



TUESDAY, JULY 11, 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: Diaz, Fe'esago, Guidry, *Madrigal, Mitoma, Pimentel, Thomas

*(Commissioner Madrigal arrived at 6:34 p.m.)

Planning Commissioners Absent: Andrews, Post (both excused)

Planning Commission Alternates Present: Palmer

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Neumeyer, Senior Planner Rojas, Associate Planner Gonzalez, Planning Consultant Edwards, Planning Consultant Carver, Acting Recording Secretary Reed

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 - June 27, 2017

Chairman Diaz moved, seconded by Commissioner Guidry, to approve the June 27, 2017 Minutes as presented. Motion carried, 8-0 (Thomas abstained; absent Andrews and Post).

6. CONTINUED PUBLIC HEARING

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

Applicant's Request:

The applicant, Arthur Gvavech, VP/New Century Catering, is requesting to construct and operate a commissary, including a food truck storage yard on a site zoned MH-D (Manufacturing, Heavy, Design Overlay). Subject property is located at 16804 S. Figueroa Street.

Staff Report and Recommendation:

Planning Manager Naaseh advised that he met with the applicant and that the applicant is in the process of redesigning and resubmitting project plans, adding that after resubmission, the project will be re-noticed and brought to the Planning Commission for consideration. Staff recommends continuance off calendar. No objection was noted.

7. PUBLIC HEARING

A) Conditional Use Permit No. 1022-17

Applicant's Request:

The applicant, Ken Porter Auctions, is requesting to continue operation of an existing auction and other related uses on an approximately 14.1-acre site zoned CA (Commercial, Automotive). Subject properties are located at 21126, 21140, 21212 S. Avalon Boulevard and 640 E. 213th Street.

Staff Report and Recommendation:

Planning Manager Naaseh recommended continuance off calendar, noting that staff will continue to work with the applicant on issues related to this project. No objection was noted.

7. PUBLIC HEARING

D) Design Overlay Review No. 1607-17

Applicant's Request:

The applicant, Chris Savage/RGA Architects for AL2 LLC, is requesting to construct a 420,000-square-foot tilt-up building for a logistics facility, related truck/trailer parking and site improvements in the ML-D (Manufacturing Light – Design Review) zone. Subject property is located at 21900 Wilmington Avenue, APNs 7316-025-061, -062, and -097.

Staff Report and Recommendation:

Planning Manager Naaseh advised that staff is continuing to work with the applicant on this project. He acknowledged receipt of a comment letter from AQMD and also a letter from Richard Drury requesting staff consider an EIR instead of the mitigated negative declaration, which will be determined after the analysis is redone per AQMD comments. Staff recommended continuance off calendar for this project. No objection was noted.

7. PUBLIC HEARING

B) Design Overlay Review No. 1645-17

Applicant's Request:

The applicant, Core States Group (McDonald's), is requesting to remodel the exterior of an existing 3,810-square-foot McDonald's restaurant along with associated site improvements, located within the CG-D (Commercial, General – Design Overlay) zoning district. Subject property is located at 130 E. Sepulveda Boulevard.

Staff Report and Recommendation:

Planning Consultant Edwards presented staff report and recommendation to APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and ADOPT Resolution No. 17-2606, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1645-17 to remodel the exterior of an existing 3,810-square-foot McDonald's restaurant along with associated site improvements located at 130 E. Sepulveda Boulevard."

Robert Preece, applicant, presented the company's new vision for McDonald's, noting that the entire market throughout Southern California came together to discuss this renovation. With regard to Condition No. 15, he urged the Commission to allow the stucco exterior finish, adding they are in concurrence with the remainder of the conditions in staff report. He advised that they will get in touch with the shopping center owner regarding the EV charging stations to see if this is something they will collaborate on and incorporate into their project.

Planning Manager Naaseh noted for Chairman Diaz that since the rest of the shopping center does not have a stone base on the buildings, staff would support applying a contrasting color instead.

Chairman Diaz opened the public hearing.

Vice-Chair Pimentel stated that the drive-through lane gets backed up and makes it difficult to maneuver, questioning if something can be done about this.

Mr. Preece advised that they will address that issue to see if striping or signage might help ease the burden, noting they will work with staff on this issue of concern.

Commissioner Mitoma asked whether the renovation process is a requirement of McDonald's or voluntary.

Mr. Preece stated that the upgrades are voluntary companywide.

Alternate Commissioner Palmer asked if there will be any modifications to the monument or free-standing signs.

Planning Consultant Edwards advised that the design review does not include any signage approval and agreed with Commissioner Palmer's comment about needed signage reduction.

Commissioner Thomas asked if the applicant would agree to strike the words "materials such as stone" from Condition No. 15 and include "a contrasting base color."

Mr. Preece agreed with that change.

Commissioner Thomas asked for clarity from staff relating to Condition No. 34 as to whether the EV charging station will actually occur since the applicant made it clear that, (1) they are not the property owner and may not be successful in actually creating an EV charging station, and (2) they are endeavoring to engage the property owner in that conversation but may not actually achieve that. He further pointed out that Condition No. 34 reads, "The applicant *shall* coordinate to provide...." He also asked for clarity regarding a station for car-space availability.

Considering the applicant does not have total control over this condition and the possibility that they may not be successful in securing the EV station with the property owner, Planning Manager Naaseh suggested that a phrase be added to read, "subject to the Planning Manager's approval" to prevent the applicant from being required to come back to the Commission, adding that will provide some flexibility.

Commissioner Mitoma addressed the Chair to find out if they are requiring the applicant to install an EV station for the entire center, pointing out that it should be a shared cost across the board, primarily by the property owner (County Sanitation), since McDonald's is a small percentage of the total usage in that center, noting it seems punitive to require one small lessee to cover the cost of an EV charging station.

Planning Manager Naaseh agreed that the County Sanitation District should pay or assist in paying to install an EV station for the entire center, adding that they do not envision the charging station to be on this site, nor do they envision the cost to be totally burdened by this applicant; and that the conditions allow this issue to be subject to

Planning Manager's approval. He advised that they will work with the applicant to see about having charging stations placed somewhere in the center.

Relating to Condition No. 34, Commissioner Thomas asked if the site is a pad site owned by the applicant.

Mr. Preece advised that it is not a pad site; it is a leased property.

Commissioner Thomas suggested that additional language be added to Condition No. 34 that the applicant shall make a "commercially best effort" to work with the property owner to provide an EV charging station at this center.

Commissioner Madrigal inquired of staff about the length of time it takes to charge a car.

Planning Manager Naaseh explained that if the car is empty, a Level-2 charging station takes approximately six to seven hours depending on the car and battery size; and added that there are faster, more expensive chargers that take only a couple of hours for a full charge. He pointed out that Level-2 charging stations are usually seen in shopping centers.

Commissioner Madrigal expressed concern about this property being large enough to accommodate a Level-2 charging station that will accommodate multiple vehicles.

Planning Manager Naaseh advised that the location would be selected by the property owner and the applicant, adding that there is no specified number being proposed at this time; and that he doesn't envision it to be on this particular parcel since they have limited parking spaces.

Commissioner Madrigal agreed with Commissioner Mitoma that the responsibility to pay for this charging station should be on the property owner.

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Madrigal, to concur with staff recommendation with the following modifications: that the applicant work with the property owner in providing a charging station, with the majority of the cost being borne by the property owner; and that Condition No. 15 be amended to remove the use of stone and, instead, be a contrasting color.

Planning Manager Naaseh referred to the Commissioners' prior comments, asking if the Commission is including a change to Condition No. 34, "The applicant shall make a "commercially best effort" to coordinate with the shopping center landlord to provide an electric vehicle (EV) charging station within the shopping center, cost to be shared by both the property owner and the applicant. The location shall be subject to the Planning Manager's approval."

The makers of the motion accepted the additional language as stated by Planning Manager Naaseh.

The motion unanimously carried, 8-0, adopting Resolution No. 17-2606.

7. PUBLIC HEARING

C) Design Overlay Review No. 1644-17

Applicant's Request:

The applicant, Core States Group (McDonald's), is requesting to remodel the exterior of an existing 5,057-square-foot McDonald's restaurant along with associated site improvements on a site zoned CG (Commercial, General). Subject property is located at 21836 S. Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and recommendation to waive further reading and APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and ADOPT Resolution No. 17-2607, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1644-17 to remodel the exterior of an existing 5,057-square-foot McDonald's restaurant along with associated site improvements located at 21836 S. Avalon Boulevard."

Robert Preece, applicant, informed the Commission that he is in agreement with the conditions of approval. He advised that they are willing to accept the tile wainscot on this project, noting that the building naturally lends itself to removal of the dated red tile.

Alternate Commissioner Palmer expressed his concern with the condition to plant trees along the wall adjacent to the residents, asking if this was requested by the residents. He also expressed concern about damage to the wall as a result of the trees lifting the sidewalk after maturation, thereby causing future problems and the mature trees possibly interfering with power lines. He questioned who would be responsible if this should happen.

Associated Planner Gonzalez explained that the trees should have been required during the initial development phase but was not at the time. He pointed out that there is a 4-foot-wide planter in that area and that staff does not foresee any future problems with mature trees in this area. He added that they are looking at trees that will be aesthetically pleasing and provide some screening; and advised that staff will work with the applicant to ensure the tree does not create any future problems.

Mr. Preece noted for Commissioner Mitoma that that they have a landscape architect who will soon submit plans to the City. He also confirmed his awareness of required City approval.

Commissioner Thomas inquired about the hours of operation.

Association Planner Gonzalez stated that the hours of operation are from 4:00 a.m. until 2:00 a.m., according to the Statement of Operation. He added that he had seen where it is going to be a 24-hour operation and stated the applicant will have to clarify those hours of proposed operation.

Mr. Preece advised that he will meet with the owner to clarify the hours of operation.

Commissioner Thomas asked for clarification relating to the planter boxes in the front where it was mentioned they are lifting, stating he thought from staff's report that the City had replaced the City-owned trees.

Associate Planner Gonzalez explained that City trees were placed there; and that typically with conditions of approval, whenever there is a new project, the City can opt to require the applicant to correct a deficiency that is a safety hazard. He advised that he had spoken with the City's Senior Civil Engineer who agreed that a condition can be required if a deficiency is a safety hazard.

Commissioner Thomas expressed his concern with future safety/maintenance of the City trees.

Planning Manager Naaseh advised that it depends on the type of tree and added that the lifting of the sidewalk is not a result of this particular tree. He explained that there were older trees there that had been removed, and as he understood it, the City was going to go back and repair sidewalks on Avalon Boulevard. He noted his uncertainty about it continuing as a part of the project since funds are short and it may have changed resulting in tree replacement only. With regard to the other side next to the residents, he noted that non-invasive trees will be chosen.

Associate Planner Gonzalez noted for Commissioner Thomas that the requirement as it relates to repairs for the lifting of the concrete can be found in Condition No. 44.

Commissioner Madrigal pointed out that once the sidewalk tree matures, it likely will branch out into the walkway and questioned if that will impact pedestrian safety.

Associate Planner Gonzalez explained that plenty of study and discussion resulted in choosing the Brisbane Box trees, with staff believing the right tree has been selected for a street tree. He advised that the trees are City trees which will be maintained by the City, and added that the Planning Commission could put in a condition to ensure proper maintenance for pedestrian traffic.

Planning Manager Naaseh clarified that it is actually an eight-foot sidewalk with a four-foot ADA accessible area on the other side of the tree well.

With no further questions, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Madrigal, to approve the applicant's request; and to add the following verbiage to Condition No. 25, "small to medium-sized

trees may be chosen appropriate for the location adjacent to the residential areas.”
(This motion ultimately carried.)

By way of a friendly amendment, Commissioner Mitoma asked that this approval be contingent upon the submittal of a landscaping plan by a licensed landscape architect, approved by the Planning Manager.

The makers of the motion accepted the friendly amendment.

The motion unanimously carried, 8-0, adopting Resolution No. 17-2607.

8. NEW BUSINESS DISCUSSION None

9. MANAGER’S REPORT None

10. COMMISSIONERS’ ORAL COMMUNICATIONS

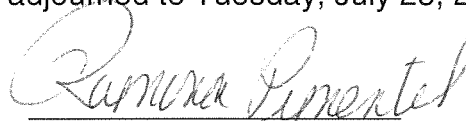
Alternate Commissioner Palmer inquired about the space in between McDonald’s and the Renaissance apartment building, stating he had heard it was going to be a park.

Planning Manager Naaseh explained that after completion of construction activities on Carson Street, the city will market that site for the best use; and noted that currently, staff does not have any particular use in mind.

Chairman Diaz expressed gratitude to staff for preparing excellent reports and recommendations. He thanked his fellow Commissioners for all their good questions and concerns that were raised as well as their thoroughness, and thanked everyone for attending this meeting.


11. ADJOURNMENT

At 7:20 p.m., the meeting was officially adjourned to Tuesday, July 25, 2017.



Chairman

Attest By:



Secretary