



TUESDAY, June 12, 2018
701 East Carson Street, Carson, CA 90745
Council Chambers, 2nd Floor
6:30 p.m.

**MINUTES
MEETING OF THE
PLANNING COMMISSION**

Members:

De Shon Andrews	Alex Cainglet	Ramon Madrigal
Uli Fe'esago	Michael Mitoma	Damion Nunley
Chair Ramona Pimentel	Vice-Chair Charles Thomas	Myla Rahman

Alternates:

Jane Osuna	Christopher Palmer	Karimu Rashad
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Staff:

Acting Planning Manager Rojas	Assistant City Attorney 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

Chair Pimentel called the meeting to order at 6:30 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Pimentel led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: *Andrews, Fe'esago, Madrigal, *Mitoma, Nunley, Pimentel, Rahman, Thomas

*(Andrews arrived at 6:37 p.m.; Mitoma arrived at 7:15 p.m.)

Planning Commissioners Absent: Cainglet (excused)

Planning Commission Alternates Present: Osuna

Planning Staff Present: Acting Planning Manager Rojas, Assistant City Attorney Khuu, Contract Planner Guisar, 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

None

6. CONTINUED PUBLIC HEARING None

7. PUBLIC HEARING

A) Development Agreement No. 7-18

Applicant's Request:

The applicant, Clear Channel Outdoor, is requesting to construct a new electronic billboard along the 110 Freeway. The subject property is located at the 110 Freeway right-of-way.

Staff Report and Recommendation:

Contract Planner Guisar presented staff report and the recommendation to **ADOPT** Resolution No. 18-1637, entitled, "A Resolution of the Planning Commission of the city of Carson recommending to the City Council to consider approval of a Development Agreement between the city of Carson and Clear Channel Outdoor, Inc., for an electronic outdoor advertising billboard." She noted that a revised condition had been distributed to the Commission: "Indemnification: The Developer shall indemnify the City and its elected boards, commissions, officers, agents and employees and will defend, hold and save them and each of them harmless from any and all Third-Party Claims or Litigation (including, but not limited to, objectively reasonable attorneys' fees and costs, including, but not limited to, expert costs) arising from or in connection with Developer's obligations under this Agreement and related to the Project or construction activities in furtherance of the Project against the City and shall be responsible for any judgment arising therefrom. Except, however, Developer's indemnity obligations shall not extend to any claims, damages or litigation arising solely from City's negligent acts or omissions."

Chair Pimentel opened the public hearing.

John Duong, applicant's representative, stated they will continue to promote City-sponsored events on this billboard.

There being no further input, Chair Pimentel closed the public hearing.

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Madrigal, to approve staff recommendation, including amended Condition No. 13; and moved to adopt amended Resolution No. 18-1637. Motion carried, 8-0 (absent Cainglet, Mitoma).

7. PUBLIC HEARING

B) Development Agreement No. 14-17, Variance No. 563-18

Applicant's Request:

The applicant, Outfront Media, LLC, is requesting to consider a Development Agreement between the city of Carson and Outfront Media, LLC, and a height variance to install a 75-foot-high outdoor advertising sign ("digital billboard") within the I-405 Freeway Corridor. The subject property is located at 22020 Recreation Road (APN: 7328-001-020).

Staff Report and Recommendation:

Contract Planner Guisar presented staff report and the recommendation to **ADOPT** Resolution No. ____, entitled, "A Resolution of the Planning Commission of the city of Carson recommending to the City Council to consider approval of a Development Agreement between the city of Carson and Outfront Media, LLC, and a variance for height for an electronic outdoor advertising billboard." She noted that a revised resolution had been distributed to the Commissioners.

Discussion ensued with regard to the differing fee arrangements between the two billboard proposals this evening.

Chair Pimentel opened the public hearing.

Katie Metz, presenting the applicant, stated this billboard will be used for off-premise advertising.

Walter Gonzalez, 21985 Acarus Avenue, stated he is angry with the 14 large billboards along the freeway from Carson Street to Wilmington Avenue; and he stated that the bright light coming into his home from the Kia electronic billboard is negatively impacting his family's health and interrupting their sleep. He noted his opposition to this proposal; and stated that Kia's bright lighting goes off at midnight and back on at 5:00 a.m., stating it shouldn't be permitted to be illuminated that many hours. He asked for a copy of the power point presentation from this evening's meeting.

Jeannette Gonzalez, 21985 Acarus Avenue, stated that the Kia sign is too bright and is illuminated too many hours; advised that it is having a negative impact on her family's sleep; pointed out that she has come to three public hearings regarding these billboards to voice her concern with the illumination polluting her property; she urged the City to do something about the negative impact it is having not only on her family, but also the other families living in the area; and she stated that no one is listening to the complaints/concerns of the residents who are impacted by these signs on a nightly basis. She expressed her belief there are too many electronic billboards along the freeway from Avalon Boulevard to Wilmington Avenue. She added that the hours of operation were supposed to change with daylight savings time, and stated that nothing had changed regardless of that condition. She stated that Kia was instructed by the City to reduce the power of the illumination; stated that Kia never dimmed the

illumination; and she expressed her frustration and anger that their voiced concerns and complaints are falling on deaf ears.

Ms. Metz advised that the signage lighting is directed downwards to the freeway and that the signage light dims down in the evening, around 7:00 p.m. She added that these billboards follow Outdoor Advertising Association of America (OAAA) regulations.

There being no further input, Chair Pimentel closed the public hearing.

Commissioner Madrigal asked if the most affected homes can get some type of mitigation measures to decrease their exposure to the illumination, homes that line the channel that have a direct view of the illuminated portion of the sign.

Commissioner Andrews expressed his belief these electronic billboards should be dimmed at the close of business hours or should only be on when the business is open.

Planning Commission Decision:

Chair Pimentel moved to approve staff recommendation.

Commissioner Mitoma suggested that staff, applicant, and the residents work together on a mutually agreeable solution to the negative impacts.

By way of a friendly amendment, Commissioner Madrigal stated that mitigation should be made for those residents who are most affected by the bright lights coming from this signage.

Chair Pimentel accepted the friendly amendment.

Commissioner Madrigal seconded the motion for approval as amended.

Vice-Chair Thomas stated that the time/lighting limits for illumination should be clearly articulated in the conditions.

By way of a substitute motion, Vice-Chair Thomas moved, seconded by Commissioner Mitoma, to continue this matter to a future agenda; and for the Commission to meet with staff in a closed session in order to get a better understanding of the litigation aspects that constrains this Commission from adding conditions. Motion unanimously carried, 9-0 (absent Cainglet).

8. MANAGER'S REPORT

Acting Planning Manager Rojas stated that the Commissioners were given a copy of the Draft 2018 Capital Improvement Plan (CIP), Planned Funding for Projects; and he directed the Commissioners to contact the Public Works Department for any input/suggestions. He provided an update on the status of the construction activities for the project across the street from City Hall, noting the parking structures are near completion; and added that the first units will be available May 2019. He reminded the Commission to update their AB 1234 Ethics Training certificate, noting they can get that

training/certificate online. He mentioned that City staff recently attended a workshop in Claremont to address sustainability, noting that handouts will soon be provided the Commission.

9. COMMISSIONERS' ORAL COMMUNICATIONS

Vice-Chair Thomas asked who won the auction bid for the property at the corner of Victoria/Cedarbluff and asked what is being proposed. He asked what is being done with the property at Central Avenue and the 91 Freeway where a large office building had been demolished. Commissioner Fe'esago advised this property is located in Compton and not within the purview of the city of Carson. He encouraged the community to get involved with the University's plan for a substantial development on the northeast corner of the campus, a development that will include up to 2,000 apartment units, retail and commercial uses. He congratulated his daughter for earning straight A's throughout her first year of middle school.

Commissioner Andrews requested, and received, input on the upcoming improvements for the shopping plaza on University/Avalon.

Chair Pimentel welcomed new Planning Commissioners Madrigal and Rahman.

Commissioner Madrigal stated it is nice to be back on the Commission. He asked if the 500-foot radius can be increased for public hearing notices, pointing out the practice of including the water channel in the radius with tonight's public hearing was impractical; and suggested that the radius should be extended when considering certain geographical locations and those impacts on nearby residents.

Acting Planning Manager Rojas stated that standard can be modified with an ordinance amendment.

Commissioner Mitoma apologized for his late arrival this evening.

10. ADJOURNMENT

At 8:15 p.m., the meeting was adjourned.


Chairman

Attest By:


Secretary