

MINUTES

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

**701 East Carson Street, Second Floor
Carson, CA 90745**

July 22, 2014 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:30 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Schaefer led the Salute to the Flag.
3. **ROLL CALL**

Planning Commissioners Present:
*Brimmer, Diaz, Faletogo, Goolsby,
*Gordon, Piñon, Schaefer, Saenz,
Verrett

*(Commissioner Brimmer arrived at 6:35 P.M.; Commissioner Gordon arrived at 6:37 P.M.)

Planning Commissioners Absent:
None

Planning Staff Present: Senior Planner Signo, Assistant City Attorney Phelan, Associate Planner Gonzalez, Assistant Planner Castillo, 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 Schaefer, to approve the Agenda as submitted. Motion carried, 7-0 (Commissioners Brimmer and Gordon had not yet arrived).
6. **INSTRUCTIONS TO WITNESSES** Chairman Faletogo 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 Phelan
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

9. NEW BUSINESS DISCUSSION

A) Selection of New Planning Commission Chair and Vice-Chair

Chairman Faletogo was selected to remain in position for another year as Chairman. Commissioner Piñon was selected as the new Vice-Chair.

Chairman Faletogo and Vice-Chair Piñon expressed appreciation of their nominations.

10. CONSENT CALENDAR

A) Minutes: July 8, 2014

Commissioner Schaefer moved, seconded by Commissioner Diaz, to approve the July 8, 2014, Minutes as presented. Motion carried, 8-0 (Chairman Faletogo abstained).

11. CONTINUED PUBLIC HEARING None

12. PUBLIC HEARING

A) Design Overlay Review No. 1537-14

Applicant's Request:

The applicant, Tumbleweed Educational Enterprises, is requesting approval of a school bus storage facility with 67 bus parking spaces and a 7,986-square-foot office located at 16100 South Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Gonzalez provided staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 14-2521, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1537-14 to permit a bus storage and office use located at 16100 South Avalon Boulevard."

Chairman Faletogo asked if the busses will all be leaving at the same time and what streets they will be utilizing.

Associate Planner Gonzalez explained that they will be staggered from 4:30 a.m. to 6:30 a.m., Monday through Friday; that the drivers will park their personal vehicles where their busses are typically parked; and that the busses will be needed from time to time for special field trips. He added that the busses will use Avalon and Alondra Boulevards, Victoria and Dominguez Streets; advised that the applicant must provide a transportation route for staff's review; and that they must stay away from residential areas where possible. He added that at this time, this company does not service any Carson schools.

Associate Planner Gonzalez noted for Commissioner Saenz that any contaminated soil will be mitigated, noting that the Fire Department and the Department of Toxic Substances Control are the regulating agencies involved.

Chairman Faletogo opened the public hearing.

Erin Benfield, President and CEO, stated that they have been operating from their current site since 1994; that they transport five special needs students from Carson to areas outside of Carson, noting they hope to expand their services in Carson; advised that their busses are maintained very well; and that they pick the students up at their homes. She thanked staff for their work on this proposal.

Richard Benfield, Corporate Secretary, stated that they currently are not servicing any Carson schools; and he thanked staff for their hard work on this proposal.

Addressing Chairman Faletogo's concern with idling and fumes from busses, Mr. Benfield stated that their current busses comply with AQMD requirements, and added that their goal is to phase out their diesel busses with alternative fuel busses. He explained that the busses leave in staggered timeframes, but added that the majority of the busses depart at 6:00 a.m.

Sean Nom, project architect, noted for Commissioner Brimmer that this project is currently out to bid and that they have no information at this time which contractor will be selected. He stated that once the project starts, it should take from 9 to 12 months to complete.

Commissioner Brimmer urged community outreach, noting this project has a lot of busses leaving in a two-hour span near a residential area.

Ms. Benfield stated that most of the busses will stay out of Carson until they return in the evening when their routes have been completed.

Associate Planner Gonzalez stated that he has not received any communications of concern from the community about this project.

Mr. Benfield mentioned that many of their employees live in Carson and surrounding communities.

Holly Williams, management team member, thanked staff for their efforts during this process; and she requested that because of intermittent special events that take place after hours, such as football games, there be more flexibility with Condition No. 12. She added that they have a letter indicating the property has been cleared of soil contamination.

McKina Alexander, president of the Galaxy West Homeowners Association, stated that the 300/500-foot radius for public hearing notices should be exceeded when neighboring residential areas are close to a project that may have an impact on that residential area; and stated that while there is some concern with the number of bus trips per day, it is a relief to know the buss activities will be offsite most of the day.

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

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Goolsby, to approve staff recommendation with an amendment to Condition No. 12 as follows: "The bus yard hours of operation shall be Monday to Friday, 4:00 a.m. to 9:00 p.m., except for occasional bus departures or returns after hours"; and moved to adopt Resolution No. 14-2521. Motion carried, 9-0.

12. PUBLIC HEARING

B) Conditional Use Permit No. 953-14

Applicant's Request:

The applicant, ProLogis, is requesting to operate a trailer storage and truck yard use in the MH (Manufacturing, Heavy) zoning district located at 21038 South Wilmington Avenue.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 14-2522, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 953-14 to operate a trailer storage and truck yard use at 21038 South Wilmington Avenue." He deleted Condition No. 46 and amended Condition No. 47, "To minimize impacts on the nearby residential areas, trucks commuting to or from a freeway or Alameda Street, the applicant must direct much or all traffic north on Wilmington Avenue and east on Del Amo Boulevard. Trucks going to the site shall comply with the same route."

Chairman Faleto go asked what staff believes would be a suitable business for this site.

Acting Planning Manager Signo stated it would be a tax-generating business, such as office buildings, manufacturing use, one that would have more employees. He advised that Yusen Logistics is located only a half-mile away from this site and that this would be treated as their overflow facility.

Chairman Faleto go opened the public hearing.

John Low, Prologis Vice-President, stated that Prologis is a global distribution company that maintains a high level of upkeep on its 570 million square feet of buildings globally; stated that they employ 1,400 people; and explained that this site is needed as an overflow for the Yusen Logistics company, primarily for a parking and storage use. He advised that they have put in a lot of effort to address any negative impacts to the community from these operations.

Cameron Smith, Yusen Logistics, Inc., stated that they have operated their 60-acre campus here in Carson since 1986; that they have 400 full-time, permanent employees and upwards of 1,000 employees during their peak season; noted that this site is needed as overflow from their campus located a half-mile away; and he addressed their desire to keep their business in Carson. He stated that they do not have any independent truck operators; and that they will only drive on Carson Street to Wilmington Avenue, a half-mile away, using four trucks going back and forth. He mentioned that their company has been on the Forbes list of Most Ethical Companies for the last six consecutive years. He stated that they have been unsuccessful in finding other locations within Carson to operate; and added that they have received no complaints from the community with regard to their operations.

Mr. Smith noted for Vice-Chair Piñon that they are looking into alternative fueled vehicles.

Henry Roy, resident, noted his concern with the increase in traffic on Wilmington Avenue since he first moved here in 1969, stating it gets worse with each year.

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

Commissioner Diaz expressed his belief this is not the best use for this property.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Goolsby, to approve staff recommendation, thus adopting Resolution No. 14-2522. This motion was withdrawn.

Commissioner Verrett moved, seconded by Commissioner Goolsby, to approve the applicant’s request with the following changes to the Conditions of Approval:

Condition No. 45: “The operation of the trailer storage and truck yard use shall cease and desist five (5) years after the date of approval of this CUP unless an extension of time is requested by the applicant prior to expiration and reviewed by the Planning Division. The extension of time shall be granted so long as conditions and development standards have been satisfied and code enforcement issues have not been reported. Otherwise, the extension shall be referred to the Planning Commission, and approval shall be based on applicable plans and zoning requirements at the time.”

Condition No. 46 to be deleted.

Condition No. 47: “To minimize impacts on the nearby residential areas, trucks commuting to or from a freeway or Alameda Street, the applicant must direct much or all traffic north on Wilmington Avenue and east on Del Amo Boulevard. Trucks going to the site shall comply with the same route.”

The motion to adopt Resolution No. 14-2522 carried as follows:

- AYES: Faleto go, Goolsby, Gordon, Piñon, Saenz, Schaefer, Verrett
 - NOES: Diaz
 - ABSTAIN: Brimmer
 - ABSENT: None
-

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

- 2014 Leadership Workshop Commemorative Polo Shirt Input

Acting Planning Manager Signo reminded each Commissioner to turn in their survey selections for the polo shirts; highlighted the free South Bay Cities Council of Governments (COG) workshop for Moving Toward a Zero Waste System on Monday, September 29th in Manhattan Beach; and the West Basin Municipal Water District Turf’s Up water conservation program.

Acting Planning Manager Signo announced Shell’s invitation for the Planning Commission to once again tour their facility, noting that various dates are available from August 12th to the 15th. He mentioned there may be some room on the August 7th Environmental Commission tour for the Planning Commissioners to attend.

15. COMMISSIONERS' REPORTS

At this time, Chairman Faletogo allowed an audience member to provide an oral communication.

Ivy Holden, resident, noted her displeasure with receiving a ticket for parking one of her vehicles on her front lawn; stated that she had not received notice of any change to the Municipal Code that does not allow parking vehicles on front lawns; and stated that Carson should be employing its residents instead of hiring people who live outside of this community. Staff provided Ms. Holden with their business card to further address her concerns.

Commissioner Saenz asked that staff place his suggestions for various workshops on the Planning Commission agendas.

Acting Planning Manager Signo stated that a workshop will soon be coming forth to discuss the Main Street connection, but added that the Planning Commission has not been receptive to previous workshops so staff is being cautious on which workshops to place on the agendas.

Commissioner Brimmer congratulated new Vice-Chair Piñon.

Chairman Faletogo encouraged the Planning Commissioners to make their comments/deliberations more succinct, allowing for these meetings to run more efficiently.

Commissioner Verrett noted her concurrence with Chairman Faletogo's comment.

16. ADJOURNMENT

At 8:27 P.M., the meeting was formally adjourned to Tuesday, August 12, 2014, 6:30 P.M., Helen Kawagoe City Council Chambers.

Chairman

Attest By:

Secretary