

MINUTES
CITY OF CARSON
REGULAR MEETING OF THE PLANNING COMMISSION

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

October 11, 2016 – 6:30 P.M.

1. **CALL TO ORDER**

Chairman Diaz called the meeting to order at 6:33 p.m.
2. **PLEDGE OF ALLEGIANCE**

Commissioner Mitoma led the Salute to the Flag.
3. **ROLL CALL**

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

Alternates Present: Palmer

Planning Commissioners Absent: Pimentel (excused)

Planning Staff Present: Planning Manager Naaseh, Senior Planner Rojas, 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**

Commissioner Mitoma moved, seconded by Commissioner Fe'esago, to approve the Agenda as submitted, 9-0 (absent Pimentel).
6. **ORAL COMMUNICATIONS**

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

Pilar Hoyos, Watson Land Company, invited the Planning Commission to participate in an industrial properties tour of four Watson Land Company buildings on October 25, 2016, from 9:00 a.m. to 1:30 p.m. Due to Brown Act requirements and seating availability, she advised that only four members from this Commission could participate. She stated that this tour will show how some of these buildings are used and the types of jobs they bring to this community.

Commissioners Diaz, Madrigal, and Thomas indicated they would like to participate.

7. CONSENT CALENDAR

Minutes: September 27, 2016

Chairman Diaz moved, seconded by Commissioner Andrews, to approve the Minutes of September 27, 2016, as presented. Motion carried, 8-0 (Guidry abstained, absent Pimentel).

8. PUBLIC HEARING

A) Design Overlay Review No. 1610-16

Applicant's Request:

The applicant, PacWest Properties, LLC, John Krappman, is requesting approval for construction of a new two-story, 8,500-square-foot office addition to an existing 34,074-square-foot industrial building located in the MH-D (Manufacturing, Heavy; Design Overlay) zoned district. The property is located at 17913 South Main Street.

Staff Report and Recommendation:

Senior Planner Rojas presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 16-2585, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1610-16 for the construction of a new two-story, 8,500-square-foot office addition to an existing industrial building located at 17913 South Main Street." He deleted Condition of Approval No. 67, noting it does not apply to this case.

Commissioner Mitoma asked if staff checks whether an applicant has a business license during the application process.

Planning Manager Naaseh stated that staff checks for a business license during the building permit process.

Chairman Diaz opened the public hearing.

John Krappman, applicant's representative, offered to answer any questions the Commission may have.

Louis Welsh, business owner, stated that this is a soon-to-be fourth-generation family-owned business which has been at this location since 1974; advised that they mostly provide metal works, such as stair rails, for large commercial jobs in Los Angeles and Orange Counties; and that they are making these improvements to upgrade their restrooms, shop area, lunch room and to consolidate their employee workforce from another city. He added that they employ approximately 100 shop people and 40 office staff.

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Post, to concur with staff's recommendation, deleting Condition No. 67; and moved to adopt Resolution No. 16-2585. Motion carried, 9-0 (absent Pimentel).

8. PUBLIC HEARING

B) General Plan Amendment No. 98-16

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission amend the General Plan Land Use Element description for the Mixed-Use to be consistent with the city of Carson Zoning Ordinance for properties citywide.

Staff Report and Recommendation:

Senior Planner Rojas explained that this issue needs further environmental review from a CEQA compliance standpoint and that this matter is being referred back to staff.

Planning Commission Decision:

Without objection, Chairman Diaz referred this matter back to staff.

9. MANAGER'S REPORT

November 8, 2016 Planning Commission meeting will be cancelled due to the election.

Highlighting a recent email sent to the Planning Commission from staff, Planning Manager Naaseh stated that the deadline for Title Max to challenge the interpretation is this Thursday, noting that if Title Max does challenge this interpretation, this issue will come before the Planning Commission for a public hearing.

10. COMMISSIONERS' REPORTS

Commissioner Mitoma welcomed Vice-Chairman Madrigal back to the meeting.

Commissioner Thomas asked to learn more about how he can measure the air quality in his neighborhood; and he announced that a candidates/proposition forum will be conducted at the CSUDH campus on October 26, 2016, from 5:00 p.m. to 7:00 p.m., Loker Student Union, Room 323.

Planning Manager Naaseh stated that staff is still looking into the air quality testing inquiry.

Commissioner Post highlighted the long line of trucks staging along 223rd Street, east of Wilmington Avenue, and the center divider around noon the last two days waiting to enter into the long driveway of a logistics business, noting the line of trucks went up to the top of the overpass; she added that the same problems are occurring from the top of

the overpass coming off Alameda onto Carson; and stated that the Planning Commission needs to address these issues more closely with future proposals.

Planning Manager Naaseh surmised that this might be trucking activity for the upcoming holiday season; and stated that these issues will be addressed when the City updates its Zoning Codes/Standards in the General Plan in the near future. He stated that while these updates will not eliminate warehouse and logistics uses, it will address improvements that will benefit this community and the businesses, highlighting the fact that this City is in a prime port location.

Commissioner Post welcomed Vice-Chairman Madrigal back to the Planning Commission meetings.

Vice-Chairman Madrigal thanked everyone for their well wishes, stating this has been a difficult two months for his health. He concurred with Commissioner Post's comments on the excessive trucking and associated problems along the Alameda Corridor and neighboring streets.

Commissioner Guidry asked for input on the following: 1) asked when the fountain project at City Hall will be completed; 2) asked what the plans are for the southeast corner of Avalon/213th; 3) questioned whether the parking of Car Pros vehicles is permitted on the AW Collision site; and stated she is hopeful the Carson Street roadway improvements will be finished soon.

Planning Manager Naaseh advised that there are two interested developers for the Avalon/213th site, a coffee shop and a restaurant use; and advised that AW Collision and Ken Porter's lease will soon expire and possibly an extension of that conditional use permit to come before the Planning Commission for consideration, at which time various issues of concern may be addressed. He stated the current conditional use permit likely does not preclude the parking of these vehicles.

Commissioner Fe'esago welcomed Vice-Chairman Madrigal back to the Planning Commission and on the mend, and he asked when the Porsche project will be completed.

Planning Manager Naaseh stated that Porsche's grand opening is scheduled for November 15, 2016.

Commissioner Palmer asked for a status report on the University/Central shopping center proposal.

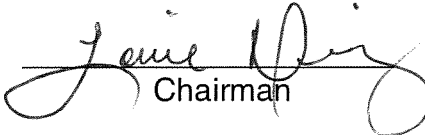
Senior Planner Rojas advised that the developer does not yet have a commitment from an anchor grocery store tenant; stated that the developer has attended various International Council of Shopping Centers (ICSC) events for potential tenants, noting they currently do not have any tenant contracts; and added that the developer is committed to finding good quality tenants to support this center.

Chairman Diaz welcomed back Vice-Chairman Madrigal, wishing him a speedy, full recovery; he thanked all those who attended the Dominguez-Lincoln Village HOA candidates' forum on October 5th; stated it was well-attended; that there were some

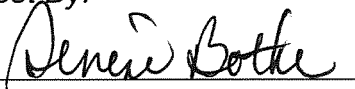
good questions and answers; and he urged everyone to register and vote. He asked for a status report on the former water company property at the corner of Carson and Alameda, noting he is pleased that gravel was laid to control the dust.

11. ADJOURNMENT

At 7:25 p.m. the meeting was formally adjourned to Tuesday, October 25, 2016, 6:30 p.m., Helen Kawagoe Council Chambers.


Chairman

Attest By:


Secretary