



TUESDAY, OCTOBER 24, 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	Alex Cainglet

**Alternates:**

Jane Osuna	Christopher Palmer
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**Staff:**

Planning Naaseh	Manager Assistant City Attorney Neumeyer	Senior Planner Rojas
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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 6:49 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chairman Diaz led the Salute to the Flag.

**3. ROLL CALL**

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

Planning Commissioners Absent: Cainglet, Guidry, Mitoma (all excused)

Planning Commission Alternates Present: Osuna

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Khuu, Associate Planner Gonzalez, Associate Planner Alexander, 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

**5. CONSENT CALENDAR**

A) Approval of Minutes - October 10, 2017

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Without objection, Chairman Diaz ordered the approval of the October 10, 2017, Minutes as presented (absent Cainglet, Guidry, Mitoma).

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**6. CONTINUED PUBLIC HEARING** None

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**7. PUBLIC HEARING**

**A) Conditional Use Permit No. 1028-17**

Applicant's Request:

The applicant, Paul Blanco's Good Car Sales, is requesting to operate a used car dealership, including auto repair, within an existing 40,440-square-foot building on a 2.8-acre site in the CA (Commercial, Automotive) zoning district. The subject site is located at 2009 E. 223<sup>rd</sup> 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. 17-2614, "A Resolution approving Conditional Use Permit No. 1028-17 to operate a used car sales including auto repair within an existing 40,440-square-foot building on a 2.8-acre site zoned CA (Commercial, Automotive) to be located at 2009 E. 223<sup>rd</sup> Street."

Chairman Diaz opened the public hearing.

Kevin Knox, applicant's representative, noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Andrews, to approve the applicant's request, thus adopting Resolution No. 17-2614. Motion carried, 7-0 (absent Cainglet, Guidry, Mitoma).

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**7. PUBLIC HEARING**

**B) Design Overlay Review No. 1607-17 and Development Agreement No. 11-17**

Applicant's Request:

The applicant, AL2 LLC, is requesting to construct a 420,000-square-foot concrete tilt-up industrial warehouse building for a logistics facility, related truck/trailer parking and site improvements in the ML-D (Manufacturing Light - Design Review) zone and consider a development agreement. The subject property is located at 21900 and 21930 Wilmington Avenue, and 2061 East 220<sup>th</sup> Street, APNs 7316-025-812, and 7316-025-814.

Staff Report and Recommendation:

Associate Planner Alexander presented staff report and the recommendation to APPROVE Design Overlay Review No. 1607-16, subject to the conditions of approval attached as Exhibit "B" to the Resolution; WAIVE further reading and ADOPT Resolution No. 17-2615, "A Resolution of the

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Planning Commission of the city of Carson approving Design Overlay Review No. 1607-16 for a 420,000-square-foot logistics facility and related site improvements for a property located at 2061 E. 220th Street, 21900 Wilmington Avenue, and 21930 Wilmington Avenue, Assessor's Parcel Numbers 7316-025-812 and 7316-025-814, in the ML-D zoning district."

Planning Manager Naaseh revised Condition No. 4 as follows: "As provided in Section 3.3(d), AL2 shall pay all normal and customary fees and charges applicable to all permits necessary for the project and any taxes, fees, and charges hereafter imposed by the City in connection with the project."

Planning Manager Naaseh provided a brief explanation for Vice-Chair Pimentel on how the Development Impact Fees (DIF) and the Community Facilities District (CFD) fees will be utilized; explained that the interim DIF fee is temporarily set at \$2 per square foot going forward on new projects, noting staff is still in the process of determining what the final fee will be for residential, commercial and industrial projects; and advised that a determination on the final figure will soon be made by City Council. He advised that they cannot go back and charge DIFs to projects that have already received prior approval.

Vice-Chair Pimentel asked if remodels with an existing Watson Land Company building will be charged DIF fees.

Planning Manager Naaseh stated no, a mere remodel would not be charged DIF if the remodel does not have any increased impacts on the City's infrastructure.

Vice-Chair Pimentel expressed her concern that these high fees will keep new businesses from coming into Carson, creating a less business-friendly city.

Planning Manager Naaseh explained for Commissioner Thomas that staff used the environmental analysis as a tool to get an idea of what might be expected for what's happening with this project once it is up and running, including trip generation expectations; and stated this is an industry standard/method to calculate anticipated trip generation figures.

Chairman Diaz opened the public hearing; and added that the Commission received letters of support for this project.

Scott Kelrick, applicant's representative, stated they do not know at this time what company(s) will be the end user at this site; noted his expectation that it will be high-end logistics Fortune 500 tenant(s), not a heavy mining equipment trucking operation. He pointed out that they have agreed to the fees imposed which will pay for new roads, sidewalks, medians, etc.; advised that all truck activity will be taking place onsite; and that the majority of the trucks should be utilizing the 405 Freeway.

Vera Robles-Dewitt, resident, noted her support for this project; she commented on her concern with this developer having to wait a long time to get this project before the Commission for consideration; and expressed her belief that with the moratorium and the newly established DIF and CFD fees, Carson is becoming less business friendly.

Andrew Mayorga, representing Laborer's Union Local 1309, advised that the union membership is in support of this project.

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Brian Kinney, resident, noted his support of this project.

Margaret Hernandez, resident, advised that she is in support of this project, noting she lives close to this site.

Steven Mendoza, representing Laborer's Union Local 1309, noted his support of this project.

Kim Richards noted her support of this project.

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

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Fe'esago, to approve the applicant's request, revising Condition No. 4: "As provided in Section 3.3(d), AL2 shall pay all normal and customary fees and charges applicable to all permits necessary for the project and any taxes, fees, and charges hereafter imposed by the City in connection with the project"; and moved to adopt Resolution No. 17-2615. Motion carried, 6-1 as follows:

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

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**8. MANAGER'S REPORT**

- October 25<sup>th</sup> Community meeting, District at SouthBay SPA/DSEIR
- November 8<sup>th</sup> Planning Commission workshop, District at SouthBay SPA/DSEIR

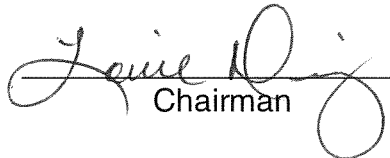
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**9. COMMISSIONERS' ORAL COMMUNICATIONS**

Chairman Diaz advised that he attended the Moving Forward Network Conference at the Community Center this past weekend; and he thanked everyone for their hard work and participation this evening.

**10. ADJOURNMENT**

Chairman Diaz adjourned the meeting to Wednesday, November 8, 2017, 6:00 p.m., District at SouthBay SPA and DSEIR Planning Commission Workshop, Helen Kawagoe Council Chambers.

  
Chairman

Attest By:   
Secretary