

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION

*Helen Kawagoe City Council Chambers, 2ND Floor
701 East Carson Street, Carson, CA 90745*

May 26, 2015 – 6:30 P.M.

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| 1. | CALL TO ORDER | Chairman Diaz called the meeting to order at 6:30 P.M. |
| 2. | PLEDGE OF ALLEGIANCE | Vice-Chairman Madrigal led the Salute to the Flag. |
| 3. | ROLL CALL | <p>Planning Commissioners Present: Diaz, Faletogo, Madrigal, Mitoma, Post, Schaefer, Thomas; Alternates Andrews, Gordon</p> <p>Planning Commissioners Absent: None</p> <p>Planning Staff Present: Planning Manager Naaseh, Senior Planner Signo, Assistant City Attorney June Ailin, Associate Planner Rojas, Traffic Engineer Garland, Recording Secretary Bothe</p> |
| 4. | AGENDA POSTING CERTIFICATION | Recording Secretary Bothe indicated that all posting requirements had been met. |
| 5. | AGENDA APPROVAL | Commissioner Faletogo moved, seconded by Vice-Chairman Madrigal, to approve the Agenda as amended, considering 11A as the last order of business. Motion carried, 9-0. |
| 6. | INSTRUCTIONS TO WITNESSES | Chairman Diaz 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 June Ailin |
| 8. | ORAL COMMUNICATIONS | For items NOT on the agenda. Speakers are limited to three minutes. None |
| 9. | CONSENT CALENDAR | None |
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10. CONTINUED PUBLIC HEARING

A) Conditional Use Permit No. 971-15

Applicant's Request:

The applicant, VCG SouthBay Pavilion, LLC, is requesting approval to sell beer and wine for onsite consumption within a movie theater at the SouthBay Pavilion. The subject property is located at 20700 S. Avalon Boulevard.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Conditional Use Permit No. 971-15 for onsite beer and wine sales and consumption at a movie theater, subject to the conditions attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. ____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 971-15 for onsite beer and wine sales and consumption at a movie theater located at 20700 S. Avalon Boulevard."

Commissioner Schaefer asked if staff looked at other movie theater venues that have alcohol sales and whether there have been any issues with those sales.

Senior Planner Signo deferred to the applicant.

Commissioner Post asked if a separate area, movie screening room will be set aside for those drinking the alcohol beverages or restricted to certain movie ratings.

Senior Planner Signo indicated no, the alcohol will be permitted in all movie theaters.

Commissioner Post asked if those alcohol beverages will be consumed in a theater with children present.

Senior Planner Signo indicated yes.

Planning Manager Naaseh noted for Commissioner Mitoma that any conditional use permit can be revoked if a violation of the conditions warrant a revocation.

Commissioner Faletogo asked where the security and sheriffs will be stationed.

Carson Sheriff's Captain Chris Marks stated that due to limited space at the mall, they have no current plans for a substation at this mall; that the sheriffs will be sharing an office with mall security officers; stated there may be the potential for a portable security kiosk; explained that he has personally met with Cinemark security teams, reviewed all security plans both for inside and outside security; commented on the fair share costs to contract for additional deputies being provided evening hours, with 7 days-a-week coverage during the evening hours for the first two months of opening and additional deputies to work Friday and Saturday evenings going forward; and he noted this will provide a balance of presence both on the inside and outside of the theater. He stated that he researched approximately six other mall movie theater venues that sell alcohol, and noted that most cities pay for all or half of the law enforcement at those malls.

Commissioner Mitoma asked if a mobile sheriff's unit can be placed at the mall.

Captain Marks stated their large mobile RV would likely have a negative impact on the parking and flow of people coming in and out of the movie theater. He commented on

the remote/digital video camera access from the sheriff's station; explained that they are able to view onsite activities at the mall/theater, noting this provides adequate responsiveness prior to other deputies arriving at the scene who are responding for calls for service.

Vice-Chairman Madrigal asked for input on the size of the alcohol beverages.

Chairman Diaz opened the public hearing.

Steve Rawlings, representing Cinemark, noted his concurrence with staff report and recommendation; commented on Cinemark's proposed amendment to the conditions, No. 20: "On-site security within the movie theater shall be provided for the initial eight weeks of alcohol service, two private security guards at all times that alcohol will be sold, two LASD officers each Friday and Saturday evening (from 6:00 P.M. to 2:00 A.M.) After initial eight weeks, two private security guards each Friday and Saturday evening from 5:00 P.M. until alcohol sales cease."

Mr. Rawlings advised that Cinemark has other theaters throughout Southern California and elsewhere that have safely incorporated beer and wine sales; pointed out that Cinemark has spent a great deal of time developing and implementing an alcohol service policy to create a balance of public safety and family entertainment for everyone, noting a copy of that policy has been given to the Commission. He highlighted Cinemark's 20-minute incremental monitoring of the activities in each auditorium; advised that each purchase of beer/wine require an I.D.; and pointed out that the employees are specially trained in Alcohol Beverage Control approved training classes and undergo extensive/comprehensive internal training classes to make sure they understand the rules and that they effectively regulate these activities.

Mr. Rawlings explained that beer/wine sales are very important to the success of theaters these days to combat the growing popularity of home theaters, pointing out that more people are staying home to watch movies; advised that Cinemark has invested extensive amounts of capital to enhance the experience at this theater by upgrading the seats, providing a great food menu and other improvements to create a fantastic experience; and expressed the belief that offering the adults beer/wine enhances the experience while enjoying a movie with their family. He stated that theaters across the country are selling beer/wine without any problems. He noted that the beer container will hold 12 ounces and that the wine container will hold 6 ounces, both served in clear plastic cups that are easy to monitor when doing the routine walk-throughs inside the auditoriums.

Mr. Rawlings advised that each adult will only be permitted to purchase one beer or wine at a time, with a limit of three total separate purchases; and commented on the use of identification wrist bands to manage/track these purchases. He added that employees are directed to immediately alert management if they see any type of attempted abuse with these sales and/or consumption.

Responding to an earlier inquiry from the Commission, he explained that it would be too difficult from an operational standpoint to limit the beer/wine consumption to a certain theater or restricted area; and reiterated their concept of providing a family-oriented experience where an entire family is able to sit together and enjoy the same movie. He reiterated the fact that Cinemark has not experienced people abusing the beer/wine sales at their theaters because of their efficient alcohol policy that is strictly adhered to at each theater. He mentioned that a patron will typically purchase the beer/wine at the same time their family purchases candy and popcorn before the movie starts, but at a

specific station; and explained that the percentages of adults purchasing alcohol diminishes greatly with a second and third purchase of beer/wine. He advised that Cinemark has worked extensively with the Sheriff's Department in making sure they have covered all areas of concern in their security plan and operational procedures.

Chairman Diaz asked what are the benefits of beer/wine sales.

Matt Dunn, Cinemark representative, pointed out that this is not a bar style environment; and that the alcohol sales are similar to the alcohol sales at family-friendly places like Disneyland and restaurants. He explained that Cinemark is providing a luxury movie experience at this venue, with the upgrades in food items, the sale of beer/wine, comfortable/upgraded seats, XD screens (wall-to-wall, ceiling-to-floor screens) in the auditoriums, and that they are creating/establishing a safe, family-friendly, luxury environment for all to enjoy. He added that they typically experience anywhere from \$350,000 to \$400,000 in alcohol sales, which adds to the City's tax revenues for Carson. He pointed out that Cinemark would not do anything to jeopardize their business if they did not believe this service is an enhancement to the overall experience for this theater and its success. He pointed out that many family-friendly venues sell beer/wine, such as Disneyland, Chuck E Cheese, restaurants, and sports venues.

Mr. Dunn highlighted for Commissioner Faletogo the use of the wrist band program for beer/wine sales, the use of management when a purchase is in question and regular monitoring of those drinking the beer/wine.

Commissioner Thomas asked why Cinemark is seeking a sales limit of three if the percentages are so small for those returning to purchase another beer/wine; asked if the restrictions/policies are the same at other locations currently selling beer/wine; questioned whether the food will need to be consumed outside of the auditoriums; and noted his concern with the potential for someone pouring alcohol into a minor's soda cup.

Mr. Dunn stated that they have limited beer/wine sales to two at some other locations and that they would be amenable to reducing that number to two at this venue; that they have been asked to increase security at other venues, which they have also done at this location; and advised that their food is packaged so it can be easily consumed in the auditoriums and that there is no need for an eating area, though he noted they do have a couple small tables in the lobby. He reiterated their policy for beer/wine sales and routine monitoring, noting that it is nearly impossible to stop anyone from giving alcohol to a minor if they are intent on doing so, whether it be at home, parks or anywhere else regardless of numerous/extensive safeguards in place and due diligence on the part of the employees. He pointed out they are very diligent and do not wish to have their alcohol license or their business put in jeopardy.

Commissioner Gordon asked if there is a time limit to purchase a second or third drink.

Mr. Dunn addressed their policy for employees to contact management if someone is abusing their policy and frequent monitoring of the auditoriums and a quick turn-around in their purchase; pointed out that Cinemark's goal is the same as Carson, to provide a safe, family-friendly environment; and explained that there is only one point-of-sale station for beer/wine sales with specially trained employees who are efficiently trained to identify attempted abuse.

Commissioner Post asked if Cinemark would be amenable to providing a specific area for beer/wine consumption.

Mr. Dunn indicated no.

Faye Walton, resident, noted her opposition to beer/wine sales at this theater.

Mila Boyer, resident, noted her opposition to beer/wine sales at this theater.

Charlotte Brimmer, resident, noted her opposition to beer/wine sales at this theater and stated if it is approved, the security should be increased.

Patrick Perry, mall management representative, noted support for the sale of beer/wine at this theater; he highlighted the increase in private security and sheriff's security for the mall, both inside and outside; and he added that remote video access is being provided.

Commissioner Schaefer stated that she has taken her grandchildren to various family-friendly venues which serve alcohol and that she believes it can be accomplished well with the right strategies in place; and expressed her belief Cinemark has put in place a proper strategy to deal with the beer/wine sales.

Planning Commission Decision:

Commissioner Schaefer moved, seconded by Commissioner Faletogo, to approve the applicant's request; and moved to approve the amendment to Condition No. 20, "On-site security within the movie theater shall be provided for the initial eight weeks of alcohol service, two private security guards at all times that alcohol will be sold, two LASD officers each Friday and Saturday evening (from 6:00 P.M. to 2:00 A.M.) After initial eight weeks, two private security guards each Friday and Saturday evening from 5:00 P.M. until alcohol sales cease."

Commissioner Faletogo stated that a theater is needed in Carson; thanked the developer and staff for bringing this theater into this mall; stated he is confident that Cinemark has put in place a solid plan to address beer/wine sales and consumption; and expressed his belief mall security and the sheriff's will do their utmost to make sure this is a safe venue for all to enjoy. He questioned whether to add an amendment that this matter be revisited after a few weeks/months of operation to make sure things are working as planned.

Commissioner Mitoma offered a friendly amendment to limit beer/wine sales to two drinks.

Commissioners Schaefer and Faletogo accepted Commissioner Mitoma's friendly amendment.

Vice-Chairman Madrigal stated that he is confident in what has been proposed for the additional security.

Commissioner Post expressed her belief that beer/wine sales at this theater is not conducive to a family-friendly environment, questioning if Cinemark is proposing the same in Torrance and Long Beach.

This motion failed as follows:

AYES:	Faletogo, Mitoma, Schaefer, Madrigal
NOES:	Andrews, Diaz, Gordon, Post, Thomas
ABSTAIN:	None
ABSENT:	None

11. PUBLIC HEARING

- A) General Plan Amendment No. 95-14, Zone Change No. 172-14, Specific Plan No. 12-14, Design Overlay Review No. 1567-14, Sign Program No. 19-14**

Applicant's Request:

The applicant, Faring Capital, is requesting to consider approval of the Avalon Specific Plan to develop a mixed-use project consisting of 357 residential units and 32,000 square feet of commercial uses. The subject property is located at 21521-21601 S. Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Rojas presented staff report and the recommendation to APPROVE Design Overlay Review No. 1567-14 and Sign Program 19-14 subject to the conditions of approval attached as Exhibit "B" to the Resolution and contingent upon City Council approval of General Plan Amendment No. 95-14, Zone Change No. 172-14, and Specific Plan 12-14; RECOMMEND APPROVAL of General Plan Amendment No. 95-14, Zone Change No. 172-14, Specific Plan No. 12-14 and adoption of the Mitigated Negative Declaration for the Avalon Project to the City Council; WAIVE further reading and ADOPT Resolution No. 15-2545, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1567-14 and Sign Program No. 19-14 and recommending that the City Council adopt General Plan Amendment No. 95-14, Zone Change No. 172-14, Specific Plan No. 12-14 and Mitigated Negative Declaration for the construction of a 357-unit residential mixed-use development for property located at 21521-21601 S. Avalon Boulevard."

Associate Planner Rojas highlighted the following amendments to the conditions of approval:

REVISED CONDITIONS:

71. *The applicant shall dedicate 11.5 feet of additional right-of-way abutting the development to accommodate a right-turn lane that is 210 feet in total length that consists of a 150-foot turn-pocket lane with a 60-foot taper along Avalon Boulevard. New right-of-way line shall be 61.5 feet from existing centerline. North of the proposed right-turn lane, the applicant shall dedicate additional right-of-way along Avalon Boulevard to provide an 8-foot sidewalk. Dedications are subject to the review and approval of the City Engineer and recordation with County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of building permits.*
117. *TRA-2 Prior to issuance of any building permits, the Community Development Director shall confirm that the project Applicant has dedicated sufficient right-of-way abutting the development along Avalon Boulevard. The applicant shall not be responsible for the construction of the southbound right-turn lane.*

ADDITIONAL CONDITIONS:

OTHER

118. *The applicant has voluntarily agreed to pay the City a fee in the amount of \$250,000 prior to the issuance of building permit.*
119. *The applicant has voluntarily agreed to install a public art piece at a prominent location within the public plaza, to be determined by the City, prior to the issuance of the first occupancy permit. The public art piece shall be approved by the City Council. The public art piece value shall not be less than \$200,000. If the total cost of the public art to manufacture and install inclusive of all fees is less than \$200,000, the applicant shall pay the City the difference prior to issuance of the first occupancy permit.*
120. *The applicant has voluntarily agreed to a performance schedule to be developed and agreed upon by the City and the applicant subject to City Attorney approval. The performance schedule could have milestones for closure of the businesses, demolition of the existing structures, preparation of construction plans, obtaining building permits, start of construction, or completion of the buildings. The applicant has voluntarily agreed to pay additional fees to the City in the event they are unable to meet the established milestones. The fees shall be paid to the City within 30 days from the default date."*

With the exception of Commissioner Post, the Commissioners noted they spoke with the applicant about this proposal.

Commissioner Mitoma noted his concern with the high density and parking ratio of 1.5 spaces per one-bedroom unit, suggesting it be increased to 1.75 spaces per one-bedroom unit, believing there is not enough parking for the residential units.

Traffic Engineer Richard Garland advised that a traffic consulting firm was hired by the City to perform the parking and traffic analysis; stated he reviewed every page of that analysis and based on the data provided by the City's consultant and their observations with other similar developments, he believes the numbers indicated for parking spaces provided at this facility would accommodate the expected demand; and pointed out that it is only with the one-bedroom units where the applicant has requested this reduction.

Clare Look-Jaeger, Linscott, Law & Greenspan, traffic consultant hired by the City, explained how they arrived at their analyses, carefully looking at the comparison between the City's code requirements for the apartments and comparing industry standards for this type facility; stated they looked at parking demand ratios for similar type projects in similar urban areas; and in addition to that, they conducted three site-specific surveys at similar-sized apartment communities. She noted that the parking demands ranged from 1.2 spaces per unit to a peak of 1.48 spaces per unit; and she added that this project is only requesting a lower parking ratio for the one-bedroom units. She stated that the demand would be a higher ratio if the development had a much higher percentage of 2- and 3-bedroom units. She stated that they are very confident this project as proposed will provide adequate parking for the 117 studio units, 158 one-bedroom units and 82 two-bedroom units, for a total of 357 apartment units.

Ms. Look-Jaeger stated that her firm has performed a comprehensive traffic analysis under the direction of the City's existing conditions; that they took into consideration current and possible future developments and thoroughly studied 10 offsite intersection operations and traffic patterns in the area; and that based on the City's adopted significant thresholds, there are no significant forecasted traffic impacts at any of the 10 intersections. She pointed out that there will be increases in volumes, yes, but it does not cross the City's thresholds where they as traffic professionals have to report that as a significant traffic impact.

Commissioner Mitoma asked if there are any other projects in the City with this density.

Planning Manager Naaseh advised that the Commission just approved the Sepulveda project that had a similar density, but that this is the highest density proposal in the City. He explained that this is exactly the direction the City is taking on Carson Street with its high density mixed use district, which is the intent for the Carson Street Master Plan; and stated it would have been difficult to achieve this vision for Carson Street with the 33-unit-per-acre zoning designation for mixed use. He mentioned that the affordable and senior projects pushed the density to 55 units per acre.

Commissioner Mitoma expressed his belief the 55 units per acre works well at the Saffron project across the street from City Hall.

Planning Manager Naaseh noted he can understand the Commission's concern with this high land use designation; pointed out that this is a new era for Carson; advised that this is the first project to come before the City following the dissolution of the Redevelopment Agency, noting that all the other large projects that have been built or recently approved have received substantial Redevelopment Agency funding; and that this will be the first experience with this type project following the dissolution of the RDA where the developer will not receive any City subsidies, which is another reason staff is supporting this higher density.

Commissioner Mitoma asked if the applicant needs this density to make it economically feasible since they are not receiving any City subsidies.

Planning Manager Naaseh reiterated that staff is supporting this higher density because they don't believe the current density in the mixed use district on Carson Street provides an adequate number of dwelling units to support a mixed use corridor along Carson Street.

Commissioner Mitoma stated he has seen these type of high density developments work well in other cities that are located near major transportation corridors.

Planning Manager Naaseh stated it is typical for high density to be located in areas that have mass transit amenities, but added that this synergy is needed to make it a success along this corridor; advised that the City is working with Southern California Association of Governments (SCAG) and South Bay Cities Council of Governments (COG) to bring mass transit to Carson; and that in order to bring in mass transit, Carson needs higher densities. He added that Carson is in a transition process.

Commissioner Post noted her concern with the proposed density and the parking needs, questioning if a study has been done to justify filling the Carson Corridor with this kind of density; and asked for the reasoning in providing studio apartments.

Planning Manager Naaseh explained that the Housing Element and General Plan for Carson encourages various housing types; and that the vision for Carson is to provide various housing options for current and future residents of Carson. He added that staff believes there is a good market for studio apartments.

Commissioner Post commented on the vacant storefronts with the nearby mixed use projects.

Planning Manager Naaseh explained that this is uncharted territory for Carson; added that staff directed the applicant to provide a wider radius to inform the community of this proposal to gather more input from the community; and advised that no negative responses were received up until today, noting that three letters from residents were distributed to the Planning Commission this evening and a couple phone calls last week were received regarding the same density concerns.

Commissioner Andrews asked if there will be a provision for affordable housing in this project; and questioned how many people will be living onsite.

Planning Manager Naaseh advised that the applicant is proposing market-rate housing only; but pointed out that a good number of units are studio, making those units somewhat affordable for this 65-unit-per-acre project. He added that City Council will have the final decision.

Chairman Diaz opened the public hearing.

Jason Illouljian, applicant, stated that Faring Capital is a fourth-generation family development company with a lot of experience in this type of development; and stated they are providing studio apartments that are attractive and affordable.

Darren Embry, project manager, expressed his belief this is a great project for Carson, and with the aid of a power point presentation, he highlighted the principles of smart growth, transportation corridors, and the balance necessary with mixed use projects. He commented on the need to bring quality businesses into this mixed use project with residents who can support those businesses. He highlighted some of the community benefits, such as providing a public plaza open along Carson Street with outdoor dining, a \$250,000 contribution for a public art component, public access for local seniors to a computer lab and coffee machines. He advised that they held a couple community meetings to discuss this project and receive input; noted that approximately 50 people were in attendance; advised that they have been in contact with the current shopping center tenants to keep them apprised of the status of this project proposal; and stated they will work with helping those current tenants relocate if they choose to do so, stating there are store front vacancies in the area. He highlighted the exemplary detail and design of this proposed project which Faring Capital is known for providing, and highlighted other quality projects that have been developed by this company in the southland; and added it is their intent to bring this same quality to Carson.

Simon Ha, project architect, commented on his extensive work with multi-family and mixed use projects; and addressed other high and higher density projects in other cities that work very well in those communities. He stated that the streetscape will be inviting, pedestrian friendly, and very attractive with open space and amenities for the residents and the public; and noted this is a project that creates a lifestyle resort community that focuses on health, wellness, fitness, culture, family, friends and community, all values they are trying to instill in this design concept. He addressed the proposed height of this building and compared it with the similar height of the clock tower/spire architectural element at the Saffron project across the street, and stated that the height and massing is comparable with the Veo project next to Ralphs, noting these will be smaller units but with the same footprint. He highlighted various amenities, such as the corner public plaza across the street from City Hall, resident lawn active space, pools, food garden, resident dog park; and he addressed the ingress/egress for residents and customers, designing for a more pedestrian-oriented community.

Mr. Illouloulian expressed his belief that once the critical mass is in this area, the current store front vacancies in the area will be easily filled; and he stated that this public plaza area will be a nice gathering place for seniors, kids, and people who work in the area.

Chairman Diaz asked if this will be a Leadership in Energy & Environmental Design (LEED) project and will there be a project labor agreement.

Mr. Illouloulian stated that they incorporate green elements at all their projects.

Mr. Embry stated they have been in contact with Tommy Faavae and Ron Miller, noting they value quality labor and are looking forward to speaking with them further; and stated they'd like to hire local, qualified people.

Commissioner Post stated that while she is concerned with the density and parking, this is a beautiful project.

Mr. Illouloulian explained for Commissioner Mitoma that the density of this project makes sense financially, pointing out they are not receiving any subsidies.

Commissioner Mitoma stated he has a better understanding of the proposed reduction in parking and the provision of the studio apartments, noting the numbers make more sense. He asked what community benefit/contribution the applicant is offering for this increase in density.

Mr. Illouloulian pointed out that they are not seeking any parking reduction on the other units, just the studio apartments.

Commissioner Thomas asked how a differentiation will be made for the resident and public amenities; and asked if they are amenable to providing affordable housing.

Mr. Illouloulian stated that the plaza along Carson Street will be for public use; and explained that the project will be gated in the private residential areas for the safety of the tenants and their children. He stated he is not amenable to providing state guideline affordable units because they believe the multiple number of studio units provides an attractive affordability and that they are seeking residents who can financially support

the live-work atmosphere, the businesses they will be bringing to this project. He pointed out there is a good balance of low-income housing opportunities and mixed incomes in this area.

Mr. Illouliau noted for Chairman Diaz that the comprehensive traffic study determined there would be no significant impacts with traffic, stating they used the standard industry practice to determine those figures.

Ms. Look-Jaeger explained that the comprehensive study took into consideration the 10 intersections in the immediate proximity to the project, the 405 Freeway ramps at north- and southbound Carson Street and Avalon Boulevard, 213th Street and Avalon, 223rd and Avalon and a few other locations west of this site; she pointed out that this applicant will be dedicating/donating land along the west side of Avalon north of Carson to provide an area for the installation of a future southbound right-turn only lane, which is a subset mitigation measure that was put in place for the proposed Boulevards at South Bay project; and that the applicant will also be providing other improvements at the intersection to improve overall intersection operations at the front door of this project.

Associate Planner Rojas highlighted the revised Condition No. 71 for these dedications and the other revised and additional conditions which address other community benefits.

Andrew Gross, president of Thomas Saffron Development Company, stated they are pleased to see the development of this property; expressed his pleasure with the warm design of this modern building; and suggested that the retail component of this project easily lead to the other development/retail components west of this development so that people can easily interact with all developments in this area. He noted they have not had any negative parking issues with their mixed use project across the street from City hall; asked for input on the size of the proposed signage at this development; he noted their project at the corner is four stories high with the architectural element reaching 75 feet, questioning whether this proposed development will be towering over others in the area; and he noted his support of this project, asking the Commission to take those issues into consideration.

Tommy Faavae, representing IBEW Local 11 and resident, stated that organized labor groups are in full support of this project; expressed his belief this project will provide many community benefits; and noted the applicant is working with the building trades groups to discuss a labor agreement.

Mila Boyer, resident, noted her support of this project.

Glenn White, Park Avalon Mobile Estates resident, noted his concern with the density of this project and the City's multiple zone changes in a short period of time; expressed his belief this meeting has been inadequately noticed and requested a continuance so more people can be present; and highlighted his concerns with overcrowding and traffic increases, noting it is dangerous to exit his mobile home park onto Carson Street. He urged the City to place a traffic light at the entrance to his mobile home park across the street from City hall, stating the increase in traffic will make it even more dangerous to exit his mobile home park than it is today. He stated that the existing pharmacy in this shopping center needs to stay onsite because many residents use this pharmacy.

Sheri Butler, resident, stated that she attended the community meeting to address this proposal; and noted her concern with the increase in density and the traffic it will bring into an already congested area.

Norm Peterson, echoed the comments of Glenn White and Sheri Butler. He expressed his belief that more people will crowd themselves into these units than what is expected. He noted his aggravation with a stoplight being placed at the Ralph's entrance on Avalon Boulevard, yet they have been told they cannot have a stoplight at their mobile home park entrance across the street from City Hall.

Aurora Relatores, resident and business owner, noted her support of this proposal, believing it will be a beautiful project for this City; and expressed her belief the benefits outweigh the negatives, such as beautifying this area, more tax dollars and more jobs.

Dr. Rita Boggs, resident, expressed her concern with soil contamination at this site and the need for it to be completely mitigated before any residents move on site.

Chairman Diaz noted that the following communications were received regarding this proposal:

Carson Chamber of Commerce memo in support of this proposal; and three communications distributed to the Commission in opposition to this project due to the high density (Jackie Perry, Robert Neumann and Lyn Jensen).

Commissioner Madrigal asked for input on the signage plans.

Associate Planner Rojas highlighted the project Specific Plan guidelines for signage that conform to code, noting the proposal is for slightly larger signage than what is at the nearby mixed use projects.

Mr. Illouljian stated that the signage will meet code and will be tastefully designed.

Commissioner Madrigal expressed his belief the applicant should be providing a greater community benefit than the \$250,000 for this size project.

Planning Manager Naaseh stated it is within the discretion of the Commission to ask for additional benefits, but added that the City does not have an ordinance that specifies the amount or even requires an applicant to donate benefits.

Assistant City Attorney Ailin pointed out that there's more in the public benefit package than just the \$250,000 the applicant is offering for the public plaza area, noting they will be donating/dedicating the easements for a future traffic lane to the City and that the project will have a catalyst effect for the City in the way of spurring on future developments and commercial interests and tax revenues for Carson.

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Gordon, to approve the applicant's request; moved to include the revised and additional conditions as follows:

REVISED CONDITIONS:

71. *The applicant shall dedicate 11.5 feet of additional right-of-way abutting the development to accommodate a right-turn lane that is 210 feet in total length that consists of a 150-foot turn-pocket lane with a 60-foot taper along Avalon Boulevard. New right-of-way line shall be 61.5 feet from existing centerline. North of the proposed right-turn lane, the applicant shall dedicate additional right-of-way along Avalon Boulevard to provide an 8-foot sidewalk. Dedications are subject to the review and approval of the City Engineer and recordation with County Recorder's Office. All documents shall be approved and ready for recordation prior to issuance of building permits.*
117. *TRA-2 Prior to issuance of any building permits, the Community Development Director shall confirm that the project Applicant has dedicated sufficient right-of-way abutting the development along Avalon Boulevard. The applicant shall not be responsible for the construction of the southbound right-turn lane.*

ADDITIONAL CONDITIONS:

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118. *The applicant has voluntarily agreed to pay the City a fee in the amount of \$250,000 prior to the issuance of building permit.*
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120. *The applicant has voluntarily agreed to a performance schedule to be developed and agreed upon by the City and the applicant subject to City Attorney approval. The performance schedule could have milestones for closure of the businesses, demolition of the existing structures, preparation of construction plans, obtaining building permits, start of construction, or completion of the buildings. The applicant has voluntarily agreed to pay additional fees to the City in the event they are unable to meet the established milestones. The fees shall be paid to the City within 30 days from the default date."*

Commissioner Faletogo stated that this site will be enhanced with this dramatic beautification, believing this is the project that will create a downtown Carson.

Commissioner Gordon stated this is exactly what this area needs and that this project will make the Carson Street vision come alive and draw visitors and future residents to

Carson, making Carson a destination city. He pointed out that not everyone wants to own a home. He expressed his belief this is a great project for Carson.

Chairman Diaz echoed the remarks in favor of this project and the benefits to this City; and he noted his appreciation of the increased outreach efforts. He stated this will be a great signature building in Carson, pointing to this as a downtown Carson; and noted his appreciation that this is a privately funded project and not one being funded with City subsidies.

Commissioner Mitoma echoed those comments about the applicant not seeking City subsidies, noting the applicant has presented an excellent project.

The motion passed, 9-0, thus adopting Resolution No. 15-2545.

11. PUBLIC HEARING

B) Zone Text Amendment No. 21-15

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission consider an ordinance amendment regarding temporary off-site directional signs for the sale of residential properties citywide.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to OPEN the public hearing and TAKE public testimony; and WAIVE further reading and ADOPT Resolution No. 15-2544, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval to the City Council of Zone Text Amendment No. 21-15 regarding off-site temporary directional real estate signs for residential open house events."

Commissioner Thomas asked which day of the week the Carson brokers hold their open house events; and asked if this also regulates people tossing/spinning signage.

Senior Planner Signo stated that this ordinance is for stagnant signage; he stated that the code does not address people tossing/spinning signage and is therefore not permitted in Carson; and he mentioned that is a separate issue from this real estate matter before the Planning Commission this evening.

David Kissinger, South Bay Association of Realtors, noted his appreciation in being given the opportunity to work closely with staff on this ordinance; he expressed his support of what is being recommended; noted for Commissioner Thomas that the Carson brokers open takes place on Fridays from noon to 2:00 P.M.; and he noted the importance of being able to advertise the home sales and permit the agents to market their listings. He stated that they also need to be able to provide signage when there is no parkway area, questioning how that can be done; and noted that flexibility is necessary for the amended ordinance.

Planning Manager Naaseh stated there is usually a little space between the sidewalk and private property for signage, usually a little space that is actually in the public right-of-way and not private property; and he stated that one-legged signs can legally be

placed in that small space where there is only a wall, as long as it does not create a safety hazard.

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Post, to concur with staff recommendation to allow the open house signs on both private property and public right-of-ways. The motion carried, 9-0, thus adopting Resolution No. 15-2544.

12. WRITTEN COMMUNICATIONS None

13. MANAGER'S REPORT

Planning Manager Naaseh advised that the 7-Eleven item was appealed to City Council because of alcohol sales, noting this item will be considered at City Council's next meeting. He introduced Assistant City Attorney June Ailin.

On behalf of the Commission, Chairman Diaz welcomed Assistant City Attorney Ailin.

14. COMMISSIONERS' REPORTS

Commissioner Faletogo congratulated new Chairman Diaz and welcomed Commissioner Mitoma to the Planning Commission. Commissioner Schaefer echoed these sentiments.

Commissioner Thomas highlighted the African-American Leaders for Tomorrow program/application flyer, encouraging students to submit their applications by the June 5, 2015 deadline.

Chairman Diaz thanked those Commissioners for their vote of confidence as Chairman of this Commission. He thanked staff for their reports this evening.

15. ADJOURNMENT

At 10:12 P.M., the meeting was formally adjourned to Tuesday, June 9, 2015, 6:30 P.M., Helen Kawagoe City Council Chambers.

Chairman

Attest By:

Secretary