



TUESDAY, JUNE 13, 2017
701 East Carson Street, Carson, CA 90745
Helen Kawagoe Council Chambers, 2nd 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 Manager Naaseh	Assistant City Attorney Neumeyer	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 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

Chairman Diaz led the Salute to the Flag.

3. ROLL CALL

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

*(Fe'esago arrived at 6:35 p.m.)

Planning Commissioners Absent: Guidry (excused)

Planning Commission Alternates Present: Osuna

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Neumeyer, Senior Planner Rojas, Associate Planner Gonzalez, 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*

5. CONSENT CALENDAR

A) APPROVAL OF MINUTES - May 9, 2017

Commissioner Mitoma moved, seconded by Commissioner Post, to approve the May 9, 2017, Minutes as presented. Motion carried, 7-0 (Diaz abstained; Fe'esago had not yet arrived; absent Guidry).

6. CONTINUED PUBLIC HEARING None

7. PUBLIC HEARING

**A) Design Overlay Review No. 1614-16 and
Conditional Use Permit No. 1004-16**

Applicant's Request:

The applicant, Arthur Gvalevech, Vice-President, is requesting to construct a food truck storage yard on a site zoned MH-D (Manufacturing, Heavy, Design Overlay). The subject site is located at 16804 S. Figueroa Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and ADOPT Resolution No. 17-, "A Resolution approving Design Overlay Review No. 1614-16 and Conditional Use Permit No. 1004-16 to operate a food commissary facility within a new warehouse building with 4,430-square-feet with overnight parking for sixty-four (64) food trucks to be located at 16804 South Figueroa Street." The following changes/additions were made to the conditions of approval:

- Delete Condition No. 22, dealing with code enforcement action on illegally stored trucks on site, noting that Code Enforcement action is already being undertaken.
- The wall along 168th Street shall be removed and replaced with a new wall/fence. The new wall/fence shall have a 10-foot landscaped setback from the property line.
- All chain-link gates shall be removed and replaced with wrought iron gates.
- Landscape plans shall include the following:
 - a. New landscaping shall be provided along the 10-foot setback for 168th Street between the sidewalk and the new wall.
 - b. Additional landscaping, including shrubs and colorful flowers, shall be required at the corner of Figueroa and 168th Streets.

c. Additional landscaping shall be provided behind the wall/fence along Figueroa Street.

- Additional DIF language: Currently, the City is collecting \$2/square-foot of gross building area. Appropriate credits will be provided to the applicant as permitted by law for the existing on-site structures.

Planning Manager Naaseh noted that the applicant agrees with these changes.

Chairman Diaz opened the public hearing.

Arthur Gvavech, Sr., Vice-President, noted his concurrence with the conditions of approval.

Commissioner Mitoma asked where the commissary employees and truck operators/employees will park.

Mr. Gvavech stated that each truck vendor will park their car in their truck stall, pulling their food truck out of their spot and pulling their personal vehicles into their assigned parking spot. He advised that there is no loading equipment; and explained that the food trucks come and go at staggered times, starting at 5:00 a.m. He noted for Commissioner Mitoma that he did not personally contact any residents but that a notice was sent to the surrounding properties; and he estimated the closest resident is approximately 300 feet away.

Filiberto Virrueta, project engineer, explained for Commissioner Mitoma that the entire site is plumbed/filtered to the grease interceptor, as required by Los Angeles County Health Department; and stated that the Health Department also required they slope the interceptor away from the trucks, noting their plans were approved by the County.

Commissioner Thomas noted his preference to keep Condition No. 22 intact, stating it adds an incentive for this applicant to get the illegal use resolved.

Efrain Davalos, drawing creator, highlighted his extensive experience working with other commissaries; explained that a commissary employee refills the food trucks with needed items from the commissary before the food truck driver arrives to depart for their route, noting a commissary employee will load an average of 20 trucks each day; confirmed that all the trucks leave at staggered times to work in various cities; and stated that the truck cook will typically arrive an hour prior to departure to prepare some of the food inside the truck.

Vice-Chair Pimentel noted her concern with businesses operating without the benefit of a business license, stating she is not in support of giving the illegal use another three months to cease doing business at this site; and stated that business should be shut down immediately.

Staff explained that this applicant is the owner of the property and not the operator of the truck storage yard on site, clarifying that the tenant is in violation; and advised that while the tenant has a business license for truck storage in Carson, it is not for this property. Planning Manager Naaseh pointed out that code enforcement action has already been started.

Commissioner Post echoed Vice-Chair Pimentel's concern with the lack of a business license; and asked where the truck vendor employees will be parking if only one vehicle is allowed to park in the assigned parking spot.

Mr. Davalos estimated that approximately 70 percent of the truck vendors are married couples who carpool; advised that most of the truck employees also carpool and/or get picked up along the work route, stating they do not anticipate any problems with employee parking; and mentioned that he has never seen any problems with parking availability at other commissary food truck facilities. He added that because the trucks come and go at staggered times, they do not foresee any issues with parking problems given his experience in this field. He noted for Commissioner Mitoma that the commissary/office employees have six dedicated parking spaces on site; and that they will not allow the employees to park in the residential area. Mr. Davalos stated that employees and truck vendors will be given badges to enter this site and that it is not open to the public; and he noted that some trucks will purchase/load their supplies elsewhere.

Alternate Commissioner Osuna noted her concern with the close proximity of the dish washing basins to those of the mop washing basins, believing this is a health hazard; and addressed her concern with the adequacy of a 60-gallon water heater for this site.

Mr. Davalos explained that the mop sink and the wash room area is required for that room by the Health Department, noting their plans have been approved by the Health Department; that they are required to buffer the mop sink from the dish basin with a minimum 14-inch splash guard; and advised that in this case, they are providing a 6-foot splash guard that goes from the floor upward. He added that they do not wash dishes at the same time they are using the mop basin. With regard to the 60-gallon water heater, he advised that the water heater is for the commissary; and that each food truck is required by the Health Department to have its own water heater.

Commissioner Fe'esago asked if any attention has been given to the adjoining property to the south, noting his concern with the possibility of high winds and dust migration.

Staff stated that a future project may be in the works for that property, but added that staff will investigate to make sure that site next door waters down the site when necessary; and added that a new 10-foot-high wall has been erected, which will help with any dust migration.

Mr. Davalos noted for Commissioner Thomas that the Health Department requires each parking spot to have its own wash station; he added that there are three egress/ingress points; and that the trucks exiting this site will have to wait their turn to exit this site if there are multiple trucks leaving at the same time, but stated that their departure will not interfere with the flow of street traffic because they would be staging on site if there is more than one leaving at the same time. He reiterated that many of these employees carpool to work and/or picked up on route.

Commissioner Madrigal asked where the commissary product delivery trucks will be parked to unload supplies.

Mr. Gvavech stated that vendor trucks will come throughout the day to deliver commissary supplies, stating the delivery trucks would be parked near the security booth toward the entrance and stated that the street curb has been used by other businesses to unload supplies with the use of dollies/pallet carts.

Planning Manager Naaseh mentioned that he will look into whether each truck vendor parked at this site will have to obtain a city of Carson business license regardless of whether they do any business in Carson.

Vice-Chair Pimentel suggested continuing this matter and to direct the applicant to remove the tenant from this property before entertaining this application any further.

Mr. Gvalevech stated that the tenant is currently looking for a place to be able to park the vehicles and that they need more time to complete that large undertaking.

Mr. Gvalevech, Sr., noted that their tenant is currently looking for another property to rent/lease; and that it will take time to move these trucks offsite.

Steve Blankenship stated that he operates a business two doors down from this site and expressed his concern that 64 trucks coming/leaving from this site will create a traffic nightmare; stated that the trucks currently park on the street and stage into the street; he questioned where all the commissary and food truck employees will park, noting his concern they will be parking on the street and negatively impacting the business activities in this immediate area; and he expressed his belief they are trying to pack too many truck spaces onto this site and not providing enough personal vehicle parking spaces. He added that there doesn't seem to be wide enough lanes onsite to safely accommodate the turning radius of these 30-foot trucks; and stated there needs to be more egress/ingress driveways.

Mr. Gvalevech reiterated that these businesses do not have parking issues and stated that once they are underway, they will make sure their operations run smoothly and with no negative impact to the surrounding community. He pointed out that these commissary businesses have successfully operated for many years.

Planning Manager Naaseh suggested that because of all the concerns related to this proposal, he would recommend this matter be continued to allow staff time to visit an existing commissary business and get a better understanding of the business operations.

Commissioner Andrews suggested that a few Planning Commissioners accompany staff on a site visit.

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

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Mitoma, to continue this matter to the July 11, 2017 Planning Commission meeting.

By way of a friendly amendment, Commissioner Thomas suggested maintaining Condition No. 22 (code enforcement action) as is; and for staff to take this extra time to address ingress/egress and parking concerns.

Chairman Diaz added that there also should be a 10-foot landscaped setback along Figueroa Street. The makers of the motion accepted the friendly amendments. The motion unanimously carried, 9-0 (absent Guidry).

The following Commissioners volunteered for a field trip to witness another commissary business in operation: Diaz, Fe'esago, Pimentel, Mitoma.

8. NEW BUSINESS DISCUSSION None

9. MANAGER'S REPORT

Planning Manager Naaseh advised that City Council approved staff's recommendation for the General Plan contract, noting this process will soon be under way; and stated that they will develop a schedule to involve the Planning Commission, community and other stakeholders in this process.

10. COMMISSIONERS' ORAL COMMUNICATIONS

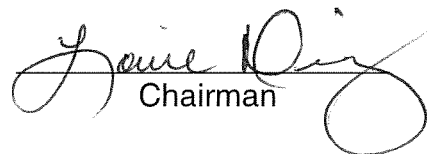
Commissioner Post reported graffiti needing to be removed on the wall at the corner of 223rd Street and Avalon Boulevard.

Commissioner Madrigal noted his appreciation of everyone's prayers during his recovery this past year.

Chairman Diaz thanked everyone for their participation this evening.

11. ADJOURNMENT

At 8:00 p.m., the meeting was formally adjourned to Tuesday, June 27, 2017, 6:30 p.m., Helen Kawagoe City Council Chambers.


Chairman

Attest By:


Secretary