



TUESDAY, OCTOBER 24, 2023
701 East Carson Street, Carson, CA 90745
City Hall, Helen Kawagoe Council Chambers
6:30 p.m.

MINUTES
MEETING OF THE
PLANNING COMMISSION

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|-------------|--|---|--------------------------------------|
| Members: | Dianne Thomas Interim Chair | Louie Diaz Interim Vice Chair | Frederick Docdocil |
| | Carlos Guerra | Del Huff | Jaime Monteclaro |
| | Karimu Rashad | Richard Hernandez | |
| Alternates: | DeQuita Mfume | Leticia Wilson | |
| Staff: | Christopher Palmer, AICP Planning Manager | Benjamin Jones Assistant City Attorney | Laura Gonzalez Planning Secretary |

“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

Interim Vice Chair Diaz Called the meeting to order at 6:31 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Wilson led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: Diaz, Guerra, Hernandez, Rashad, Docdocil (Late), Huff, Wilson,

Planning Commissioners Absent: Mfume (Excused), Monteclaro (Excused), Thomas (Excused)

Planning Staff Present: Planning Manager Palmer, Senior Planner Alexander, Associate Planner Whiting, Assistant City Attorney Jones, Planning Secretary Gonzalez

ITEM NO. 7A

4. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA

None.

5. NEW BUSINESS

A) Selection of new Planning Commission Chair and Vice Chair

Planning Commission Decision:

Commissioner Guerra moved, seconded by Commissioner Wilson, to continue this item to a later date when all commissioners are present. Motion carried, 6-0 (Commissioner Docdocil was not present)

6. CONSENT CALENDAR - Approval of the meeting minutes.

- A) May 23, 2023**
- B) June 13, 2023 (Special Meeting – Closed Session)**
- C) June 13, 2023**
- D) July 11, 2023**
- E) July 25, 2023**
- F) August 22, 2023**

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Guerra, to approve the meeting minutes as presented. Motion carried, 6-0. (Commissioner Docdocil was not present)

7. PUBLIC HEARING

A) Site Plan and Design Overlay Review (DOR) No. 1926-23

Request:

Consider finding a CEQA exemption and approval of Site Plan and Design Review No. 1926-23 for the demolition of three multi-tenant industrial buildings and construction of a 181,013 square foot industrial building.

Staff Recommendation:

Associate Planner Aaron Whiting presented the staff report and the recommendation to ADOPT Resolution No. 23-2861, entitled, "RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING AN EXEMPTION FROM CEQA AND CONDITIONALLY APPROVING SITE PLAN AND DESIGN REVIEW NO. 1926-23 FOR THE DEMOLITION OF THREE MULTI-TENANT INDUSTRIAL BUILDINGS AND CONSTRUCTION OF ONE 181,013 SQUARE FOOT INDUSTRIAL BUILDING ON AN APPROXIMATELY 8.7-ACRE SITE AT 1210 E. 223RD STREET, APN 731-500-4033".

Interim Vice Chair Diaz opened the public hearing.

Charlie Cisakowski from EPD Solutions, Inc. – I would like to make a few clarifications to the staff report. The existing building that's on site now currently totals 135,520 square feet not 231,594 square feet that was previously referenced. The existing building is slightly smaller than what was stated in the staff report. The acreage is approximately 9.085 acres not 8.7 acres and the landscape setback off Lucerne Street measures 28 feet not 34.

Commissioner Guerra – Do you anticipate using the facility that you are building to be used as a high-cube warehouse or fulfillment center in the future?

Charlie Cisakowski – It will not be used as a high-cube warehouse. We did all the necessary technical studies to ensure that the document would classify as an exemption. Based on the Trip Generation that we are proposing it will not go high-cube.

Commissioner Guerra – Would you be willing to place a covenant?

Charlie Cisakowski – I believe it's incorporated in the conditions of approval sent by staff.

Interim Vice Chair Diaz – Have you had an opportunity to review the conditions of approval in their entirety and the owner/designee are acceptable to all the conditions as have been delineated in the report?

Charlie Cisakowski – Yes, we are accepting the conditions.

Interim Vice Chair Diaz – Have you had an opportunity to review the corrections that are being requested?

Associate Planner Whiting – The acreage and the existing building square footage were based on the information from the county. The applicant is saying that they have information that contradicts that. The conditions of approval and the resolution don't explicitly state that information, it would just be in the staff report. The 28 feet could possibly be an error if it's stating 34 feet.

Interim Vice Chair Diaz – In respect to the correction of the 135,520 square feet as opposed to 231,594 square feet, are you in concurrence in making that correction or do you still have to review it further?

Planning Manager Palmer – We looked for building permits to see if there was some accuracy to it. The only way would be to get a survey but that is not contingent on what they are asking going forward. That discrepancy does not affect this process here. We noted it and if they want it corrected, it can be surveyed or it can be in the property record. We don't have a problem adding it if they show proof. We are going by what we have on file.

Charlie Cisakowski – We want to make a note that the technical studies were reflected of the more conservative smaller square footage. As long as we are in the same page, we should be good moving forward.

Interim Vice Chair Diaz - I understand it's being demolished but I want to make sure we have all the facts.

Assistant City Attorney Jones – The size of the building being demolished as she mentioned for the technical studies, but it also has a bearing on the amount of the demolition fee credit that would be given for purposes of condition number 1, which is the DIF, but that condition doesn't specify the square footage of the existing building. It's to be determined when submitted at a later date to staff. I don't think we need to specify that figure in the condition. In the resolution we have the first recital that mentions the acreage of the property. We don't necessarily need to mention the acreage. We can strike it from the recital if we are not sure of the acreage. I don't see any other references in the resolution or the conditions to the size of the landscape setback, the acreage of the property, or the square footage of the existing building.

Interim Vice Chair – If we make a motion to approve this item, are there any implications after the fact in any way, shape, or form that would impact the city?

Assistant City Attorney Jones – I can speak to the CEQA issue, we're taking an exemption. We have the finding in section 3 of the Resolution. We don't have CEQA authority over the project because it's only a Design Overlay Review. It's essentially not a CEQA project under the McCorkle case. For that reason, I don't think it impacts the CEQA analysis. I would differ to staff as far as the plans because we need to know what's approved as far as the size of the landscape setback. If staff can confirm that the plans that were submitted show a 28-foot landscape setback, then I would be comfortable.

Associate Planner Whiting – That is correct, I can confirm that.

Interim Vice Chair closed the public hearing.

Planning Commission Decision:

Commissioner Wilson moved, seconded by Commissioner Hernandez, to approve staff's recommendation, thus adopting Resolution No. 23-2861. Motion carried, 7-0.

8. ORAL COMMUNICATIONS FOR MATTERS NOT ON THE AGENDA

None.

9. MANAGER'S REPORT

Planning Manager Palmer – October is the National Community Planning Month and on October 17th the City Council gave a proclamation to the Planning Commission, city staff, and the community for participating in the planning process. Tonight, I'm going to read the proclamation and I am going to provide a certificate of appreciation to the commission for all that you have done for the city. We are going to show a video of the projects that you approved from 2020 to present. I want to thank my staff, City Attorney Jones, and all the staff that helps us. To all the commissioners that are present, we have a certificate of appreciation for you.

10. COMMISSIONERS' ORAL COMMUNICATIONS

Interim Vice Chair Diaz - I would like to adjourn this meeting in recognition of our fellow Commissioner Wilson whose father passed away this October 9, 2023.

Commissioner Docdocil – I apologize for my delay. October is Pilipino History Month, and the city hosted a celebration on October 8th. We will be celebrating Larry Iltiong Day on October 28th at the Community Center from 9:00 a.m. to 12:00 p.m.

Commissioner Rashad – Thank you staff for putting together the video. It was a reminder of all the great work that has been done by this team. I appreciate the certificates that we all received.

Commissioner Huff – Thank you staff and Planning Manager Palmer on behalf of this commission. The commission shares the sorrow for Commissioner Wilson for the loss of her father and Mayor Lula Holmes for the loss of her grandson. Pray for our Chair Thomas who has a sick relative.

Commissioner Guerra – My condolences to Commissioner Wilson and to our Mayor Lula Holmes. Thank you staff, Planning Manager, and Assistant City Attorney.

Commissioner Hernandez – Staff, you do an excellent job. Commissioner Wilson, my condolences. The children's playground area in the Veteran's Park needs repairs. I would like to find out if there are any funds. I had the honor of meeting Mr. Eddie Rodriguez in a program he is running in the boxing center. I would like to recommend Mr. Eddie Rodriguez to our City Council for a certificate of recognition for a job well done and support him and his staff for any supplies and facility needs for our youth.

Commissioner Wilson – Thank you staff for an amazing job. I see teamwork in the city with everyone, the employees, the commissioners, and the entire organization. I'm happy to be part of it. Thank you for your condolences. My father lived a very long life and I find a little comfort in that.

Interim Vice Chair Diaz – Thank you staff for a great presentation and my fellow commissioners for doing a great job this evening. We are looking forward for our Interim Chair Thomas to join us and we hope that her family member recovers.

8. ADJOURNMENT

The meeting was adjourned at 7:14 p.m. in recognition of Commissioner Wilson whose father passed away.

Louie Diaz
Interim Vice Chair

Attest By:

Laura Gonzalez
Planning Secretary