



TUESDAY, NOVEMBER 14, 2017
701 East Carson Street, Carson, CA 90745
Helen Kawagoe Council Chambers, 2nd 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	Manager	Assistant City Attorney	Senior Planner Rojas
Naaseh		Neumeyer	

"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 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Post led the Salute to the Flag.

3. ROLL CALL

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

Planning Commissioners Absent: Andrews, Cainglet (excused), Fe'esago

Planning Commission Alternates Present: Osuna

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Neumeyer, Associate Planner Gonzalez, Contract Planner Edwards, Contract Planner Carver, 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 24, 2017

Without objection, Chairman Diaz ordered the approval of the October 24, 2017 Minutes as presented. Motion carried, 6-0 (Guidry abstained; absent Andrews, Cainglet, Fe'esago).

6. CONTINUED PUBLIC HEARING None

7. PUBLIC HEARING

- A) Tentative Parcel Map No. 74208**

Applicant's Request:

The applicant, Mr. & Mrs. Sheerin, are requesting to create two (2) legal residential parcels on a 0.41-acre site in the RS (Residential, Single-Family) zoning district. The subject property is located at 21402 and 21410 Orrick Avenue.

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. 17-2616, "A Resolution approving Tentative Parcel Map No. 74208 to create two legal residential parcels on a 0.41-acre site zoned RS (Residential, Single Family) located at 21402 and 21410 Orrick Avenue."

Chairman Diaz opened the public hearing.

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

Kathleen Baker, neighbor, expressed her belief that part of the subject property belongs to her.

Associate Planner Gonzalez stated that this proposal creates two legal parcels; advised that a survey of the property had been performed; and that there was no issue with the County of Los Angeles when they reviewed this request. He added that Ms. Baker's assertion is a civil matter between the two neighbors.

Assistant City Attorney Neumeyer agreed that this proposal is to create two legal parcels out of one; that the tentative parcel map is consistent with the Los Angeles County records; and that any property dispute would be a separate matter between the two residents.

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

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Post, to approve the applicant's request as submitted, thus adopting Resolution No. 17-2616. Motion carried, 7-0 (absent Andrews, Cainglet, Fe'esago).

7. PUBLIC HEARING

B) Design Overlay Review No. 1658-17, Conditional Use Permit 1024-17 and Conditional Use Permit 1027-17

Applicant's Request:

The applicant, Levy Affiliated, is requesting to remodel the existing 174,896-square-foot K-mart building, operate a gym, and operate an arcade/entertainment facility within this building on a 17.6-acre site located within the Carson Town Center. The subject site is located at 500 Carson Town Center North.

Staff Report and Recommendation:

Contract Planner Carver presented staff report and the recommendation to APPROVE Design Overlay Review No. 1658-17; Conditional Use Permit No. 1024-17; Conditional Use Permit No. 1027-17; and waive further reading and adopt Resolution No. 17-2617, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1658-17 to remodel an existing 174,896-square-foot commercial building, Conditional Use Permit No. 1024-17 to operate a gym, and Conditional Use Permit No. 1027-17 to operate an arcade/entertainment facility on a 17.6-acre site located in the Carson Town Center Specific Plan (SP-3) zoning district, for a 17.6-acre property located at 500 Carson Town Center." She made the following corrections: Condition No. 32, change 9164.4 to **9164.3**; Condition No. 50, change ~~Torrance Blvd~~ to **Carson Town Center**.

Chairman Diaz opened the public hearing.

Ken McKently, project architect, noted for Commissioner Mitoma that the arcade and restaurant each take up approximately 50 percent of the total square footage; and he noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Vice-Chair Pimentel, to approve the applicant's request; moved to amend Condition No. 32, changing 9164.4 to **9164.3**; to amend Condition No. 50, changing ~~Torrance Blvd~~ to **Carson Town Center**; and moved to adopt Resolution No. 17-2617. Motion carried, 7-0 (absent Andrews, Cainglet, Fe'esago).

7. PUBLIC HEARING

C) Design Overlay Review No. 1633-16

Applicant's Request:

The applicant, Xebec Building Company, is requesting to construct a new 102,931-square-foot logistics facility on a 4.7-acre project site within the ML-D zoning district. The project is located at 17706 South Main Street.

Staff Report and Recommendation:

Contract Planner Edwards presented staff report and the recommendation to APPROVE Design Overlay Review No. 1633-16; and WAIVE further reading and ADOPT Resolution No. 17-2618, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1633-16 for development of a new 102,931-square-foot logistics facility on a 4.7-acre project site within the ML-D zoning district located at 17706 S. Main Street." He noted the amendment to Condition No. 19, reflecting that the hours of operation will be from 8:30 a.m. to 5:30 p.m., Monday through Friday.

Commissioner Mitoma asked what activity will be permitted at the back of the building nearest the residential area, asking if this is a driveway.

Contract Planner Edwards explained that space between the block wall and the building is a drive aisle for emergency vehicles; explained that the trucks will be able to back up to a certain point and not be permitted at the backside of the building; and that they will pull into a cove for loading/unloading approximately near the middle of the property and only permitted to back out to a certain point and then exit the same way they entered the property.

Planning Manager Naaseh announced that CalPak is the second project that has agreed to the new DIF/CFD/Reimbursement Agreement; advised that City Council approved CalPak's request for an exception to Interim Urgency Ordinance No. 17-1618U (truck yards/logistics); and added that the applicant and staff worked many months on the project design to have the least impact to the residential area. He mentioned that while there was no community meeting, the applicant did provide notice to all the mobile home park residents.

Chairman Diaz opened the public hearing.

John Killen, representing CalPak, clarified that the loading doors are actually 300 feet away from the property line; advised that with this design, they were able to increase the amount of landscaped area; and explained that the drive aisle around the entire property is an emergency traffic route required by the Los Angeles County Fire Authority. He clarified in staff report that CalPak's hours of operation are from 8:30 a.m. to 5:30 p.m., Monday through Friday; and he advised that property owners within a 300-foot radius were sent notices and 9 to 10 adjacent property owners were hand-delivered a letter explaining what is being proposed, given a copy of the plans, and given his telephone number should they have questions about the project.

Mr. Killen noted for Commissioner Thomas that the greenbelt which buffers the mobile home park is 35'2" wide; and stated there is an existing 8-foot high block wall which separates the residents from this property, noting the homes on the other side of the fence are actually 2 feet lower in elevation, so their side of the concrete block wall measures 10 feet high.

Mr. Killen noted for Commissioner Mitoma that they will be utilizing the approved construction hours set by the City.

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

Planning Manager Naaseh explained that the agreement still needs some non-substantive changes and that staff is asking the Planning Commission to allow staff to make those changes with this evening's project approval.

Chairman Diaz re-opened the public hearing.

Mr. Killen noted for the record that the applicant is in agreement with the DIF/CFD/Reimbursement agreement.

Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Vice-Chair Pimentel, to approve the applicant's request; moved to amend Condition No. 19 to reflect the hours of operation will be from 8:30 a.m. to 5:30 p.m., Monday through Friday; and moved to adopt Resolution No. 17-2618. Motion carried, 7-0 (absent Andrews, Cainglet, Fe'esago).

8. MANAGER'S REPORT

Planning Manager Naaseh announced there will not be a November 28, 2017 Planning Commission meeting.

9. COMMISSIONERS' ORAL COMMUNICATIONS

Each of the Commissioners wished everyone a happy and safe Thanksgiving celebration.

Chairman Diaz echoed those sentiments and he thanked the Commissioners and staff for their efforts.

10. ADJOURNMENT

The meeting was adjourned at 7:20 p.m.


Chairman

Attest By:

Secretary

