



TUESDAY, MARCH 14, 2017  
701 East Carson Street, Carson, CA 90745  
Helen Kawagoe Council Chambers, 2<sup>nd</sup> Floor  
6:30 p.m.

**MINUTES  
REGULAR MEETING OF THE  
PLANNING COMMISSION**

**Members:**

De Shon Andrews	Chair Louie Diaz	Uli Fe'esago
Sharon Guidry	Ray Madrigal	Michael Mitoma
Vice-Chair Ramona Pimentel	Barbara Post	Charles Thomas

**Alternates:**

Jane Osuna	Christopher Palmer	Myla Rahman
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**Staff:**

Planning Naaseh	Manager	Assistant City Attorney Gerli	Senior Planner Rojas
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*"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Planning Department at 310-952-1761 at least 48 hours prior to the meeting." (Government Code Section 54954.2)*

**1. CALL TO ORDER**

The meeting was called to order at 6:31 p.m.

**2. PLEDGE OF ALLEGIANCE**

Alternate Commissioner Osuna led the Salute to the Flag.

**3. ROLL CALL**

Planning Commissioners Present: Andrews, Diaz, Fe'esago, \*Guidry, Mitoma, Pimentel, Post, Thomas \*(Guidry arrived at 6:44 p.m.)

Planning Commissioners Absent: Madrigal, Post (both excused)

Planning Commission Alternates Present: Osuna

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Gerli, Senior Planner Rojas, Assistant Planner Castillo, Recording Secretary Bothe

**4. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA**

*The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once. None.*

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**5. CONTINUED PUBLIC HEARING**

**A) Design Overlay Review No. 1631-16**

Applicant's Request:

The applicant, Chas Fisher of Cypress Equities, is requesting to permit the remodel of the existing Sears building within SouthBay Pavilion Mall by demising the existing floor area into four retail spaces, updating the exterior façade, and minor landscape improvements, located in the CR-MUR-D (Commercial, Regional Mixed Use Residential – Design Overlay) zoning district. The subject property is located at 20700 S. Avalon Boulevard.

Staff Recommendation:

Continue to April 11, 2017

Planning Commission Decision:

Chairman Diaz moved, seconded by Alternate Commissioner Osuna, to continue this matter to April 11, 2017. Motion carried, 7-0 (Guidry had not yet arrived; absent Madrigal and Post).

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**5. CONTINUED PUBLIC HEARING**

**B) Conditional Use Permit No. 1006-16; Design Overlay Review No. 1627-16; Zone Text Amendment No. 27-16; Variance No. 561-16; Zone Change No. 177-17**

Applicant's Request:

The applicant, Goodyear Tire & Rubber Company, is requesting to construct a new blimp hangar, maintenance building and related site improvements at the existing Goodyear blimp port in the SU-BP-D-ORL (Special Use; Blimp Port; Design Review; Organic Refuse Landfill) zone. The subject property is located at 19200 South Main Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to ADOPT a Mitigated Negative Declaration; and WAIVE further reading and ADOPT Resolution No. 17-2600, "Approving Design Overlay Review No. 1627-16 for the modification of the existing Goodyear Blimp Port and Variance No. 561-16 to accommodate the reduced front yard setback for the proposed maintenance building, and recommending approval to the City Council of Conditional Use Permit No. 1006-16 to construct a new Blimp hangar and maintenance building on a property zoned SU-BP-D-ORL (Special Use; Blimp Port; Design Review; Organic Refuse Landfill) and Zone Text Amendment No. 27-16 to accommodate the proposed signage, for an existing Goodyear Blimp Port located in at 19200 South Main Street."

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Assistant Planner Castillo noted for Commissioner Mitoma that the 1,000-foot radius measurement was taken from the center of the mooring circle; and advised that the Fire Department has signed off on the any planned storage of hazardous materials.

Commissioner Thomas asked if the LED lighting on the hangar will impact drivers on the 405 Freeway.

Chairman Diaz opened the public hearing.

Jonathan Blumel, applicant, explained that they are not lighting the outside of the hangar, that its illumination comes from inside the partially translucent hangar; and stated it will not be a bright distraction to traffic. He advised that he is concerned with the condition regarding public improvements to the perimeter sidewalk, noting that people have jumped their fence in the past; advised that FAA regulations state that visitors must be escorted while onsite; and that this public improvement creates a concern with inviting more foot traffic along the property line. He added there is some confusion with the sewer improvements in the conditions, noting they are not adding any sewer-related materials related to this project.

Planning Manager Naaseh explained that these are standard conditions by the Engineering Department and that the applicant will have to work these concerns out with that department through the approval process.

Commissioner Mitoma expressed concern with how this new airship will handle strong winds.

Mr. Blumel explained that the new airship handles differently and more quietly; that it can hover and maneuver like a helicopter; and that because its max speed has gone from 50 mph to 75 mph, it can handle more headwind. Mr. Blumel stated that the airship uses helium gas; and he noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Fe'esago, to approve the applicant's request as presented, thus adopting Resolution No. 17-2600. Motion carried, 8-0 (absent Madrigal, Post).

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**6. MANAGER'S REPORT**

City Attorney: Planning Commissioner deliberations – No report given

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**7. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Mitoma urged Goodyear to include the Blimp's home base as being in Carson when advertising.

Commissioner Thomas invited everyone to attend the Cal State University Dominguez Hills University Master Plan Update Campus Planning Workshop on Wednesday, March 15, 2017, at 10:00 a.m.

Chairman Diaz thanked the Commission and staff for their efforts this evening.

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**8. ADJOURNMENT**

At 7:12 p.m., the meeting was formally adjourned to Tuesday, March 28, 2017, 6:30 p.m., Helen Kawagoe Council Chambers.

  
Chairman

Attest By:

  
Secretary