



**CITY OF CARSON
PLANNING COMMISSION ADJOURNED REGULAR MEETING
WITH CITY COUNCIL SPECIAL MEETING**

**CONGRESSWOMAN JUANITA MILLENDER-MCDONALD COMMUNITY CENTER
AT CARSON, ADULT ACTIVITY ROOM
801 EAST CARSON STREET
CARSON, CA 90745**

FEBRUARY 13, 2018

4:00 P.M.

AGENDA POSTED: FEBRUARY 8, 2018

“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 City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)

CALL TO ORDER: 4:13 p.m.

ROLL CALL: Planning Commissioners Cainglet, Diaz, Fe’esago, Guidry, Mitoma, Pimentel, Thomas

Planning Commissioners Absent: Andrews (excused)

Alternate Planning Commissioners Present: Osuna

Planning/City Staff Present: Planning Manager Naaseh, Assistant City Attorney Neumeyer, City Attorney Farfaring, Community Development Director Raymond, Public Works Director Slaughter, Finance Director Downs, City Clerk Gause, Senior Planner Rojas, Associate Planner Alexander, Recording Secretary Bothe

ROLL CALL: Mayor Robles, Mayor Pro Tem Hilton, Councilmember Santarina, Councilmember Davis-Holmes, Councilmember Hicks

**ITEM NO. (1) JOINT CITY COUNCIL AND PLANNING COMMISSION STUDY
SESSION REGARDING THE CARSON 2040 GENERAL PLAN
UPDATE**

RECOMMENDATION for the City Council and Planning Commission:

TAKE the following actions:

1. CONDUCT the joint workshop.
2. PROVIDE additional input on the General Plan Update

ACTION:

Project Manager Rajeev Bhatia, Dyett & Bhatia, provided a power point presentation (available on website), providing an overview of the General Plan Update process. His presentation touched on state requirements for General Plans, General Plan Elements, planning areas, timelines and schedules, community engagement and included the broader Carson community, General Plan Advisory Committee (GPAC) and community meetings which have included various stakeholders/interviews and other outreach efforts, overall vision, Existing Conditions Report, Community Design and Character, existing land use patterns, key corridors, residential demand methodology, etc.; and he invited everyone to take the online survey on the City's website.

Mayor Robles asked why the unincorporated areas along the western end and other boundaries of the City are not included in this study.

Project Manager Bhatia confirmed that those unincorporated areas are not included in this sphere of influence; but stated a broader scope will be taken into account when they do the assessment of circulation to determine the amount of traffic that's impacting the City as a whole.

City Manager Farfsing explained that those unincorporated areas are part of the City of Los Angeles and fall under the Local Agency Formation Commission (LAFCO), which addresses any proposed changes to those planning areas/boundaries. He added that the City could work with Los Angeles County to develop some policies for those unincorporated areas.

Each Councilmember/Planning Commissioner expressed their main issues of concern that should be addressed in the General Plan:

Councilman Hicks:

- residents throughout the City should feel safe, be it while shopping, movie-going, visiting parks or taking a walk. He added his concern with providing an environmentally safe community;
- economic growth for the City, affordable housing, higher density housing and address how that higher density will impact the roads;
- need for more large-chain grocery stores in various areas of the City while still

- supporting small business operators;
- address the brown fields and land use, open space for residential, creating a safe environment.

Councilman Santarina:

- requested that the studies provide more specifics as to how the City can be more compatible with residential areas versus industrial areas, stating he'd like to see specificity with recommendations on how the City can improve in the Existing Conditions Report, Community Design and Character, Economic and Demographic Overview, Circulation, Environmental Constraints and Opportunities, Public Facilities and Services, Environmental Justice and Public Health. He suggested creating focus groups to discuss in detail each category.

Project Manager Bhatia explained that the Existing Conditions Report is only presenting data of their initial assessment and that later, their studies/findings will go into greater detail with how to go about achieving those objectives.

Jane Carlson, HR&A Advisors, noted that some of that data comes from a Kosmont market analysis. She explained that "leakage" means the current residents are likely going outside of the City and spending money elsewhere for things such as groceries, entertainment, clothing; and that it's basically comparing the spending potential of the City's residents versus the City's actual retail sales, the intent being to capture some of that leakage going out of the City.

Mayor Robles:

- economic development and public safety, making sure the improvements are replicated throughout the City and that all residents benefit from those improvements, that no sector of the City be overlooked;
- good connections to regional transit;
- improved air quality.

Mayor Pro Tem Hilton:

- environmental justice and getting more quality grocery stores into those neighborhoods where there are none.

Councilmember Davis-Holmes:

- need for mass transportation in Carson;
- environmental justice, wanting more buffers between residential and industrial uses; address the need to protect the residents from the high exposure of carcinogens and other pollutants that negatively impact air quality;
- recommendations to address what to do with the 13-percent land vacancy;
- address the brown fields;

- need for all parts of the City to have the same improvements, especially in the neglected east and south.

Planning Commission Chair Diaz:

- environmental conditions, stating that all sectors of the City should enjoy the same improvements/beautification, especially those areas that have been routinely neglected;
- provide living wage jobs, job growth, manufacturing jobs, good blue collar jobs for Carson residents;
- improved transportation circulation, needing to lessen the impacts upon the residents;
- affordable housing development, using some of the vacant properties;
- quality grocery store needed on the east side of Carson.

Planning Commission Vice-Chair Pimentel:

- need to address the lack of parks, schools, deteriorated stores in the south and east part of this City, quality shopping;
- address the increasing number of homeless people now sleeping on the streets/sidewalks in the neighborhoods;
- general clean up in the north, south and east part of Carson;
- focusing revenues and leaving a community that is suitable for the next generation;
- generating uses that will help minimize or eliminate leakage;
- focus on affordable housing, increasing multi-family, higher density housing, going higher on the buildings where it's appropriate;
- increase park programs;
- focus on professional job-producing companies, long-term professional job creating businesses.

Planning Commissioner Fe'esago:

- continue to look at developing the City, making safety a top priority;
- maintaining the City's infrastructure;
- address the homeless population on the City's streets;
- transportation improvements.

Planning Commissioner Mitoma:

- improve the quality of life for those living in the south end of Carson, noting it has long been ignored;
- address the odors coming from the Sanitation District, stating the odors are unacceptable;

- encourage the development of the unutilized/vacant land owned by the Sanitation District, using that land for City parks or other recreational uses;
- putting in place similar requirements as has been done at the ports with reduced truck emissions, requiring trucks that enter the City to use clean fuel vehicles; set standards and testing to reduce particulates and reduce odors of other air polluting industries.

Planning Commissioner Thomas:

- need to measure and mitigate the health risks to the residents from the industrial activities, noting that measuring technology will evolve over time and the need to empower the City in its development decisions based upon that knowledge;
- encourage mid-market housing stock, higher density in exchange for workforce housing;
- encourage mass transit, biking, trails, moving away from dependency on cars;
- encourage greater retail development, specifically bringing grocery markets to the north and east parts of town.

Alternate Planning Commissioner Osuna:

- need for all improvements to benefit every multi-cultural community without negatively impacting the City's budget, stating the City cannot put the next generation in debt to pay for these improvements.

Planning Commissioner Cainglet:

- need for affordable housing;
- consideration of a financial district, pointing out this City lacks financial institutions;
- keeping the City fiscally sound.

Project Manager Bhatia mentioned that bank branches are closing across the nation and stated the study does not go into that level of detail.

Ms. Carlson briefly highlighted the market analysis that was previously done and which addressed office and retail use, noting that use is not part of their scope of study.

Project Manager Bhatia concluded that they are working on the second analysis which will be done this spring, noting it will have additional analysis levels for land use, traffic services, noise, emissions, etc.

Ms. Alvarez mentioned that they are evaluating the demand for new multifamily residential units and whether those will be absorbed by the market if developed; and they are also studying the inflow and outflow of jobs, job growth forecast, and employment projections in this community.

Mayor Robles briefly addressed the 2018 Draft Master Plan project for Cal State Dominguez Hills, noting they anticipate a large increase in enrollment.

Ms. Alvarez noted that Carson's air quality is affected by its proximity to a multitude of uses; stated there is not an air quality monitoring station in Carson; and she highlighted the areas of study, such as water pollution and hazardous materials, greenhouse gas emissions, public facilities, schools, parks, open space, environmental justice and public health, social impacts, income, education, air quality disease rates, physical determinants of health, food deserts and rising values of land and housing.

Pilar Hoyos, representing Watson Land Company, stated that the Long Beach Journal did a wonderful job of chronicling the history of Carson, noting that for many years, it was used as the dumping grounds for L.A. County; that at one time, there were 1,200 heavy industrial businesses in Carson; and stated that Carson has come a long way in its improvements and growth. She requested that the City do a market demand study for industrial and office use similar to what was done for residential; and pointed out that Carson has lost a lot of its manufacturing businesses/jobs to overseas operations, noting that 80 percent of their buildings were once occupied by manufacturing businesses. She asked that the City clearly define hazardous materials and stated the City should fully understand how that definition will impact existing businesses.

Jackie Stewart, resident, highlighted the concerns with the increased truck traffic in the northeast part of Carson along Wilmington Avenue between Del Amo Boulevard and Victoria Street, addressing concern with air, water, noise pollution and vibrations from the trucking activities; and she highlighted her concern with a proposed Prologis 24/7 trucking operation that is being considered in the northeast part of Carson. She asked when the City will monitor these activities that are affecting the residents and the infrastructure; and she commented on the deterioration of Wilmington Avenue, asking when this roadway will be improved.

Robert Lesley, resident, stated that every decision made today should be based on bringing in projects that don't negatively impact the quality of life for the residents, projects that are environmentally friendly.

Diane Thomas, resident, noted her concern that these continue to be the same issues which need to be addressed year after year, yet nothing happens to improve these conditions with industrial uses negatively impacting the residents; and she stated it is important that projects strike a balance between the industrial uses and the quality of life for Carson residents. She pointed out that the air quality in this community is extremely poor and that Carson is not meeting state standards for a healthy environment. She stated that project approvals need to be based on quality projects that don't continue to bring down the quality of life in this community; and she referred to an upcoming Prologis proposal for an additional 200 trucks a day that will be coming into the northeast part of Carson, a 24/7 operation that will negatively impact the residents in that area. She stated that the City needs sustainable projects, such as windmills, solar panels, and electric vehicles.

Raymond Grady stated that the City should be applying for federal grants to repair the City's infrastructure, noting there are a lot of roads needing repair in Carson; stated that the schools need to be rebuilt/improved; and that child care should be available at the schools for working parents.

Alene Tabev advised that the South Coast Management District is developing indirect source regulation that is specifically looking at warehouse and logistical uses and how they're going to be reducing emissions from those sources; and she advised that a lot is coming forward that will move communities into using cleaner fuels as well as providing incentives for purchasing cleaner fuel trucks/vehicles. She added that the ports' Clean Air Action Plan (CAAP) will be updating and getting more aggressive with their intent to move towards zero-emissions technology. She added that the California Air Resources Board has also adopted a sustainable freight program which is taking a comprehensive look at freight movement in this region and seeing how to make it more sustainable.

Alternate Planning Commissioner Osuna suggested that projects be required to use solar panels, require cleaner vehicles, and provide charging stations for electric vehicles, stating this should be a large part of the overall General Plan.

Planning Commissioner Thomas stated that the industrial activities need to be monitored/measured; and that the City should encourage businesses to bring in compatible jobs for its residents.

Planning Commissioner Mitoma stated that the City's infrastructure needs to support more charging stations for electric vehicles.

Planning Commissioner Fe'esago suggested a maintenance district to fund ongoing maintenance of landscaped areas throughout the City.

Planning Commissioner Guidry stated there needs to be a happy medium between growth and environmental impacts; that sustainability programs need to address long-term environmental impacts on transportation; and suggested being creative when addressing growth and environmental sustainability.

Planning Commission Chair Diaz noted the need to strike a balance between land use and development and the impacts upon this community; and expressed his belief the process for the Statement of Overriding Considerations and compatibility need to be more restrictive when justifying moving forward with an approval.

Councilwoman Davis-Holmes stated the City needs to prioritize environmental justice and be sensitive to the health issues that affect Carson's residents.

Councilman Santarina reiterated his request that the studies should be more specific in addressing key findings and how to address those issues of concern.

Councilman Hilton stated that the General Plan should address the rebuilding of the City's schools.

Mayor Robles thanked everyone for their participation at this evening's workshop.

ORAL COMMUNICATIONS (City Council and Planning Commission Only)

None

WORKSHOP ADJOURNMENT:

At 6:02 p.m. the workshop was adjourned.

CALL TO ORDER (Continue with regular Planning Commission meeting):

At 6:12 p.m., the Planning Commission continued with its regular meeting.

ITEM NO. (2) 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.

ITEM NO. (3) CONSENT CALENDAR

A) Approval of Minutes - January 23, 2018

Chairman Diaz moved, seconded by Commissioner Guidry, to approve the January 23, 2018, Minutes as presented. Motion carried, 8-0 (absent Andrews).

ITEM NO. (4) CONTINUED PUBLIC HEARING

A) Development Agreement No. 13-17

Applicant:	CAM-CARSON, LLC
Property Owner:	City of Carson
Request:	Consideration of Development Agreement between the City of Carson and CAM-CARSON LLC for Fashion Outlets Los Angeles
Property Involved:	Southwest of I-405 and Del Amo Boulevard
Staff Recommendation:	Continue to February 27, 2018

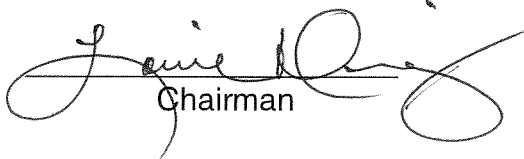
Without objection, this item was continued to the February 27, 2018 meeting.

ITEM NO. (5) MANAGER’S REPORT None

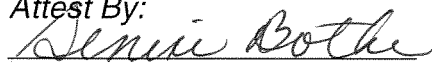
ITEM NO. (6) COMMISSIONERS’ ORAL COMMUNICATIONS None

ADJOURNMENT

At 6:18 p.m. the meeting was formally adjourned.


Chairman

Attest By:


Secretary