

## MINUTES

### CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION

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

*August 11, 2015 – 6:30 P.M.*

1. **CALL TO ORDER** Chairman Diaz called the meeting to order at 6:33 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Schaefer.
3. **ROLL CALL**  
Planning Commissioners Present: Andrews, Cinco, Diaz, \*Guidry, Madrigal, Mitoma, Post, Schaefer, \*Thomas  
  
\*(Commissioner Thomas arrived at 6:37 P.M.; Commissioner Guidry arrived at 7:05 P.M.)  
  
Planning Commissioners Absent: Faletogo (excused)
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Vice-Chairman Madrigal moved, seconded by Commissioner Mitoma, to approve the Agenda as submitted. Motion carried, 7-0 (absent Faletogo; Guidry and Thomas had not yet arrived).
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 Elena Gerli
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None
9. **CONSENT CALENDAR** None

10. CONTINUED PUBLIC HEARING                      None

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11. PUBLIC HEARING

**A) Design Overlay Review No. 1552-14, Conditional Use Permit  
No. 961-14, Vesting Tentative Tract Map No. 72852**

Applicant's Request:

The applicant, Mark Mullin, is requesting to develop 18 residential condominium units on a site located in the RM-25 (Residential Multiple Family – 25 units per acre) zoning district. The subject property is located at 21801 Vera Street.

Staff Report and Recommendation:

Senior Planner Rojas presented staff report and the recommendation to APPROVE Design Overlay Review No. 1552-14, Conditional Use Permit No. 961-14 and Vesting Tentative Tract Map No. 72852; and WAIVE further reading and ADOPT Resolution No. 15-2551, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1552-14, Conditional Use Permit No. 961-14 and Vesting Tentative Tract Map No. 72852 for 18 residential condominium units located at 21801 Vera Street."

Senior Planner Rojas noted for the Commission that there will be no parking permitted on Vera Lane; that each unit will have two parking spaces and one guest parking space; that the site has its own tot lot; and that the traffic engineer and fire department have approved the plans.

Chairman Diaz opened the public hearing.

Scott Kohler, representative, stated that this site meets all codes, including adding an additional two feet for the width of the private street; noted they could have built 10 more units according to what's permitted for this site; that this site will have a soft/solid surface tot lot and a recreation building for its tenants; and stated that this project will be an enhancement to this distressed property.

Mr. Mullin, representative, stated that construction will take approximately 18-24 months to complete; that they anticipate the homeowner association dues will be around \$150 a month; and that they anticipate the units will be listed around \$500,000.

Commissioner Post asked for input on the contaminants in the ground.

Mr. Mullin stated that the soils testing results indicate there are no significant contaminants from the prior business operations and that those contaminants can easily be mitigated; and he noted his concurrence with the conditions of approval. He added that this development will be built to the most up-to-date energy standards and that solar use will be offered to the residents, noting they are meeting tomorrow with a solar

company to discuss options. He stated that their company will be providing the work/labor; and stated it is not financially feasible for this project to use union laborers, but that they will give some consideration to hiring union laborers.

Dr. Rita Boggs, resident, noted her concerns with soil contamination, asking what chemicals were used on this site; questioned how many soil samples were taken and how deeply those were taken; and asked who will be responsible for future contamination findings should that happen.

Lenore Pearson, adjoining mobile home park resident, noted her concern with limited parking, asking that the residents use their garages for parking.

Tom King, adjoining mobile home park resident, urged the City to make sure no soil contamination is left behind; and noted his support for this project, stating it will be a nice enhancement for this area.

Mr. Mullen stated that his company has extensive experience in this industry, pointing out it is not uncommon to find soil contaminants; stated that a professional monitor will be on site throughout the excavation activities; and that they will remediate any contamination they come across. He noted that the soil borings went to a depth of five feet and that all contaminants found were in the upper three feet of the borings. He noted for Commissioner Post that the oil storage tanks from the prior business were removed before they purchased this property.

Commissioner Post asked if this company would agree to a disclosure letter for those purchasing these units.

Mr. Mullin reiterated that all contaminants will be removed.

Mr. Kohler stated that all contaminated soil will be removed; and stated that they are required by law to disclose the remediation efforts per county health standards.

Planning Manager Naaseh advised that the Building and Safety Department will require a soil studies report to indicate all contaminants have been removed.

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Andrews, to approve the applicant's request. (This motion was later amended.)

Commissioner Thomas suggested adding at the end of Condition No. 35, "Applicant will obtain a clean Phase II report prior to the start of construction."

Mr. Mullin stated he would agree with that suggestion in concept, but stated they will be providing the site with a clean bill of health to ensure the site has been completely remediated.

Planning Manager Naaseh explained that the soils report would be the best place for that conceptual language, stating the Commission's concern/intent is clear and that staff will make sure the documents so reflect.

Commissioner Thomas noted his concern that the garages be dedicated to the parking of two vehicles and that the visitor parking spaces be maintained for nonresidents.

Mr. Mullin stated there are 18 parking spaces designated for guests; and that the HOA will have to monitor the use of those spaces.

Planning Manager Naaseh suggested that the CC&R's should require the homeowners to use their garage for parking their vehicles; and that an independent soils contamination expert shall be on site during excavation activities.

The makers of the motion agreed with adding a condition to require the applicant provide documentation to the City from a registered engineer certifying that all contaminants have been removed; and that the garages shall be used for the parking of two resident vehicles.

Dr. Boggs suggested before a decision is made, that the individual who wrote the environmental report for this site come to the Planning Commission to provide input and answer questions; and reiterated her concerns with environmental issues, stating the City does not need another Carousel site.

The motion carried, 8-0, thus adopting Resolution No. 15-2551.

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**12. WRITTEN COMMUNICATIONS**                      None

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**13. MANAGER'S REPORT**

Planning Manager Naaseh stated that Richard Rojas has been promoted to Senior Planner and that McKina Alexander has been promoted to Associate Planner, noting he always would prefer to promote from within. He added that he intends to hire more people following the approval of the budget.

Planning Manager Naaseh noted his expectation to consult with Town Architecture to assist staff in reviewing architectural plans, thereby providing better projects with more quality and better landscaping; advised that this item will go before City Council on September 1<sup>st</sup>; and that staff is interviewing consultants for the Zoning Code and General Plan Amendment updates.

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**14. COMMISSIONERS' REPORTS**

Commissioner Mitoma wished happy birthday to Vice-Chairman Madrigal.

Vice-Chairman Madrigal noted his appreciation of the birthday sentiments; and stated that he has been celebrating his birthday with family and friends, noting his brother drove out from Texas for the celebrations.

Planning Manager Naaseh noted for Chairman Diaz that there is no new information to report on the proposed NFL stadium.

Senior Planner Rojas noted for Chairman Diaz that Cal Water is performing some ground water testing to determine the viability of constructing a water treatment facility at this site; and noted the testing will take about six months for Cal Water to determine the feasibility of placing a water treatment facility onsite. He noted for Chairman Diaz that he will consult with Cal Water for additional information and report to the Commission.

Chairman Diaz asked for a preliminary report that he can share with the homeowners association in this area, noting this is the first he has heard of this undertaking. He asked that staff find out when the tree trimming activities will be taking place in the Lincoln Village and old Dominguez areas.

Chairman Diaz commended this evening's applicants on a fine project proposal and thanked staff for a great report and thanked fellow Commissioners for their efforts.

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**15. ADJOURNMENT**

At 7:46 P.M., the meeting was formally adjourned to September 8, 2015, Tuesday, 6:30 P.M., Helen Kawagoe City Council Chambers.

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Chairman

Attest By:

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Secretary