



TUESDAY, OCTOBER 10, 2017  
701 East Carson Street, Carson, CA 90745  
Helen Kawagoe Council Chambers, 2<sup>nd</sup> Floor  
6:30 p.m.

**MINUTES  
REGULAR MEETING OF THE  
PLANNING COMMISSION**

Members:

De Shon Andrews	Chair Louie Diaz	Uli Fe'esago
Sharon Guidry	Michael Mitoma	Vice-Chair Ramona Pimentel
Barbara Post	Charles Thomas	

Alternates:

Jane Osuna	Christopher Palmer
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Staff:

Planning	Manager	Assistant City Attorney
Naaseh		Khuu

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*"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the Planning Department at 310-952-1761 at least 48 hours prior to the meeting." (Government Code Section 54954.2)*

**1. CALL TO ORDER**

Chairman Diaz called the meeting to order at 6:36 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Thomas led the Salute to the Flag.

**3. ROLL CALL**

Planning Commissioners Present: Andrews, Diaz, Fe'esago, Guidry, Mitoma, Pimentel, Thomas

Planning Commissioners Absent: Post (excused)

Planning Commission Alternates Present: Osuna, Palmer

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Khuu, Associate Planner Gonzalez, Contract Planner Carver, Contract Planner Edwards, Recording Secretary Bothe

**4. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA**

*The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once. None.*

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**5. CONSENT CALENDAR**

**A) Approval of Minutes - September 26, 2017**

Chairman Diaz moved, seconded by Commissioner Fe'esago, to approve the September 26, 2017, Minutes as presented. Motion carried, 8-0 (Thomas abstained; absent Post).

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**6. CONTINUED PUBLIC HEARING** None

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**7. PUBLIC HEARING**

**A) Design Overlay Review No. 1655-17**

Applicant's Request:

The applicant, Pacific Design Group, is requesting to construct a new warehouse/office building on a 2.3-acre project site with an existing warehouse/office building within the ML-D zoning district. The subject property is located at 16200 South Figueroa Street.

Staff Report and Recommendation:

Contract Planner Carver presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 17-2611, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1655-17 to construct a new 14,623-square-foot warehouse/office building on a 2.3-acre project site with an existing warehouse/office building located at 16200 S. Figueroa Street."

Chairman Diaz opened the public hearing.

Ken Paddock, project architect, noted his concurrence with the conditions of approval.

Duke Chao, property owner, stated that the two doors are needed to offload product when the other doors are not accessible due to a container being in the way.

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

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Mitoma, to approve the applicant's request, thus adopting Resolution No. 17-2611. Motion unanimously carried, 9-0 (absent Post).

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## 7. PUBLIC HEARING

### B) Design Overlay Review No. 1614-16 and Conditional Use Permit No. 1004-16

#### Applicant's Request:

The applicant, Arthur Gvavech, Vice-President, is requesting to construct a food truck storage yard on a site zoned MH-D (Manufacturing, Heavy, Design Overlay). The subject site is located at 16804 S. Figueroa Street.

#### Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and ADOPT Resolution No. 17-2612, "A Resolution approving Design Overlay Review No. 1614-16 and Conditional Use Permit No. 1004-16 to operate a food commissary facility within a new warehouse building with 4,430-square-feet with overnight parking for forty-six (46) food trucks with 37 vehicle parking spaces to be located at 16804 South Figueroa Street." He added that staff will be deleting Condition No. 25, stating it is not a requirement for this project.

Alternate Commissioner Palmer asked if pest control will be implemented on a scheduled basis, suggesting a condition be inserted as to how often this should be undertaken.

Associate Planner Gonzalez explained that the L.A. County Health Department will be making random/unannounced inspections.

Commissioner Guidry asked how staff arrived at the recommendation for a different parking ratio from the consultant's, expressing her concern there doesn't seem to be enough parking for the truck operators and their employees.

Associate Planner Gonzalez explained that staff had looked at other food truck facilities and spoke with representatives from the food vendors association from the L.A. area and identified that recommended number based on their professional experience since the City's consultant had no experience in this field; and stated that as a result of those discussions, staff is now requiring the applicant to reduce the number of food truck spaces by 18 and increase the number of personal vehicle parking spaces by 30. He pointed out that the food trucks typically do not depart/arrive all at the same time.

Vice-Chair Pimentel echoed the concerns with the adequacy of onsite parking.

Commissioner Thomas highlighted the provision to expand the number of food truck spaces from 46 to 51 after a period of time should there not be any problems with parking/maneuvering, questioning where these additional food truck spaces will be located; asked if these additional spaces will take away some of the existing personal vehicle parking spaces; and noted his understanding that by allowing 5 additional food truck spaces, that will remove a total of 10 parking spaces.

Associate Planner Gonzalez indicated yes, a total of 10 spaces would accommodate the additional 5 food truck spaces.

Planning Manager Naaseh explained that there's an extra 20 spaces for overflow parking; and added that if the Commission believes the applicant needs more parking spaces, they can make that recommendation.

Chairman Diaz opened the public hearing.

Art Gvavech, applicant, expressed his belief there will be plenty of onsite parking, pointing out that there are only two people who are permitted to travel in a food truck; explained how the maneuvering of the food truck and tandem parking will take place; and advised that each truck vendor will be assigned their own designated parking spot which will not only be registered with this business, but also registered with the L.A. County Health Department. He explained that the food trucks routinely depart/arrive at staggered times; stated that groceries will be delivered to the commissary around 3:00 a.m. as not to impact the maneuvering of the food trucks; and advised that there will be 24-hour onsite security.

Commissioner Mitoma stated that because they are open to receive grocery deliveries at 3:00 a.m., the hours of operation should be amended.

Efran Davalos, applicant's representative, stated that the commissary grocery supplies are typically delivered before the food truck operations begin.

Alternate Commissioner Osuna explained that the commissary food deliveries should be considered as receiving operations and is typical of store operations when a business is not yet open to the public.

Assistant City Attorney Khuu agreed that the Commission may define the receiving hours, such as receiving supplies from 2:00 a.m. to 4:00 a.m. and the business hours be defined as to when the tenants are allowed to come onto the site, which is 5:00 a.m.

Commissioner Andrews noted his concern with early operations impacting the residents.

Mr. Gvavech explained that receiving hours are difficult to restrict because it is not always at the same time each day; that limiting the hours for commissary grocery deliveries will negatively impact their operations; and pointed out that the grocery deliveries will come off 168<sup>th</sup> Street, nearest the commissary and furthest away from any residents. He mentioned that for the past 45 years, they successfully operated at this site a 24-hour truck loading operation. He added that this property will have 24-hour onsite security; and advised that this is a family-run business where the owners may be onsite at any hour of the day/night. He expressed his belief there will be plenty of onsite parking for all, noting they have a total of 120 parking spaces; and stated they will have someone who works as a valet/security guard to make sure the maneuvering runs smoothly.

Mr. Gvavech explained for Commissioner Thomas that once they are close to full capacity, that is when they will seek to add the 5 additional food truck spaces, assuming they have had no issue with the 46 onsite parking spaces.

Associate Planner Gonzalez stated that the conditions can be modified to reflect this is a 24-hour operation due to the onsite security and the early morning hours for commissary grocery deliveries. He noted that the food truck operations will continue to be from 5:00 a.m. to 5:00 p.m.

Steve Blankenship stated that his business property is two parcels down the street, noting he has been there since 1980; stated that the hearing notice indicated they were asking for 45 spaces and they are now asking for 46 spaces; and expressed his belief there should be two entrances on Figueroa Street, pointing out that cars are routinely parked all along 168<sup>th</sup> Street, especially on Wednesdays when AAA parks their overflow auction stock on the street. He expressed his concern with overflow parking on 168<sup>th</sup> Street from this business operation, questioning what the consequences are for this company should they park their vehicles on the street instead of onsite. He stated that the 12-foot-wide alleyways are too narrow for these 8-foot-wide food trucks.

Associate Planner Gonzalez advised that the City's traffic engineer was not supportive of a second entry/exit on Figueroa Street because that entrance would be too close to 168<sup>th</sup> Street.

Mr. Gvavech advised that the onsite alleyways are 28 feet wide, not 12 feet as incorrectly stated by Mr. Blankenship; and stated that the food trucks are 8.5 feet wide and that there is 6 feet of room in between each truck as they pass along those alleyways.

Commissioner Thomas suggested the following changes to the conditions of approval: amend Condition No. 48, "...from 46 to 51 ~~twelve months after the operations have started~~ **upon occupancy of 40 or more food trucks**"; 8 lines down, "...have occurred **after an inspection of the site and operations during business hours by the Planning Manager,**" conditioning it for staff to make a site visit to determine that the parking and maneuvering operations are free of problems before they get the approval to add another 5 truck spaces.

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

Planning Commission Decision:

Chairman Diaz moved, seconded by Alternate Commissioner Osuna, to approve the applicant's request with the following changes:

Condition No. 43, redefine this as a 24-hour operation;

Amend Condition No. 48: 3<sup>rd</sup> line, "...from 46 to 51 ~~twelve (12) months after the operations have started~~ **upon occupancy of 40 or more food trucks.**" Amend 8<sup>th</sup> line, "...occurred **after an inspection of the site and operations during business hours by the Planning Manager.**"

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Delete Condition No. 95 and renumber accordingly.

By way of a friendly amendment, Commissioner Guidry asked that each truck have an assigned parking space/number and a parking valet be available to assist with the onsite maneuvering operations.

The makers of the motion accepted the friendly amendment.

With these proposed changes, the Commission moved to adopt Resolution No. 17-2612. Motion carried as follows:

AYES: Diaz, Fe'esago, Guidry, Mitoma, Osuna, Palmer, Pimentel, Thomas  
NOES: Andrews  
ABSTAIN: None  
ABSENT: Post

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## 7. PUBLIC HEARING

### C) Zoning Text Amendment No. 28-17

#### Applicant's Request:

The applicant, city of Carson, Planning Division, is requesting to amend and update provisions of the Zoning Ordinance regarding appeals of certain permits, use permits or conditional use permits for properties citywide.

#### Staff Report and Recommendation:

Planning Manager Naaseh presented staff report and the recommendation to RECOMMEND APPROVAL of ZTA 28-17 to the City Council; and WAIVE further reading and ADOPT Resolution No. 17-2613, "A Resolution of the Planning Commission of the city of Carson recommending the City Council adopt Text Amendment No. 28-17, amending Article IX, Chapter 1, of the Carson Municipal Code relating to Appeals."

Responding to Commissioner Thomas' comment regarding an amendment to the language in the proposed text amendment, Assistant City Attorney Khuu stated that the word "need" can be changed to "shall" in Section 2.

Alternate Commissioner Palmer asked if language can be included which would restrict when an applicant can reapply for the same/similar project after it has been denied.

Planning Manager Naaseh stated he would look into modifying the language.

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

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Planning Commission Decision:

Chairman Diaz moved, seconded by Alternate Commissioner Palmer, to approve Zoning Text Amendment 28-17 with the following change to Section 2, "No other grounds for appeal need *shall* be stated to perfect such appeal..."; and moved to adopt Resolution No. 17-2613. Motion unanimously carried, 9-0 (absent Post).

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**8. MANAGER'S REPORT**

Planning Manager Naaseh reminded the Commissioners of the upcoming October 25<sup>th</sup> community meeting to address the 157-acre SEIR, noting the meeting has been widely advertised; and added that the Commission will meet on November 8<sup>th</sup> to address this same SEIR in a workshop setting.

Planning Manager Naaseh introduced Contract Planners Ethan Edwards and Leila Carver. The Commission welcomed them to the City.

**9. COMMISSIONERS' ORAL COMMUNICATIONS**

Alternate Commissioner Osuna stated that she has enjoyed sitting in place of the vacant Planning Commissioner spot, noting that this evening a new Planning Commissioner had been appointed by City Council. The Commission thanked and commended Alternate Commissioner Osuna for her participation.

Vice-Chair Pimentel invited everyone to a car show that will be held at the Community Center parking lot on October 21<sup>st</sup>, proceeds to benefit needy children.

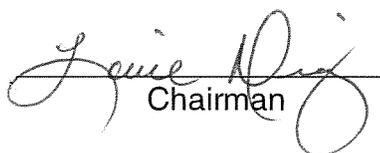
Commissioner Thomas expressed his opinion that the threshold for market rate housing should be specifically defined taking into consideration the average annual income of this City's residents.

Commissioner Mitoma advised that he will not be present at the next Commission meeting.

Chairman Diaz thanked everyone for their efforts and participation.

**10. ADJOURNMENT**

At 8:20 p.m., the meeting was adjourned to Tuesday, October 24, 2017, 6:30 p.m., Helen Kawagoe Council Chambers.

  
Chairman

Attest By:

  
Secretary