

MINUTES

CITY OF CARSON REGULAR MEETING OF THE ECONOMIC DEVELOPMENT COMMISSION

Carson City Hall
701 E. Carson Street
Carson, CA 90745

September 1, 2022 – 8:00 AM

I. CALL TO ORDER Chairperson Aldridge called the meeting to order at 8:03 a.m.

II. ROLL CALL Economic Development Commissioners Present: Aldridge, Apodaca, Embry, Jimenez, Kelley, Pandolfo Sparrow, Wallace

Economic Development Commissioners Absent: Childers, Harris, Cordova, Watar

Staff Present: John Raymond, Assistant City Manager of Economic Development; Saied Naaseh, Director of Community Development; LaToya Butler, Business Development Liaison

Let the record show there was four people from the public in attendance.

III. CONSENT CALENDAR

This item was moved to the October 6, 2022, agenda.

IV. INTRODUCTIONS/PRESNTATIONS

Cell Tower Replacement Near University Drive

Vice Chairperson Deborah Wallace presented a new cell phone tower proposal. It is a four-way partnership between CSUDH, CSUDH Foundation, T-Mobile, and J5 Infrastructure Partners. T-Mobile will provide cell service increasing coverage for the campus and surrounding community. J5 Infrastructure will do the cell tower's design, architecture, and erection, enhancing the University's and Carson's aesthetic. The tower will be 100 feet but will resemble a pine tree.

Discussion ensued.

V. PUBLIC ORAL COMMUNICATIONS ON AGENDA ITEMS

None

VI. NEW BUSINESS

a. State of City of Carson

Chairperson Aldridge encouraged commissioners to view the State of the City address via the emailed link. It has a lot of information on what's going in the City of Carson.

The State of the City is hosted by the Chamber of Commerce. Chamber President Barry Waite reported the next State of the City will be in held in the spring.

VII. UNFINISHED BUSINESS

a. Amendments to Zoning Code (Industrial C.U.P.)

Director of Community Development Saied Naaseh reported the City Attorney's office and staff has started drafting the ordinance. Based on the recommendation from the City Attorney's office, the C.U.P. will be required. The city already has a C.U.P. requirement for activities in industrial areas within 100 feet of residential that will be increased to 1000 feet. The ordinance will only apply to buildings over 20,000 sq. ft. or if there is an increase of 10% in the number of truck doors.

Existing requirements require a C.U.P. such as storage of hazardous materials. Standards in place to protect activity from sensitive uses include but are not limited to landscape buffers, walls for noise, design guidelines, a truck routing plan, and low-noise asphalt.

Discussion ensued.

Staff will email the new definitions based on the Trip General Manual.

Mr. Naaseh offered to meet with two of the commissioners to go over the ordinance prior to the Planning Commission meeting to see if any suggestions or refinements have been suggested.

Commissioners Blake and Sparrow volunteered, and Commissioner Jimenez nominated Carson Chamber President Barry Waite.

b. Major Task Force Update

Commissioner Pandolfo reported the website needs to be updated to be more user-friendly. However, the city is committed to the undertaking.

The Economic Development Strategic Plan consultants met with several businesses in the city to look at existing drivers of people coming into the community. The subcommittee will wait for the written assessment from the consultants before taking the next step of giving any more recommendations to the commission.

VIII. PUBLIC ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA

Chamber President reported the Chamber is working with the City and CSUDH on their coaching program for businesses in the community.

There will be a State of the School District gathering with schoolboard member Tanya Ortiz Franklin on September 15, 2022, at the Grand Plaza Hotel in San Pedro.

Alex from Brandywine Homes was the speaker at the Chamber's Economic Development Committee. The next speaker will be Mr. Watar from the Trophy Automotive Group scheduled for October 27, 2022.

IX. COMMISSION MEMBERS ORAL COMMUNICATIONS / ITEMS FOR FUTURE AGENDAS

Chairperson Aldridge reported the White Linen Affair will be held on Saturday, September 10, 2022 at the Carson Community Center, the Carson Jazz Festival will be at Anderson Park on October 1, 2022 and the Women's Health Conference will be held in October.

Commissioner Pandolfo reported on the upcoming events coming to Dignity Health Sports Park in the near future. All of the events are on the listed on the website.

Commissioner Harris reported they are having difficulties finding employees. Staff will forward information for the Carson One Stop Center.

X. STAFF ORAL COMMUNICATIONS

None

XI. ADJOURNMENT

The meeting was adjourned to the October 6, 2022, meeting.

Chairperson

Secretary