



TUESDAY, February 12, 2019  
701 East Carson Street, Carson, CA 90745  
Council Chambers, 2<sup>nd</sup> Floor  
6:30 p.m.

## MINUTES

### MEETING OF THE PLANNING COMMISSION

**Members:**

Alex Cainglet		Uli Fe'esago
Ramon Madrigal	Michael Mitoma	Chris Palmer
Ramona Pimentel	Myla Rahman	Karimu Rashad

**Alternates:**

Louie Diaz	Patricia Hellerud	Paloma Zuniga
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**Staff:**

Director Naaseh	Assistant City Attorney Jones	Planning Manager Betancourt
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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**

Commissioner Madrigal led the Salute to the Flag.

#### **3. ROLL CALL**

Planning Commissioners Present: Cainglet, Fe'esago, Madrigal, Pimentel, Rahman, Rashad

Planning Commissioners Absent: Mitoma, \*Palmer (\*excused)

Planning Commission Alternates Present: Diaz, Hellerud

Planning Staff Present: Planning Manager Betancourt, Acting Senior Planner Alexander, Assistant City Attorney Jones, 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) Minutes: January 22, 2019**

Commissioner Diaz moved, seconded by Commissioner Fe'esago, to approve the January 22, 2019, Minutes as presented. Motion carried, 6-0 (Cainglet, Pimentel abstained; absent Mitoma, Palmer).

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**6. CONTINUED PUBLIC HEARING**

**A) Design Overlay Review (DOR) No. 1661-17; Conditional Use Permit (CUP) No.1023-17; Tentative Tract Map (TTM) No. 76070-17; General Plan Amendment (GPA) No. 100-17; Zone Change (ZCC) No. 178-17; Specific Plan (SP) No. 15-17**

Applicant: Anthony Laney of LANEY LA, Inc.  
13110 Hawthorne Blvd., Unit A  
Hawthorne, CA 90250

Property Owner: Real Quest Holding, LLC  
3129 S. Hacienda Blvd., #649  
Hacienda Heights, CA 91745

Request: Consider approval of a four story, 32-unit residential condominium project

Property Involved: 21809 and 21811 S. Figueroa Street

lc Staff Recommendation: Approve

Chair Pimentel opened the public hearing.

Bryce Egbert, representing Real Quest, noted his concurrence with the conditions of approval.

Commissioner Rashad started discussion regarding the community benefit program fee contribution from the Union South Bay project being approximately \$3,000 per unit for the increased density over the base Mixed-Use Carson Street (MU-CS) zone; and stated that since the residential units in the Union South Bay Specific Plan are smaller (studios and one-bedroom units) than the proposed units in the Birch residential project (two- and three-bedroom units), he requested the applicant pay a fee similar to the Union South Bay project, but with a multiplying factor of 1.75, which is \$5,250 per unit. Since the Birch residential project is proposing amenities such as bike rack, bench, public open space, and art, the Planning Commission requested that the applicant pay a fee of \$5,250 per unit for the increased density requested over base High Density Residential General Plan Land Use designation, for a total of \$63,000. The applicant agreed to pay the community benefit program fee of \$63,000 for the additional 12 units over the standard density allowed.

Charles Thomas, resident, noted his opposition to allowing the additional density, believing the applicant is not providing adequate public benefits. He stated that Birch has not provided a pro forma.

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In response to Commissioner Diaz' inquiry, Mr. Egbert stated that construction prices have drastically increased since this project was first designed, noting that if designed today, it would have been something else than a podium build.

Chair Pimentel closed the public hearing.

**Planning Commission Decision:**

Chair Pimentel moved, seconded by Vice-Chair Cainglet, to approve staff recommendation, amending Condition No. 19, "Prior to issuance of the building permit, the applicant shall provide community benefits as determined and approved by the Planning Division, including a \$63,000 contribution to the City, and proposed amenities such as bike rack, bench, public open space, and art"; and moved to adopt Resolution No. 19-2663. Motion carried as follows, 7-1:

AYES: Cainglet, Fe'esago, Hellerud, Madrigal, Pimentel, Rahman, Rashad

NOES: Diaz

ABSTAIN: None

ABSENT: Mitoma, Palmer

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**7. PUBLIC HEARING** None

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**8. MANAGER'S REPORT**

Planning Manager Betancourt introduced himself to the Commission and provided some background on his 18-year career in the planning field. He invited the Commissioners to get in contact with him should they have any questions or issues of concern.

He stated that the General Plan Update (GPU) activities continue; advised that he anticipates two more GPU meetings to take place between now and summer, noting the community will be invited to provide input; added that studies are being undertaken to address plans to encourage people to use alternative modes of transportation; and stated that staff is keeping busy working on a multitude of different sized projects.

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**9. COMMISSIONERS' ORAL COMMUNICATIONS**

Chair Pimentel welcomed incoming Planning Manager Betancourt to the City.

Commissioner Hellerud stated that she wishes this City Council would conduct themselves in a more adult-like manner.

Commissioner Rashad echoed Commissioner Hellerud's comment.

Commissioner Fe'esago welcomed Planning Manager Betancourt to the City. He agreed that this City Council has a lot of issues to work out as a governing body, hoping they will come together and do the right thing for this community.

Commissioner Madrigal welcomed Planning Manager Betancourt to the City.

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Vice-Chair Cainglet welcomed Planning Manager Betancourt to the City. He apologized for being absent from the last Planning Commission meeting. He stated he is busy preparing for the June 8<sup>th</sup> Philippine Independence Day celebration, inviting all to attend; and he noted his appreciation of all the generous support and help they receive from the City.


Commissioner Diaz welcomed Planning Manager Betancourt to the City. He briefly commented on Council's plans to reduce the number of people serving on the Planning Commission, noting it has been a pleasure to work on this body and with the various Commissioners over the years; and he commended staff on their work with this Commission.

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**10. ADJOURNMENT**

At 7:20 p.m., the meeting was adjourned to March 12, 2019, 6:30 p.m., Council Chambers.

  
Chairman

Attest By   
Secretary