



TUESDAY, December 10, 2019
701 East Carson Street, Carson, CA 90745
Helen Kawagoe 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
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Staff:

Planning Manager Betancourt	Assistant City Attorney Jones	Sr. Planner Rincon
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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 6:37 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Mitoma led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: Fe'esago, Mitoma, Palmer, Pimentel, Rahman, Rashad, *Valdez (*arrived at 6:40 p.m.)

Planning Commissioners Absent: Cainglet, Madrigal (both excused)

Planning Commission Alternates Present: Diaz

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Assistant Planner Castillo, Assistant Planner Bhatia, Planning Technician Pompey, Contract Planner Carver, 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) November 12, 2019

Commissioner Diaz moved, seconded by Commissioner Fe'esago, to approve the November 12, 2019, Minutes as presented. Motion carried, 7-0 (Valdez had not yet arrived; absent Cainglet, Madrigal).

6. PUBLIC HEARING

**A) Site Plan and Design Review (DOR) No. 1703-18
Conditional Use Permit (CUP) No. 1019-17**

Applicant's Request:

The applicant, Mobile Mini, Inc., is requesting to consider approval of Site Plan and Design Review No. 1703-18 and Conditional Use Permit No. 1019-17 to renovate an industrial site for an existing cargo container storage facility. The subject site is located at 22632 S. Alameda Street.

Staff Report and Recommendation:

Contract Planner Carver presented staff report and the recommendation to ADOPT Resolution No. 19-2679, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1703-18 AND CONDITIONAL USE PERMIT NO. 1019-17 FOR A SITE RENOVATION TO AN EXISTING CARGO CONTAINER FACILITY AT 22632 SOUTH ALAMEDA STREET."

Commissioner Mitoma asked why an updated MND had not been prepared given that it had been done 13 years prior; and asked if conditions had been added to address a drainage plan for run-off.

Contract Planner Carver explained that CEQA guidelines do not require a new MND to be done if no substantial changes are being proposed; and she advised that Condition No. 22 does address NPDS regulations.

Chair Pimentel opened the public hearing.

Jacob Glaze, applicant's representative, thanked Planner Carver and the City for their work on this project.

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

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Diaz, to approve the applicant's request, thus adopting Resolution No. 19-2679. Motion carried, 8-0 (absent Cainglet, Madrigal).

6. PUBLIC HEARING

B) Site Plan and Design Review (DOR) No. 1612-16 Conditional Use Permit (CUP) No. 1002-16

Applicant's Request:

The applicant, Highline Trucking Company, is requesting to consider approval of Site Plan and Design Review No. 1612-16 and Conditional Use Permit No. 1002-16 to renovate an industrial site for a proposed truck yard facility. The subject property is located at 20915 Lambertson Avenue.

Staff Report and Recommendation:

Assistant Planner Bhatia presented staff report and the recommendation to ADOPT Resolution No. 19-2680, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1612-16 AND CONDITIONAL USE PERMIT NO. 1002-16 FOR A SITE RENOVATION TO A PROPOSED TRUCK YARD FACILITY AT 20915 LAMBERTSON AVENUE."

Chair Pimentel opened the public hearing.

John Lasiter, representing the applicant, noted his agreement with the conditions of approval.

Ignacio Mercado, neighboring business owner, advised that the trucks using this site have hit his building knocking holes in his building and knocking down equipment/product; and stated that his attempts to get this property owner to pay for the damages have gone unanswered. He added that fine dust coming from this property creates a serious nuisance.

Deneen Mercado, neighboring business owner, stated that this site has been a serious eye sore for too long; advised that when it rains, the fine dust from this business's operations accumulates and creates flooding; and added that all attempts to get in contact with the business owner have been unsuccessful.

Mr. Lasiter stated that 15' by 4' K-rails will be placed along the building's wall of the neighboring business to keep the trucks from damaging their property; and expressed his belief that the wrought iron inside the K-rails will keep these K-rail blocks from being moved by the trucks.

Planning Manager Betancourt advised that an additional condition can be added to require a barrier be used to protect the neighboring property, type of barrier used to the satisfaction of the Community Development Director.

Gwenn Vallone, representing neighboring Pug Nation, commented on this property having a lot of trash and debris that blows onto neighboring properties and/or creates runoff during the rains; and stated that the applicant's fencing is in disrepair and leaning onto the neighboring property.

Assistant Planner Bhatia advised there is a condition of approval which requires that all fencing around the property and alleyway is to be repaired and maintained at all times by this property owner. She added that there will be some limited access from the alley.

Planning Manager Betancourt added that the fencing conditions will be imposed and will be included on the plans along with an added condition to address the use of K-rails, "Installation of K-rails, or similar protective mechanism, along the north end of property line on Parcel Number 7318-017-029 to the satisfaction of the Community Development Director."

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Fe'esago, to approve the applicant's request, adding the following condition of approval: "Installation of K-rails, or similar protective barrier, along the northern end of property line of Assessor's Parcel Number 7318-017-029 to the satisfaction of the Community Development Director"; and moved to adopt revised Resolution No. 19-2680. Motion carried, 8-0 (absent Cainglet, Madrigal).

6. PUBLIC HEARING

**C) Site Plan and Design Review (DOR) No. 1770-19
Conditional Use Permit (CUP) No. 1093-19**

Applicant's Request:

The applicant, Shippers Transport Express, is requesting to consider approval of Site Plan and Design Review No. 1770-19 and Conditional Use Permit No. 1093-19 to renovate an industrial site for a proposed cargo container storage facility. The property is located at 2149 East Sepulveda Boulevard.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to ADOPT Resolution No. 19-2681, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1770-19 AND CONDITIONAL USE PERMIT NO. 1093-19 FOR A SITE RENOVATION TO A PROPOSED CARGO CONTAINER STORAGE FACILITY AT 2149 EAST SEPULVEDA BOULEVARD."

Assistant Attorney Jones announced that a revised resolution had been distributed to the Commissioners this evening, mentioning that the word "developer" was changed to the word "applicant" in Conditions 1, 2 and 3.

Chair Pimentel opened the public hearing.

Kevin Baddeley, applicant, stated they were forced out of this property after 20 years of business operations and that it was their desire to stay within this community.

Commissioner Fe'esago asked if the medians on Alameda will have landscape improvements.

Planning Manager Betancourt stated that the applicant will be responsible to make landscape improvements along the side and perimeter of this property but that the medians are the responsibility of the City unless there is a median directly in front of the entry to this business, which there is not.

Assistant Planner Castillo added that a large number of trees will be planted in this area.

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

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Palmer, to approve the applicant's request; moved to replace the word "developer" with the word "applicant" in Condition Nos. 1, 2 and 3; and moved to adopt revised Resolution No. 19-2681. Motion carried, 8-0 (absent Cainglet, Madrigal).

6. PUBLIC HEARING

D) Site Plan and Design Review (DOR) No. 1795-19

Applicant's Request:

The applicant, 4G Development, is requesting to consider approval of Site Plan and Design Review No. 1795-19 for a proposed Chick-fil-A restaurant. The subject property is located at 20501 S. Avalon Boulevard.

Staff Report and Recommendation:

Planning Technician Pompey presented staff report and the recommendation to ADOPT Resolution No. 19-2682, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1795-19 FOR A PROPOSED CHICK-FIL-A RESTAURANT AT 20501 AVALON BOULEVARD." She added that the resolution has been amended in Section 3, further elaborating on CEQA issues.

Chair Pimentel opened the public hearing.

Jennifer Daw, applicant's representative, noted her concurrence with the conditions of approval; and advised that they plan to hire within this area. She added that if all goes well, they should be able to start construction around summertime.

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

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Mitoma, to approve the applicant's request, thus adopting revised Resolution No. 19-2682. Motion carried, 8-0 (absent Cainglet, Madrigal).

7. MANAGER'S REPORT

Planning Manager Betancourt announced that the city of Carson Tree Lighting Ceremony and Winter Recitals will take place on December 11, 2019, at the Community Center. He advised that the Commission's next meeting will be January 28, 2020.

8. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Fe'esago wished everyone happy holidays.

Commissioner Rahman wished everyone happy holidays and encouraged everyone to extend a helping hand to those in need.

Chair Pimentel stated that Commissioner Madrigal will have neck surgery at the beginning of next year. She requested that this evening's meeting be adjourned in memory of former Carson employee Solo Fa'agata.

9. ADJOURNMENT

At 7:55 p.m., the meeting was formally adjourned in honor and memory of Solo Fa'agata.


Chairman

Attest By:

Secretary