



TUESDAY, November 13, 2018
701 East Carson Street, Carson, CA 90745
Council Chambers, 2nd Floor
6:30 p.m.

MINUTES

MEETING OF THE PLANNING COMMISSION

Members:

Alex Cainglet
Michael Mitoma

Uli Fe'esago
Damion Nunley

Ramon Madrigal
Chair Ramona
Pimentel

Myla Rahman

Vice-Chair Charles
Thomas

Alternates:

Jane Osuna

Christopher Palmer

Karimu Rashad

Staff:

Director Naaseh

Assistant City
Attorney Neumeyer

Acting Senior
Planner Alexander

"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

Chair Pimentel called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Mitoma led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: Fe'esago, Madrigal, Mitoma, Pimentel, Rahman, Thomas

Planning Commissioners Absent: *Cainglet, excused; Nunley

Planning Commission Alternates Present: Osuna

Planning Staff Present: Director Naaseh, Assistant City Attorney Jones, Acting Senior Planner Alexander, Assistant Planner Bhatia, Contract Planner Carver, 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) Design Overlay Review 1614-16 and
Conditional Use Permit No. 1004-16**

Applicant: Arthur Gvavech, Vice-President
New Century Catering
16804 S. Figueroa Street
Carson, CA 90248

Property Owner: Michael Schatachian, Trust
2404 W. Lincoln Avenue
Montebello, CA 90640

Request: A one-year time extension of Design Overlay Review 1614-16 and Conditional Use Permit 1004-16 to construct and operate a commissary warehouse and food truck storage yard with related site improvements on a site zoned MH-D (Manufacturing, Heavy, Design Overlay)

Property Involved: 16804 S. Figueroa Street

mb Staff Recommendation: Approve

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Osuna, to approve this request, thus approving Resolution No. 18-2658. Motion carried, 7-0 (absent Cainglet, Nunley).

6. PUBLIC HEARING

**A) Design Overlay Review No. 1733-18, Conditional Use Permit No. 1073-18
and Conditional Use Permit No. 1078-18**

Applicant: Jeffrey Browning
Model Design, Inc.
1570 W. 9th St.
San Pedro, CA 90732

Property Owner: Patrick Ruane
117 E 162nd St.
Carson, CA 90248

Request: Consider approval of Design Overlay Review (DOR) No. 1733-18 to convert a warehouse and office into a brewery and grill, Conditional Use Permit (CUP) No. 1073-18 for approval of the sale and service of alcoholic beverages at an eating establishment other than a bona-fide restaurant (Alcoholic Beverage Control (ABC) license Type 23 for a small beer

	manufacturer) and Conditional Use Permit No. 1078-18 for approval of a shared parking agreement
Property Involved:	117 E. 162 nd Street
mb Staff Recommendation:	Approve

A revised resolution was distributed to the Commission.

Chair Pimentel opened the public hearing.

Patrick Ruane, applicant, noted his concurrence with the conditions of approval. He stated that his operating hours will be after the operating hours of most of the businesses in the immediate area, noting the business next door closes at 5:30 p.m.; and he stated there will be no live entertainment. He added that security will be improved in this area because they will have their property lit up with security lights and digital cameras.

Director Naaseh noted for Vice-Chair Thomas that staff has not received any complaints of public intoxication in this area nor has staff received any complaints of other breweries operating in the city.

Steve Benson, representing the business owner at 11262 Main Street, complained about empty buildings on 163rd Street being rented out for parties, noting these party-goers block the area streets and create havoc in this area.

Jeff Browning, project architect, stated the opening of this establishment will improve the security in this area because this will be one of a few businesses open in the evening; and he highlighted the onsite security and lighting that will benefit not only this property, but the neighboring properties. He noted that Mr. Ruane has owned this property for 17 years and that he has a good relationship with the other businesses in this area. He added that most businesses will be closed around 3:00 p.m. each day.

Commissioner Mitoma asked if a public meeting had been held, noting that the businesses in the area should be advised about this application.

Director Naaseh stated no, community meetings are typically not done for business applications, but he added that a hearing notice was posted on site and hearing postcards were mailed to the neighboring businesses and property owners.

There being no further input, Chair Pimentel closed the public hearing.

Commissioner Mitoma asked for law enforcement input for future alcohol license applications; and stated that adjacent businesses next to an alcohol application should be well informed of that application.

Vice-Chair Thomas asked that the radius for the public hearing notice should be expanded when considering alcohol licenses.

Planning Commission Decision:

Commissioner Madrigal moved, seconded by Vice-Chair Thomas, to approve this request with the revised resolution, thus approving Resolution No. 18-2659. Motion carried, 7-0 (absent Cainglet, Nunley).

6. PUBLIC HEARING

B) Design Overlay Review (DOR) No. 1661-17; Conditional Use Permit (CUP) No.1023-17; Tentative Tract Map (TTM) No. 76070-17; General Plan Amendment (GPA) No. 100-17; Zone Change (ZCC) No. 178-17; Specific Plan (SP) No. 15-17

Applicant: Anthony Laney of LANEY LA, Inc.
13110 Hawthorne Blvd., Unit A
Hawthorne, CA 90250

Property Owner: Real Quest Holding, LLC
3129 S. Hacienda Blvd., #649
Hacienda Heights, CA 91745

Request: Consider approval of a four story, 32-unit residential condominium project

Property Involved: 21809 and 21811 S. Figueroa Street

lc Staff Recommendation: Approve

Anthony Laney, project architect, stated that they did conduct a neighborhood meeting to address the plans for this property; and noted that the design is in line with the transit and pedestrian corridor and Carson Street Master Plan.

Vice-Chair Thomas expressed his belief the City is getting very little in return for allowing double density, noting that the offer of public art and limited landscaping is not enough of a benefit. He addressed his concern with 9 of the units facing the freeway, stating there is no open space for those owners or adequate parking for this project. He stated that reduced or low-income units should be offered.

Mr. Laney stated they also will be paying significant developer impact fees (DIFs).

Vice-Chair Thomas stated those DIFs already exist for all new developments.

Commissioner Mitoma expressed his belief there is too much high density building going on in Carson, stating it is losing its small town, single-family housing character.

Commissioner Osuna asked where the children will be playing.

Mr. Laney explained that the roof deck will have high walls to accommodate a safe play area for the children living in this development.

Mr. Choi stated that the parking plan adheres to the requirements for the Carson Street Master Plan, noting that every unit has two parking spaces.

Chair Pimentel opened the public hearing.

Connie Wining stated that she owns the 4-unit single story residential building next door; and expressed her concern and opposition with those residents losing their privacy with this high density project.

Cindy Garcia stated that she owns the residential two-story building on the other side of this property; advised that her tenants already park on the street, noting those vehicles are routinely vandalized; and expressed her concern with this high density housing, the limited open space, and the limited play area being proposed for the children. She expressed her belief that no roof top playground is safe for curious children; and expressed her concern that this multi-story project will negatively add to the noise and traffic in this area. She stated that the homeless people routinely cause problems in this high transit area, starting fires to keep warm, and that many police calls for help go unanswered. She stated this multi-story, high density project will take away the sunlight from her property and will ruin the small family community in this area.

There being no further input, Chair Pimentel closed the public hearing.

Assistant City Attorney Jones advised that there will need to be 5 approval votes for a General Plan Amendment.

Commissioner Madrigal expressed his belief this item should be continued, stating there are too many issues that still need to be addressed.

Director Naaseh highlighted his understanding that the Commission would like staff and the applicant to revisit density, parking, and units facing the freeway. He pointed out that high density is a personal preference, stating there are many people in the City who would like to see higher density; advised that staff has been given direction from City Council over the years to create more density, more housing; and that staff has worked closely with developers to meet the City's goals and state housing requirements. He added that areas next to freeways are prime locations for higher density housing and not appropriate for single-family housing; and he stated now that redevelopment agency funding has been taken away, it will continue to be difficult to get affordable housing.

Commissioner Mitoma stated that the City should be adequately compensated for the high density bonus.

Vice-Chair Thomas agreed this item should be continued and reiterated that the units should not only be market rate, but also offer income driven set-aside units.

Contract Planner Carver advised that the California Air Resources Board recommended eliminating the outdoor balconies from the freeway oriented units to reduce the hazards from that traffic; and noted that all units are to be equipped with an air filtration system, Condition No. 18. She clarified that there will be over 10,000 s.f. of landscaping, not 1,800 s.f. as indicated by Vice-Chair Thomas.

Chair Pimentel re-opened the public hearing.

Bryce Egbert, Real Quest, stated they have closely worked with staff and adopted/changed everything that staff suggested; and he added the project design is in line with the discussions which took place over the past year with City staff. He stated they would have further discussions with staff following this continuance.

Chair Pimentel closed the public hearing.

Planning Commission Decision:

Commissioner Madrigal moved, seconded by Commissioner Fe'esago, to continue this matter to December 11, 2018. Motion carried, 7-0 (absent Cainglet, Nunley).

7. MANAGER'S REPORT

Director Naaseh announced that Ms. Alexander is now the Acting Senior Planner. The Commission congratulated Acting Senior Planner Alexander on her new appointment.

8. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Osuna wished everyone a happy Thanksgiving.

Commissioner Madrigal wished everyone a happy Thanksgiving and thanked everyone for their well wishes and prayers while he was out sick.

Vice-Chair Thomas urged everyone to donate to the university's Thanksgiving food drive, with collection boxes at a number of locations throughout the City; and he noted there are many college students who are in need of food and shelter.

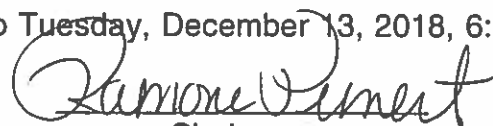
Commissioner Mitoma thanked and commended Denise Bothe and Maria Gonzalez on their production of the Planning Commission packets, echoed by the Commissioners.

Commissioner Rahman noted her delight in serving on this body; and announced that free turkeys will be given away at Rowley Park on November 19th, with Senator Steven Bradford in attendance.

Chair Pimentel commended staff on a job well done.

9. ADJOURNMENT

At 8:00 p.m., the meeting was adjourned to Tuesday, December 13, 2018, 6:30 p.m., Council Chambers.


Chairman

Attest By:


Secretary