

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION

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

October 25, 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**
Commissioner Palmer led the Salute to the Flag.
3. **ROLL CALL**
Planning Commissioners Present: Diaz, *Fe'esago, Mitoma, Pimentel, Post, Thomas

Alternates Present: Palmer

*(Fe'esago arrived at 6:45 p.m.)

Planning Commissioners Absent: Andrews and Madrigal (excused); Guidry

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Gerli, 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**
Chairman Diaz moved, without objection, that Item 8A be considered as the last order of business (Fe'esago had not yet arrived; absent Andrews, Guidry, Madrigal).
6. **ORAL COMMUNICATIONS**
For items **NOT** on the agenda. Speakers are limited to three minutes. None.
7. **CONSENT CALENDAR**

Minutes: October 11, 2016

Chairman Diaz moved, without objection, to approve the Minutes of October 11, 2016, as presented. Motion carried, 5-0 (Fe'esago had not yet arrived; absent Andrews, Guidry, Madrigal).

8. CONTINUED 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. The property is located at 2132-A East Dominguez Street.

Staff's Recommendation:

Continue to November 22, 2016

Planning Commission Decision:

Chairman Diaz moved, without objection, to continue this matter to November 22, 2016. (absent Andrews, Guidry, Madrigal).

9. PUBLIC HEARING

A) Conditional Use Permit No. 1005-16

Applicant/Owner's Request:

The applicant, Alfredo Perez, is requesting to construct a new 3,212-square-foot multiple single-family rental unit and attached two-car garage on an existing residential lot with one single-family unit in the RS (Residential, Single-Family) zoned district. The property is located at 20848 Jamison Avenue.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 16-2586, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 1005-16 for the construction of a new 3,212-square-foot multiple single-family rental unit on an existing residential lot with one single-family unit located at 20848 Jamison Avenue."

Commissioner Palmer asked where the guest parking will be located.

Assistant Planner Castillo indicated it will be located where the existing garage and proposed garage are located, the area with the 12-foot gap.

Chairman Diaz opened the public hearing.

Alfredo Perez, applicant, noted his concurrence with the conditions of approval.

Chairman Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Post moved, seconded by Commissioner Thomas, to approve the applicant's request, thus adopting Resolution No. 16-2586. Motion carried, 6-0 (Fe'esago had not yet arrived; absent Andrews, Guidry, Madrigal).

9. PUBLIC HEARING

B) Design Overlay Review No. 1620-16

Applicant's Request:

The applicant, Hendrick Rouwenhorst, is requesting to construct a 2,800-square-foot, two-story office/warehouse building located in the ML-D (Light Manufacturing – Design Overlay) zone. The property is located at 21018 South Main Street.

Staff's Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 16-2587, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1620-16 for the construction of a 2,800-square-foot office/warehouse building located at 21018 S. Main Street."

Assistant Planner Castillo noted for Commissioner Palmer that this project is being parked at a warehouse ratio of 750 square feet per spot.

Chairman Diaz opened the public hearing.

Hendrick Rouwenhorst, applicant, noted his concurrence with the conditions of approval.

Chairman Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Fe'esago, to approve the applicant's request, thus adopting Resolution No. 16-2587. Motion carried, 7-0 (absent Andrews, Guidry, Madrigal).

9. PUBLIC HEARING

C) Design Overlay Review No. 1605-16 and Variance No. 560-16

Applicant's Request:

The applicant, Nery Matus, is requesting to convert a vacant commercial building into a residential single-family dwelling with a new 2-car garage and a variance to reduce the front setback for the garage, located in an RS (Residential, Single-Family) zone. The property is located at 21941 South Avalon Boulevard.

Staff Report and Recommendation:

Assistant Planner Raktiprakorn presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 16-2588, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1605-16 and Variance No. 560-16 for a conversion of a vacant commercial building into a residential single-family dwelling with a new 2-car garage and a variance to reduce the setback of 20 feet on a 33-foot-wide lot located at 21941 South Avalon Boulevard."

Commissioner Mitoma stated that this house will sit almost beside the pedestrian sidewalk, expressing his belief that it is unusual for people to be walking that close the wall of a home.

Assistant Planner Raktiprakorn noted that the public/pedestrian sidewalk is wide enough to easily accommodate pedestrians.

Planning Manager Naaseh pointed out that this has been a difficult site to develop; advised that the existing realtor building has been vacant for a long time; noted that the applicant purchased this property in order to build his own house; and agreed that it is somewhat unusual to have a house situated so close to a busy street, but added that the City's General Plan designates this property as residential and that's what the applicant is proposing. He mentioned that there is some landscaping between the house wall and the sidewalk for nearly half the length of this house.

Commissioner Mitoma stated that at least the aesthetics of this site will be improved with the completion of this project.

Assistant Planner Raktiprakorn noted for Commissioner Pimentel that the garage/driveway will be off 220th Street, not Avalon Boulevard.

Planning Manager Naaseh stated that staff has struggled with this site but knows that it needs to be improved and that with the exception of the need for the front yard setback variance, this proposal meets the City's standards/code. He added that because this parcel is 3,700 square feet, it will not accommodate a commercial building with the required parking; and he reiterated that while it's not ideal for anything, this is basically a compromise and a way to improve this site.

Chairman Diaz opened the public hearing.

Joe Diaz, applicant, noted his concurrence with the conditions of approval; and stated that he has been working with staff on this project for two years to come up with a plan that benefits him and the City.

Chairman Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Palmer, to approve the applicant's request, thus adopting Resolution No. 16-2588. Motion carried, 7-0 (absent Andrews, Guidry, Madrigal).

9. PUBLIC HEARING

D) Interpretation of Uses Permitted, Vehicle Title Loan Use

Applicant's Request:

The applicant, city of Carson, Community Development Department, Planning Division is requesting the Planning Commission consider an Interpretation of Use Permitted, Vehicle Title Loan Service, TitleMax for the property located at 101 West Carson Street.

Staff's Recommendation:

Refer this matter back to staff

Planning Commission Decision:

Chairman Diaz moved, without objection, to refer this matter back to staff, 7-0 (absent Andrews, Guidry, Madrigal).

10. MANAGER'S REPORT

Planning Manager Naaseh announced the cancellation of the December 27, 2016, Planning Commission meeting.

In response to a prior inquiry from Commissioner Thomas, Planning Manager Naaseh explained that there is currently no device on the market to adequately detect/measure outdoor odors or air quality, noting that the only devices used are in laboratories; and pointed out that is why AQMD does an actual sniff test.

In response to a prior inquiry from Commissioner Post, Planning Manager Naaseh explained that he has not had the opportunity to look into the issue of trucks inappropriately staging on 223rd Street, east of Wilmington Avenue; advised that during today's Watson Land Company's industrial building tour in Carson, a brief discussion ensued as to possible reasons for street staging, such as there not being enough dock doors to accommodate all trucks waiting to get onto the property to load or unload their cargo; another reason could be that there is not enough staging area on site because of a site's antiquated design approval taking place years ago; and some of it may be a successful/busy operator. He pointed out that these operators aren't making money while trucks are staging and that they want to load/unload as soon as they can; and stated that he will get together with Traffic Engineer Garland and the Sheriff's Department to see if there's anything they can do to move those trucks along. He added that completely blocking a travel lane is not acceptable.

Commissioner Post stated that she is more concerned with the staging of trucks on Carson Street, near the Alameda overpass, where a logistics business was approved; stated she witnesses this staging on both sides of the street and in the center divider; and noted that the trucks are typically staging in the parking area along the curb, the worst being the eastbound traffic on the south side of the street just past Wilmington Avenue.

In response to a prior inquiry from Commissioner Guidry, Planning Manager Naaseh explained that staff anticipates the completion of the front City Hall improvements to be around December 2016; and for the entire Carson Street project, completion is anticipated for September 2017. He stated that because of the business concerns from those along Carson Street, Public Works staff is working with the contractors to speed up the project as much as possible and at the least, open up the lanes as much as possible for a better flow of traffic.

In response to a prior inquiry from Chairman Diaz, Planning Manager Naaseh explained that the water company representative indicated the project is on hold due to permitting hurdles with the state and that nothing will be happening on that site until that is resolved; and stated that resolution is anticipated the early part of 2017.

Chairman Diaz asked if the water wells will be located above or below ground.

Planning Manager Naaseh stated he is not familiar with their future project but that he will obtain that information.

Chairman Diaz stated that he'd also like to know specifically what that future project entails.

11. COMMISSIONERS' REPORTS

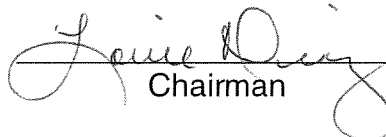
Commissioner Thomas invited all to attend the candidates/proposition forum at the CSUDH campus on October 26, 2016, from 5:00 p.m. to 7:00 p.m., Loker Student Union, Room 323. He stated that this Thursday, the South Bay Economic Forecast Conference will be held on the CSUDH campus, noting that one of his students is presenting a perspective on how to increase graduation statistics at CSUDH.

Commissioner Palmer noted that today is his birthday. The Commission and staff wished Commissioner Palmer a happy birthday and thanked him for being present for this evening's meeting.

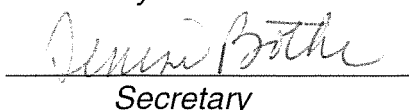
Chairman Diaz thanked and commended staff for their work.

12. ADJOURNMENT

At 7: 23 p.m., the meeting was officially adjourned.


Chairman

Attest By:


Secretary