrigal
*(excused)

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

Minutes: August 23, 2016 and September 13, 2016

Commissioner Diaz moved, seconded by Commissioner Mitoma, to approve the Minutes of August 23, 2016 and September 13, 2016, as presented. Motion carried, (Andrews had not yet arrived; absent Fe'esago, Guidry and Madrigal).

Motion to add Urgent Closed Session Item:

Chairman Diaz proposed that an Urgent Closed Session item be added to address anticipated litigation.

Assistant City Attorney Gerli advised of the need for a Closed Session item subsequent to the posting of the Agenda; and noted that the title of the potential litigation will not be revealed on the basis that it may jeopardize the City's ability to effectuate service of process upon one or more unserved parties, or that to do so would jeopardize its ability to conclude existing settlement negotiations to its advantage.

Chairman Diaz moved, seconded by Commissioner Mitoma, to adjourn to Closed Session. Motion carried, 6-0 (Andrews had arrived just prior to Closed Session; absent Fe'esago, Guidry, Madrigal).

RECESS:

The meeting was adjourned to Closed Session at 6:47 p.m. and reconvened at 7:00 p.m.

Assistant City Attorney Gerli advised that the Planning Commission met during an Urgent Closed Session and that there was no reportable action to impart.

8. PUBLIC HEARING

A) Conditional Use Permit No. 978-15

Applicant's Request:

The applicant, Inland Star, is requesting to store high-piled, non-regulated/regulated, combustible and flammable hazardous chemicals/poisons within an existing 254,000-square-foot warehouse building located at 2132-A East Dominguez Street.

Staff Recommendation:

That the Planning Commission ADOPT Resolution No. 16-2585, "A Resolution of the Planning Commission of the city of Carson denying Conditional Use Permit No. 978-15 for the storage of high-pile regulated/non-regulated, combustible/flammable hazardous chemicals/poisons within an existing 254,000-square-foot building located at 2132-A East Dominguez Street." Street Assessor's Parcel No. 7316-026-025.

Assistant City Attorney Gerli advised that the applicant has requested a continuance of this hearing to October 25, 2016, so they can better supplement the record presented to the Planning Commission for consideration.

Chairman Diaz opened the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Andrews, to continue this matter to October 25, 2016. Motion carried, 7-0 (absent Fe'esago, Guidry, Madrigal).

9. MANAGER'S REPORT

Planning Manager Naaseh, in response to various Commissioners' requests from the prior meeting, presented updates on the following issues:

- With regard to the University and Central shopping center project, he stated that there is nothing new to report; advised that the developer has attended various International Council of Shopping Centers (ICSC) events for potential tenants, noting they currently do not have any final tenant commitments; and he added that the developer and the university have had discussions about this project.
- With regard to the empty lot at Victoria and Cedarbluff, he advised that this issue is still in litigation; that there's a settlement conference scheduled for this week; that if that meeting results in a settlement, then that issue will be final; and if not, then it will go to trial.
- With regard to what the City has learned from the Carousel matter and the approval of future developments on contaminated sites, he pointed out that the Carousel tract was developed long before the establishment of the CEQA process; added that today, projects now must go through a rigorous environmental review process, both with the City and other environmental agencies; advised that the City is now requiring initial studies for most major projects; and that the City is currently in the process of hiring an environmental consultant firm that will oversee the technical reports submitted from applicants, which will further enhance the City's environmental review process. He added that applicants now are required to check the State Water Resources Control Board's GeoTracker and certify that there are no sensitive areas within close proximity to their project sites, noting that staff checks their data to make sure their information is correct; added that the City's business license process has been enhanced to determine what, if any, hazardous materials exists on site; and stated it has also been enhanced to address the proper capping and location of oil wells in relation to projects.
- With regard to vacant properties in the Dominguez Village area, he advised that he emailed the Commission a map of those sites and stated that the map can be further enhanced if desired. Chairman Diaz requested that those areas of concern be further delineated.
- With regard to the construction activity on the southernmost area of Alameda Street, he advised that he emailed the Commission information about that one-year pilot project, noting that if successful, it will be used on the 710 corridor.

10. COMMISSIONERS' REPORTS

Commissioner Pimentel advised that Vice-Chairman Madrigal is slowly on the mend from his recent automobile accident, stating he should be back within two weeks.

Commissioner Thomas stated he will not be able to attend the Planning Commission's November 22nd meeting. He asked what programs/instruments are available to

measure the air quality in his neighborhood; and asked what the City's protocol is for notifying the residents of accidental industrial chemical releases/spills in the area.

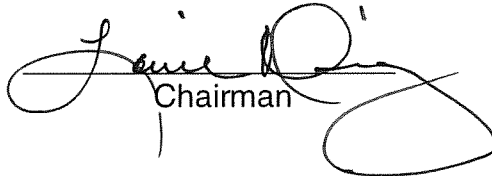
Planning Manager Naaseh advised that the City's air quality is under the jurisdiction of SCAQMD and stated he will gather some information for the Commission's review.

Commissioner Post stated that she was in court today regarding the Carousel matter and will be going back on the 17th; advised that the newly discovered plumbing issue is another big problem for the Carousel residents; stated that work is now starting on Cluster 2; advised that today, there are \$10 million in expenses; that the attorneys will be taking 40 percent of that; and stated that none of the Monterey Pines residents are going through what Carousel is going through, yet, they will be getting some money. She asked staff to look into noise complaints she's received possibly coming from the E&B site, noting the noise happened a few days ago during the day; and stated that the trucking company behind her home is now operating 24 hours a day.

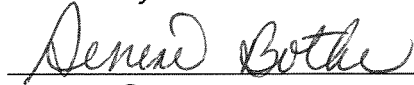
Chairman Diaz thanked Planning Manager Naaseh for getting back with the Commission on the requested updates, and he thanked Assistant City Attorney Gerli for her guidance this evening.

11. ADJOURNMENT

At 7:26 p.m., the meeting was formally adjourned to Tuesday, October 11, 2016, 6:30 p.m., Helen Kawagoe Council Chambers.


Chairman

Attest By:


Secretary