



TUESDAY, July 23, 2019
701 East Carson Street, Carson, CA 90745
Council Chambers, 2nd 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	Daniel Valdez

Alternates:

Louie Diaz	Patricia Hellerud	Paloma Zuniga
------------	-------------------	---------------

Staff:

Planning Manager Betancourt	Assistant City Attorney Jones
--------------------------------	----------------------------------

"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 Mitoma led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: Fe'esago, Madrigal, Mitoma, Palmer, Pimentel, Rahman, *Rashad, Valdez *(Rashad arrived at 7:00 p.m.)

Planning Commissioners Absent: Cainglet

Planning Commission Alternates Present: None

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Assistant Planner Bhatia, 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) July 9, 2019 Minutes

Commissioner Madrigal moved, seconded by Chair Pimentel, to approve the July 9, 2019, Minutes as presented. Motion carried, 6-0 (Palmer abstained; absent Cainglet, Rashad).

6. PUBLIC HEARING

A) JOINT PLANNING COMMISSION & GENERAL PLAN ADVISORY COMMITTEE (GPAC) WORKSHOP ON THE ALTERNATIVES REPORT

Applicant: Planning Division

Property Involved: Citywide

Chair Pimentel opened the public hearing.

Rajeev Bhatia, Dyett & Bhatia, provided a power point presentation, highlighting the project schedule overview, future vision for various areas, guiding principles, alternative land uses, transportation corridors and future development potential.

Ricardo Mendoza, Lee Andrews Group, provided an overview of community and business community involvement in various General Plan Update (GPU) workshops, various community events and participation in an online survey. He advised that some of the issues of concern for the residents were providing more senior housing, affordable housing, and single-family housing.

Commissioner Palmer stated he'd like to see more market analysis on the economic viability of providing more mixed use and hotel use when comparing those same projects in neighboring cities; and he suggested including all alternatives into one category because they are similar. He asked how current projects in the planning process will be impacted by the adoption of the General Plan Updates. He stated he'd like to see economic development investment programs to help make these concepts a reality.

Commissioner Mitoma asked if any discussions took place with the County regarding the golf course property and with Shell about their future plans for these properties.

Community Development Director Naaseh explained that these are only concepts at this point; and stated that the City has been in extensive negotiations with the County regarding the future development of the golf course, letting the County know what the City would like to see on this site. He explained that when Shell is ready to develop their site, the City will have land use oversight and that the City will work diligently with Shell on any future plans for their site. He added that at a future point, the City will contact the affected property owners to discuss the GPU's intentions for their properties.

Commissioner Mitoma stated that in his experience, the County does what it wants regardless of City input and suggested the City's time and effort would be better utilized focusing its attention on other substandard areas within the City's control.

Commissioner Fe'esago asked that consideration be given to having wider sidewalks for easy pedestrian access.

Community Development Director Naaseh agreed with the usefulness of wider sidewalks but explained that obtaining more area for sidewalks can be very costly.

Commissioner Rashad asked what, if any, agreements the City has with the County or Shell.

Community Development Director Naaseh stated there is no agreement with either entity at this time, but explained that the City will have oversight authority with any future plans Shell proposes for its property.

Commissioner Madrigal urged the City to include the east side of Carson in these plans, the Dominguez area, noting this area is getting worse as the years go by. He stated there has been little to no revitalization in this area and that it is long overdue for a change.

Community Development Director Naaseh explained that the east end of Carson Street is a tough commercial area, with individually owned shallow lots; expressed his belief that revitalization of that area would be better handled through another process rather than through the GPU process; and he agreed it is time to concentrate on that area again. He explained that not too long ago, the City had attempted to revitalize this area, but added that those plans failed when they couldn't get all the commercial property owners to agree on the proposed changes. He mentioned that inadequate parking was a major factor in those discussions.

Commissioner Rahman stated she'd like to see more entertainment areas proposed for Carson.

Community Development Director Naaseh explained that it might be better to address entertainment uses through land use designations, such as commercial zoning to include entertainment.

Commissioner Valdez stated that the commercial property owners on the east end of Carson Street have a large turnover and that the newer owners may be more receptive to the needed changes for that corridor; and he suggested ground level parking with businesses on the second floor level. He stated that he likes the aesthetics of current high rises, tall glass buildings along the freeway in Culver City and Century City, and stated he'd like to see the same thing here in Carson along the 405 Freeway.

Commissioner Fe'esago noted that Los Angeles will host the World Cup in 2026 and the Olympics in 2028 and encouraged the City to proactively start making improvements to the transportation corridors, especially those for pedestrian and biking activities; and he briefly referred to tonight's submittal of the July 23, 2019, letter from Richard Rand (of record) commenting on the GPU workshop alternatives report and his plans for a development at Torrance Boulevard and Main Street.

Commissioner Palmer stated he'd like to see how each alternative or desired plan interacts with the other elements and how much each alternative affects the other elements.

Mr. Bhatia explained how the ordinance will relate to other components; advised that they will take the Commission's input and come up with a preferred plan to present to City Council who will then provide further direction; and noted at that time, the consultants will be able to delve more deeply into other components for the GPU.

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

7. MANAGER'S REPORT

Planning Manager Betancourt invited all to attend the Carson Sheriff's Station Annual Community Night Out event on Wednesday, August 7th from 6:00 p.m. – 8:30 p.m.; and also the 24-hour Relay for Life event on July 26-27, 2019, starting at 3:00 p.m. at the Dignity Health Sports Park.

8. COMMISSIONERS' ORAL COMMUNICATIONS


Happy August birthday wishes were expressed to Chair Pimentel, Commissioners Madrigal and Mitoma.

9. ADJOURNMENT

At 7:51 p.m., the meeting was formally adjourned.


Chairman

Attest By:


Secretary