

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION CITY COUNCIL CHAMBERS, CARSON CITY HALL

701 East Carson Street, Second Floor
Carson, CA 90745

March 27, 2012 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletoogo called the meeting to order at 6:36 P.M.
2. **PLEDGE OF ALLEGIANCE** Chairman Faletoogo led the Salute to the Flag.
3. **ROLL CALL**

Planning Commissioners Present: Diaz, Faletoogo, Gordon, Schaefer, Saenz, Verrett, Williams

Planning Commissioners Absent: Brimmer, Goolsby (both excused)

Planning Commissioners Departed Early: None

Planning Staff Present: Planning Officer Repp, Assistant City Attorney Soltani, Senior Civil Engineer Marquez, Contract Planner Ketz, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Saenz moved, seconded by Commissioner Gordon, to approve the Agenda as submitted. Motion carried (absent Commissioners Brimmer and Goolsby).
6. **INSTRUCTIONS TO WITNESSES** Chairman Faletoogo requested that all persons wishing to provide testimony stand for the oath, complete the general information card at the podium, and submit it to the secretary for recordation.
7. **SWEARING OF WITNESSES** Assistant City Attorney Sunny Soltani
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes.

1) Carson City Clerk Donesia Gause introduced herself as the City's new City Clerk, noting she is looking forward to working with everyone here.

2) Storm Water Quality Programs Manager Elkins invited everyone to participate in the second annual Great American Cleanup in Carson, noting this year's project will take place on Saturday, April 21st and involve removing litter from the banks of the Dominguez Channel. She advised that last year the volunteers picked up 350 pounds of litter in Carson.

She advised that Carson will be installing debris excluders at the entrance of all catch basins.

3) Ronald Shimokagi stated that he will address his concerns when the ordinance for homeless/emergency shelters returns to the Planning Commission for re-consideration.

9. CONSENT CALENDAR

A) MINUTES: January 24, 2012

These minutes will be presented at the next Planning Commission meeting.

9. NEW BUSINESS CONSENT:

B) Extension of time for Design Overlay Review No. 1376-10, Conditional Use Permit No. 837-10 and Conditional Use Permit No. 838-10

Applicant's Request:

The applicant, Tim Miller for Trillium for T-Mobile West, is requesting a one-year time extension. The subject property is located at 1421 East Del Amo Boulevard.

Planning Commission Decision:

Chairman Faletogo granted, without objection, approval of a one-year extension to January 11, 2013 (absent Commissioners Brimmer and Goolsby).

9. NEW BUSINESS CONSENT:

C) Extension of time for Design Overlay Review No. 1404-11; Conditional Use Permit No. 868-11; Conditional Use Permit No. 869-11; Tentative Tract Map No. 71533

Applicant's Request:

The applicant, CityView 616 East Carson, LLC, is requesting a one-year time extension for development of a mixed use development with 152 residences comprised of stacked flats, townhomes and detached units, and 13,313 square feet of commercial uses on 9.51 acres. The subject property is located at 616 East Carson Street.

Planning Commission Decision:

Chairman Faletogo granted, without objection, approval of a one-year extension to June 28, 2013 (absent Commissioners Brimmer and Goolsby).

10. NEW BUSINESS DISCUSSION:

A) Workshop regarding a modified Illustrative site plan for The Boulevards at South Bay, Specific Plan No. 10-05, Carson Marketplace

Applicant's Request:

The applicant, Carson Marketplace, LLC, is requesting the Planning Commission discuss the Modified Illustrative Site Plan for the Boulevards at South Bay located at 20400 Main Street.

Contract Planner Ketz provided a brief history of the work that has been done on this property and noted that the specific plan allows for changes to the illustrative site plan. She advised that the applicant has made significant progress on preparing the site for development with the installation of various remediation systems; noted that the groundwater treatment wells are being installed; and stated that the Operation Center is expected to be open this summer, noting it will house equipment for the groundwater treatment system, the gas collection system and the flares. She advised that the applicant is working with the Department of Toxic Substances Control and the City to allow for phasing of the development; noted that the utilities for the storm drains, all public/private, domestic, fire and reclaimed water lines have been installed; and that the electrical and gas lines will be installed this spring.

Contract Planner Ketz advised that the developer is in the process of establishing Community Facility Districts through which assessments will be collected from the property owners and tenants to pay for the environmental monitoring and maintenance, the maintenance of the public road and landscaping, and also provide funds for the Carson Circuit transportation shuttle, LA County Sheriff's service, and pay for mitigation fees, which include the fire and library fees. She added that the subdivision proposal will be coming to the Planning Commission in late spring; and that there will be another community meeting to go over the proposed changes.

Contract Planner Ketz advised that the developer is now giving serious consideration to including an outlet mall on the portion of this site closest to the freeway; and approximately 685,000 square feet of buildable area, noting that outlet malls have become very lucrative. Contract Planner Ketz stated that the proposed residential use located south of Del Amo Boulevard will likely be apartments; that the movie theaters, restaurants and entertainment uses will be located on the west side of Lenardo Drive. She explained that the likely design option for the outlet mall would be to place the retail area above a podium with ground level parking located below and along the entire area

between I-405 and Lenardo Drive; and that there may be two parking structures located on either end of the outlet mall. She noted that similar to the original illustrative plan, pedestrian access would be provided over Lenardo Drive from the podium level of the outlet mall to the theaters. She added that as currently envisioned, the total proposed square footage of commercial use will be 1,495,000 square feet, which is well below the maximum allowed of 1,995,125 square feet. She advised that the applicant is proposing 1,350 residential units, a reduction of 200 units from 1,550 allowed. She advised that the project is in compliance with the requirements of the Development Agreement.

Seely Arms, LNR representative, stated that the uses are still the same; explained that because of the poor economy, their focus has been on remediation activities; and he noted they are giving serious consideration now to putting in an outlet center, noting these are doing extremely well. He added that freeway visibility is key to the success of the outlet center; and stated that it will be located adjacent to the freeway. He stated that there may be parking garages on each side of the outlet center; and he addressed the location for the entertainment, shopping and multi-family areas. He added that there has been a tremendous amount of activity on site and that they are carrying forward with these activities. He stated the first phase will be the outlet center and that he expects to see the buildings go up in 2014. He noted for the Commission that if there is demand and interest, a bowling facility, hotels and Dave & Busters will be considered.

Commissioner Williams noted his concern with the ease of circulation for those who will be living in these new multi-family residential areas.

Mr. Arms explained that there will be ample access from this site and to the adjacent freeway; and stated that this site will have a large thoroughfare.

Planning Manager Repp mentioned that the EIR covered trip generation levels and concluded that no mitigation measures were needed, noting this project is below traffic thresholds; and she commented on other modes of transportation, such as busses and biking.

10. NEW BUSINESS DISCUSSION:

B) Update of the city's 5-Year Capital Improvement Program

Planning Officer Repp explained that this update will be a much different process without the use of redevelopment funding, noting the City will need to be more focused with how it goes about the CIP process/projects. She added that the City Manager will review the 5-year program on an annual basis.

Commissioner Diaz stated he'd like to see the City focus on reaching its goals and noted his support for a 1-year review of the 5-year plan, noting that adjustments should be made when necessary.

Commissioner Williams stated he'd like to see annual progress reports on the status of the 5-year plan and noted his support for working on the streets and parks. He noted his concerns with pedestrian safety with the lack of a sidewalk over the Dominguez Channel bridge on 213th Street, noting he'd like this project to become a priority. He stated that for pedestrian and traffic safety, he'd like the Del Amo/Avalon east to Wilmington Avenue landscaping project moved forward, stating that since many people

cross this street illegally, he'd like to see some type of decorative barrier installed for pedestrian/traffic safety.

Planning Officer Repp reminded the Commission there is not a lot of money and that the maintenance of streets is one of the City's top priorities; and she noted that the City will be looking at other funding sources.

Commissioner Schaefer stated she would like for the improvements to be made along Main Street.

Senior Civil Engineer Marquez advised that the bridge on 213th Street is estimated to cost \$2 million, noting they have \$800,000 secured for this project; and stated they are continuing to look for other funding sources. With regard to the Del Amo median improvement project, he stated that he does not believe a barrier is being proposed but stated that he will look into the possibility/feasibility; and stated that the Carson Park project is expected to be complete by January 2013.

Commissioner Williams stated that some county funding should be available to help fix the heavily traveled roadway for Santa Fe and the 710 Freeway, noting it is in poor condition.

Senior Civil Engineer Marquez advised that the county has completed a project design for that roadway project, noting it is expected to start June 2012.

Commissioner Diaz inquired about the raised median on Santa Fe.

Senior Civil Engineer Marquez stated he will have to get back with him on the status of that proposal, expressing his belief they will be upgrading the irrigation systems and doing some plantings.

Planning Officer Repp stated she believes that new landscaped medians will be put on hold and that the City will now only be doing maintenance of existing medians.

Commissioner Williams suggested the use of native/xeriscape plants that require little water.

11. CONTINUED PUBLIC HEARING	None
12. PUBLIC HEARING	None
13. WRITTEN COMMUNICATIONS	None
14. MANAGER'S REPORT	

- Former Dominguez Water Company building and demolition activities

Planning Officer Repp provided a brief overview of the recent activities at the former Dominguez Water Company pump house building on Alameda Street. She advised that the building had been significantly altered through the years and that there was no interest from various parties/groups to save it from demolition. She added that Cal Water worked with Rancho Dominguez Adobe Museum Executive Director Bruesehoff to determine if the building was worth saving or if it could be used for another purpose; and explained that upon inspection by various staff members and Ms. Bruesehoff, it was determined the building had been substantially altered and all agreed there was no interest in preserving the building. She advised that Cal Water obtained a demolition permit; and advised that the building has now been demolished. She mentioned that

Cal Water also had concerns with vandalism; and stated that Cal Water will be drilling for additional water wells. She noted for Commissioner Diaz that there are currently no formal proposals for additional above-ground water tanks.

Commissioner Verrett stated there is an interesting home on Figueroa Street that she'd like to be preserved if possible.

Planning Officer Repp stated that Dutch-style farmhouse had been relocated to its current site on Figueroa Street; and stated she also would like for that farmhouse to be preserved.

Planning Officer Repp stated that the Planning Commission will once again be considering the emergency shelters issue, noting that City Council wants the Planning Commission to look at placing these facilities in light/heavy industrial areas.

15. COMMISSIONERS' REPORTS

Commissioner Williams expressed his belief the Commission should have given the new City Clerk a warmer welcome this evening.

Commissioner Verrett invited all to attend the Human Relations parents conference on April 14th, 9:00 a.m., at Cal State Dominguez Hills; and she passed out a missing person's flyer of a Carson resident, Elgin Stafford.

Chairman Faleto go thanked everyone for their efforts and he reminded the Commission to submit their Form 700's to the Clerk's office.

16. ADJOURNMENT

At 8:20 P.M. the meeting was formally adjourned to Tuesday, April 10, 2012, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary