



TUESDAY, SEPTEMBER 26, 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	Michael Mitoma	Vice-Chair Ramona Pimentel
Barbara Post	Charles Thomas	

Alternates:

Jane Osuna	Christopher Palmer
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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**

Chairman Diaz called the meeting to order at 6:32 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

Planning Commissioners Absent: Thomas (excused)

Planning Commission Alternates Present: Osuna, Palmer

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Neumeyer, 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. CONSENT CALENDAR**

**A) APPROVAL OF MINUTES - August 8, 2017**

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

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**6. CONTINUED PUBLIC HEARING** **None**

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**7. NEW BUSINESS DISCUSSION**

- Measure C Presentation

Director of Finance Downs provided a Power Point presentation of Measure C, Oil Industry Business License Tax, that will be on the special municipal election on Tuesday, November 7<sup>th</sup>. She advised that the new gross receipts business license tax of a ¼ of 1 percent will only apply to refineries and industries that blend, mix, refine or store petroleum products; and pointed out that this tax will not be levied on gas stations or those buying gas for their vehicles. She added that these funds will be placed in the general fund (non-earmarked) to help pay for a variety of services that benefit Carson residents.

Commissioner Mitoma asked how this tax applies to Oxy Petroleum's drilling operations.

Director of Finance Downs explained that this tax will not be imposed on oil drilling operations, pointing out there is not that much drilling activity taking place in Carson and the money would be nominal.

Alternate Commissioner Osuna asked about the City's access to the companies' gross receipts.

Director of Finance Downs stated that because the City does not have access to those gross receipts, the City is using a best estimate based on industry averages.

**8. PUBLIC HEARING**

**A) Conditional Use Permit No. 1025-17 and Modification No. 3 to Conditional Use Permit No. 685-07**

Applicant's Request:

The applicant, Elwa Cignoh, LLC, is requesting to permit a massage service use (Massage Envy) and modify parking requirements in a mixed-use residential development ("Renaissance at City Center") in the MU-CS (Mixed-Use; Carson Street) zone. The property is located at 21780 South Avalon Blvd – Suite 101.

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Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to APPROVE Categorical Exemption, Conditional Use Permit No. 1025-17, and Modification No. 3 to Conditional Use Permit No. 685-07, subject to the conditions attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 17-2609, entitled "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 1025-17 to authorize massage services, and Modification No. 3 to Conditional Use Permit No. 685-07 for the modification of parking requirements for a property located at 21780 S. Avalon Boulevard."

Chairman Diaz opened the public hearing.

Alternate Commissioner Palmer asked what the proposed difference is in parking spaces.

Assistant Planner Castillo stated that 589 parking spaces is required and that 565 parking spaces is being proposed.

Planning Manager Naaseh explained that with a shared parking situation, the parking study takes into consideration the collective needs of the businesses in this center and does not make single-user determinations for parking needs.

Vice-Chair Pimentel stated that she has encountered lack of parking several times when using the parking in this center.

Planning Manager Naaseh explained that during peak demand, the parking study indicates there are 38 open parking spaces; and expressed staff's belief there are enough parking spaces to even accommodate a future, small restaurant in this center. He commented on the preference for this vibrant mixed use area to be pedestrian friendly, encouraging people to get out and walk in these areas along Carson Street.

Alixandra Cignoli, applicant, noted her excitement in bringing more jobs to this area; and stated that her hours of operation will be from 8:00 a.m. to 9:00 p.m.

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

Planning Commission Decision

Commissioner Guidry moved, seconded by Commissioner Fe'esago, to approve the applicant's request, thus adopting Resolution No. 17-2609. Motion carried as follows:

AYES: Andrews, Diaz, Fe'esago, Guidry, Osuna, Palmer, Pimentel  
NOES: Mitoma, Post  
ABSTAIN: None  
ABSENT: Thomas

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## 8. PUBLIC HEARING

### B) Conditional Use Permit No. 1026-17

#### Applicant's Request:

The applicant, Evadna Nesbit, is requesting to permit a massage service use ("Pro-Occ Massage Therapy") in an existing multi-tenant office building in the CR-D (Commercial, Regional; Design Review) zone. The subject property is located at 454 E. Carson Plaza Drive – Suite 103.

#### Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to APPROVE Categorical Exemption and Conditional Use Permit No. 1026-17 subject to the conditions attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 17-2610, approving Conditional Use Permit No. 1026-17 to authorize massage services located at 454 E. Carson Plaza Drive."

Chairman Diaz opened the public hearing.

Evadna Nesbit, applicant, stated that her services will be geared toward sports injuries and worker's comp claimants. She noted for Chairman Diaz that her hours of operation will be 9:00 a.m. to 6:00 p.m., Monday through Friday. She noted her concurrence with the conditions of approval. She noted for Commissioner Mitoma that she is a certified massage therapist and physician's assistant.

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

#### Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Palmer, to approve the applicant's request, thus adopting Resolution No. 17-2610. Motion carried as follows:

AYES: Andrews, Diaz, Fe'esago, Guidry, Osuna, Palmer, Pimentel  
NOES: Mitoma, Post  
ABSTAIN: None  
ABSENT: Thomas

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## 9. MANAGER'S REPORT

Planning Manager Naaseh advised that staff is diligently working on the District of South Bay Specific Plan and SEIR, noting it will be presented to the Commission and Council in the coming months; that the SEIR will be released on October 3<sup>rd</sup>; that a community meeting will take place on October 25<sup>th</sup> at the Community Center to answer any questions the community may have and to gather their input; and that a workshop will take place with the Planning Commission on Wednesday, November 8<sup>th</sup>, asking the Commissioners to be available for that important workshop. He mentioned that the proposed project will be presented to the Commission at the workshop and that staff will

be gathering the Commission's input; stated that the final item will be presented to the Planning Commission on December 12<sup>th</sup>; and that City Council will consider the proposed project sometime in January.

Planning Manager Naaseh highlighted the Carson Street improvements, noting all the enhancements should be complete within the next 30 days; advised that Public Works staff has applied for an award for this project, stating he will keep the Commission posted on those efforts; and expressed his belief the Carson Street improvement undertaking is an excellent candidate for an award.

Senior Planner Rojas commented on the upcoming public outreach efforts that will address the City's General Plan Update process; advised that the public and other stakeholders will be apprised of these activities, noting he plans to launch the community outreach efforts sometime in October/November, seeking feedback on what everyone would like to see improved or stay the same; and he advised that a General Plan Update website will soon come on line.

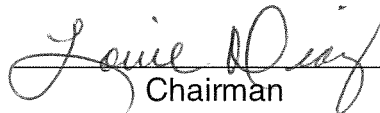
Senior Planner Rojas urged the Commissioners to register for the free Moving Forward Network event (October 13<sup>th</sup>/14<sup>th</sup>), an educational conference that will provide data, insights and shared policies/strategies for communities impacted by ports, rail yards, intermodal facilities, etc.

**10. COMMISSIONERS' ORAL COMMUNICATIONS**


Commissioner Fe'esago thanked staff for providing the Commissioners with identification badges.

**11. ADJOURNMENT**

At 7:33 p.m., the meeting was adjourned to Tuesday, October 10, 2017, 6:30 p.m., Helen Kawagoe Council Chambers.

  
Chairman

Attest By:

  
Secretary