



TUESDAY, May 28, 2019  
701 East Carson Street, Carson, CA 90745  
Executive Conference Room, 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	Dan Valdez

**Alternates:**

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

Planning Manager	Assistant City
Betancourt	Attorney Jones

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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 6:32 p.m.

#### 2. **PLEDGE OF ALLEGIANCE**

Vice-Chair Cainglet led the Salute to the Flag.

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

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

Planning Commissioners Absent: None

Planning Commission Alternates Present: None

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Contract Planner Mith, 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: May 14, 2019**

Commissioner Diaz moved, seconded by Commissioner Fe'esago, to approve the May 14, 2019, Minutes as presented. Motion carried, 6-0 (Madrigal, Palmer, Valdez).

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Due to a possible conflict of interest, Commissioners Rahman and Rashad recused themselves from consideration of this matter.

6. **CONTINUED PUBLIC HEARING**

A) **Design Overlay Review No. 1743-18, Tentative Tract Map No. 82395-18, Specific Plan No. 17-18, MND**

Applicant's Request:

The applicant, Brandywine Homes, Inc., is requesting approval of Design Overlay Review No. 1743-18 and Tentative Tract Map No. 82395-18; and recommendation of approval to the City Council for Specific Plan No. 17-18 (Brandywine Specific Plan) to develop a new 38-unit condominium residential development and related site improvements for the property located at 1007 East Victoria Street.

Staff Report and Recommendation:

Contract Planner Mith presented staff report and the recommendation to **APPROVE** Design Overlay Review No. 1743-18, Tentative Tract Map No. 82395-18, subject to the conditions of approval attached as Exhibit "B" to the Resolution and contingent upon City Council approval of Specific Plan No. 17-18 and Mitigated Negative Declaration; and **RECOMMEND APPROVAL** of Specific Plan No. 17-18 and Mitigated Negative Declaration and adoption of the Mitigated Negative Declaration to the City Council; and **WAIVE** further reading and **ADOPT** Resolution No. 19-2668, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1743-18, Tentative Tract Map No. 82395-18, and recommending that the City Council adopt Specific Plan No. 17-18 and Mitigated Negative Declaration to develop a 38-unit residential condominium project on a 1.6-acre project site at 1007 East Victoria Street." She advised that notice was expanded to 1,000 feet instead of 750 feet and that several community meetings took place with the residents.

Chair Pimentel opened the public hearing.

Alex Hernandez, applicant's representative, noted his concurrence with the conditions of approval. He commented on their responses to the residents' concerns raised at the various community meetings and highlighted the changes that were made in response to those concerns.

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The following speakers addressed their concerns with regard to this project:

Scott Suhr; Angela Blakes; Dr. Greta Price; Angela Rodriguez; Marvin Stoval; Tanya Cook; Linda Blair; Mark Miller; Ron Carey; Christopher Beck; Lori Harnet (sp?); Charles Berry; Charlemagne Lane; Cathy Bibbs; Barbara Henderson; Tony Senior

Issues of concern were as follows:

Assertion that using Cedarbluff Way violates Code Section 9125.3; traffic safety for those entering/exiting this site and adjoining streets; concern with sharing the driveway and excessive/queuing traffic in this area; unsafe left turn; opposition to 3-story homes in this 2-story area; utility easement not permitted to have vegetation; opposition to the design of the permanent housing development sign; questioned why Dominguez Hills Village did not purchase this site; questioned why the daycare center won't be built nor a multi-use project; opposition to proposed project design being different than the design of Dominguez Hills Village; concern that this project will have a negative impact on property values; asked why this isn't going to be a gated community; concern with how construction activities will impact their lives; concern with any plans to use Sagebank Street as a traffic route; preference for this new project to enter/exit onto Victoria Street; concern with too many homes being built on this property; questioned whether there are enough emergency exits for both developments.

Comments in support:

Residents pleased with the design; need for more housing in this community; belief that more housing will help to bring in a major grocery store to the north part of the city; belief that more housing is good for existing and future businesses; belief that further development will increase property values in this area.

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

Assistant City Attorney Jones addressed some of the concerns raised as follows: explained that the CC&R's for Dominguez Hills Village clearly indicate that access to Lot 11 can be provided with the use of Cedarbluff Way and that it does not violate Code Section 9125.3; and advised that the Specific Plan for Dominguez Hills Village does not allow any access onto Victoria Street.

Mr. Hernandez advised that the recorded easement runs with the land; noted that up to 800 homes, including 3-story townhomes, were approved in the Dominguez Hills Specific Plan, stating this proposed development is consistent with that Specific Plan; advised that the planned elevations were changed to address the residents' concerns and that privacy windows will be included for those buildings closest to the existing residences; and explained that the project site has a lower grade difference of 3 feet from the abutting properties, allowing the proposed buildings to be reduced in height to accommodate for further privacy measures. He stated that in his professional opinion/experience, infill projects have positive impacts on property values. He added that Sagebank Street will not be used for project access. He advised that they had various meetings with the Dominguez Hills Village HOA board and came up with a mutually agreed upon MOU, which was included in staff report. He added that there are safety issues with using Victoria Street for access, stating there are two curb cuts located too close together and some other challenges with the existing power poles along Victoria

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Street. He advised that no more than 10 percent of these units can be rented; and noted that Dominguez Hills Village had the choice to purchase this site.

Brian Geis, representing Brandywine Homes, commented on how current market conditions drive proposed land uses.

Alicia Gonzalez, representing Michael Baker International, commented on the traffic study and the impacts; explained that a full traffic analysis was not warranted because this project will not have a significant impact; and that it will only create 17 a.m. and 21 p.m. peak trips, for a total of 278 daily trips, as opposed to 613 daily trips for a child care center on this site. She added that the project was pulled back for better traffic visibility; and stated they don't anticipate any problems with excessive queuing of vehicles.

Commissioner Valdez expressed his belief there are too many prefabbed units being proposed; expressed his belief they should be 2-story units; stated the parking should be under ground; and expressed his belief this project is driven by profit rather than by an interest to create a great project for this neighborhood.

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

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Palmer, to concur with staff recommendation, thus adopting Resolution No. 19-2668. Motion carried, 5-2, as follows:

AYES: Madrigal, Mitoma, Palmer, Cainglet, Pimentel  
NOES: Fe'esago, Valdez  
RECUSE: Rahman, Rashad (possible conflict of interest)  
ABSENT: None

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**7. PUBLIC HEARING**

**A) Proposed Recommendation to City Council Amending Carson Municipal Code Chapter 9, Residential Property Report**

Applicant's Request:

The applicant, city of Carson, Planning Division, is requesting a proposed recommendation to the City Council to Adopt Ordinance 19-1933 Amending Article V (Sanitation and Health), Chapter 9 (Residential Property Report) repealing the requirement of obtaining a Residential Property Report (RPR) via pre-sale inspections and related RPR processes. The properties involved would be citywide.

Recommendation:

Continue to July 9, 2019.

Chair Pimentel opened the public hearing.

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Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Mitoma, to continue this matter to the July 9, 2019, Planning Commission meeting. Motion carried, 9-0.

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**8. MANAGER'S REPORT**

Planning Manager Betancourt reminded everyone about the upcoming June 8<sup>th</sup> Philippine Independence Day celebration at Veteran's Park, starting at 7:30 a.m. He stated that the General Plan Workshop on May 22, 2019 was well attended by a good mix of community members; he thanked Commissioner Valdez for his participation at that workshop; and advised that the General Plan team will have a booth at the Philippine Independence Day event.

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**9. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Valdez announced the passing of Marina Ballesteros, who passed away yesterday at the age of 97, noting she was a compassionate woman who kept her family /friends well fed with delicious Filipino food.

Vice-Chair Cainglet announced the passing of former Planning Commissioner John Graber, noting he served this community well. He stated that at 2:00 p.m. on June 8<sup>th</sup>, the Council Members and Commissioners will be recognized at the Philippine Independence Day event; and he thanked the City and staff for their assistance with this event.

On behalf of the Commission, Chair Pimentel expressed condolences to the family and friends of those who passed.

Commissioner Madrigal asked that code enforcement be contacted to look at the run-down conditions at the strip shopping center on Carson Street near Santa Fe Avenue.

Commissioner Mitoma asked about the status of the run-down former Color Spot Nursery at Main Street and Sepulveda Boulevard.

Commissioner Rahman paid homage this Memorial Day to those soldiers who gave their lives protecting this country.

Chair Pimentel thanked all those for participating in this evening's meeting.

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**10. ADJOURNMENT**

At 8:26 p.m., the meeting was formally adjourned.



Chairman

Attest By:   
Secretary