



TUESDAY, May 11, 2021
701 East Carson Street, Carson, CA 90745
6:30 p.m., Via Zoom

MINUTES

MEETING OF THE PLANNING COMMISSION

Members: Chair: Charles Thomas Vice Chair: Chris Palmer Louie Diaz
Carlos Guerra Del Huff Jaime Monteclaro
Karimu Rashad Dianne Thomas Vacant
Alternates: Vacant Vacant Vacant
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

Chairperson Thomas called the meeting to order at 6:43 p.m.

2. ROLL CALL

Commissioners Present: C. Thomas, Monteclaro, Diaz, Huff, Guerra, D. Thomas, Rashad
Absent: Palmer (Excused Absence)
Alternates: None
Planning Staff: Betancourt, Jones, Sandoval

Chair Thomas asked to switch order on the agenda from item 5A to 6A thus having Brandywine go first and Shell Oil go second. Commission approved unanimously.

3. 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. *(see below)

***DUE TO CORONA VIRUS COVID-19, NO MEMBERS OF THE PUBLIC WILL BE ALLOWED INTO CITY HALL DURING THE PLANNING COMMISSION MEETING. THE MEETING WILL BE CONDUCTED VIA REMOTE TELECONFERENCING USING THE ELECTRONIC "ZOOM" APPLICATION.**

Any members of the public wishing to provide public comment for the items on the agenda may do so as follows:

1. Live via Zoom Application. Members of the public wishing to provide public comment in real-time will be invited to join the Zoom meeting remotely to provide their public comment live with

their audio/video presented to the Planning Commission. Members of the public wishing to do so must email planning@carson.ca.us, providing their real name and the phone number they will use to call in from, no later than 3:00 p.m. on the date of the meeting. For further details/requirements and meeting invite information, please email planning@carson.ca.us no later than 3:00 p.m. on the date of the hearing.

2. Email: You can email comments to Planning@carson.ca.us no later than 3:00 p.m. before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

3. Telephone: You can record your comments at (310) 952-1720 no later than 3:00 p.m. before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

4. Box outside of City Hall: You can provide hand-written comments by dropping off a note at the box located in front of City Hall (701 East Carson Street) no later than 3:00 p.m., on the date of the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record.

NOTE: Members of the public wishing to observe the meeting live without providing public comment will be able to do so by watching it on the City's PEG television channel (Channel 35 on Charter or Channel 99 on AT&T for Carson residents) or via live streaming on the City's website, <http://ci.carson.ca.us/>).

4. CONSENT CALENDAR

A) Minutes Approval: April 27, 2021

Commissioner Diaz (1st) Motion to approve, Commissioner Guerra 2nd; Motion passed unanimously.

5. CONSENT ITEM

A) Site Plan and Design Review 1695-18, Conditional Use Permit 1040-18; Vesting Tentative Tract Map No. 78226 and Specific Plan Amendment No. 4-93 Revision 4.

Staff Bhatia gave a presentation.

Commissioner Huff (1st) Motion to approve, Commissioner Guerra 2nd; Motion passed unanimously.

6. PUBLIC HEARING

A) Design Overlay Review 1842-20/ Conditional Use Permit 1106-20

Staff Castillo gave a presentation.

Commissioner Thomas opened questions from the commissioners.

Commissioner Huff asked: Communications has been sent out 750 feet from residents. What are the closest residents to this project?

Staff Castillo: 450 feet, south east from Del Amo.

Commissioner Huff: There will not be any change or no added danger to the residents by Del Amo?

Staff Castillo: Correct.

Commissioner Huff: Could you share with the commission the letter that was sent to you and there concerns.

Staff Castillo: It was an email about the concerns about natural gas and its combustibility versus the use of diesel fuels.

Commissioner Huff: Is there more of a chance of hazardous waste or fire occurring with this change?

Staff Castillo: No, but the consultant could speak on this further.

Consultant Patrick Cruz with Dudek, explained the environmental analysis. The CNG stations are extremely well regulated by federal, state and local regulation, ranging from the South Coast Air Quality Management District, OSHA, and Los Angeles County Fire Department. Project one would comply with all of these regulations. It was also reviewed by the Los Angeles County fire department petroleum unit. They reviewed the site plans and determined that the project would not result in any increased risk of explosion or fire that would preclude the project in proceeding forward. A number of safety systems would be implemented in the projects designs such as automatic shut off valves, periodic maintenance every 100, 200,400, 4000 hours and automatic warning systems if any temperatures arise or any perimeters get outside of acceptable levels. In consideration of all of those factors and given review by LA fire department and consistency with all of the applicable regulations we have determined the project will not result in any increased risk to adjacent sensitive receptors including the near by residents.

Commissioner Huff: All of the changes to this property will be enclosed within the property as it is right now? No change to the outside?

Staff Castillo: Correct.

Chair Thomas: Questioned addressed to Patrick Cruz (DUDEK): The continual regulation and monitoring of this compressed natural gas fueling station will be monitored by LA county fire department and not the City of Carson?

Patrick Cruz: Great question, once public hearing opens I'm sure the applicant can provide an answer for you.

Chair Thomas: There are existing pipelines on the property and we would be adding another pipeline here but there on existing pipeline trials as it currently exists is that correct?

Staff Castillo: Yes there are existing pipe tracks on the property. I believe a new one will be constructed for this above ground pipeline.

Commissioner Monteclaro: Voiced a concern about the notices that were sent 750 mile radius and was wondering about the response from the public. He wants to know why the public has not responded to this meeting.

Staff Betancourt: The nearest residents to the south are approximately 760 feet away the nearest residents to the north are approximately 2650 feet away so although we have a 750 foot radius for notices you begin to understand why the residents did not get a notice in light of the distance. Often times the city will extend the boundary to try to capture even more addresses. I think prior to my arrival the city had a 500 foot radius and now it is extended to 750. On occasion we will have properties that are so vast; Shell is a good example, where it

just doesn't capture more folks within the 750 foot radius. That being said we still post on the site, at city hall and on our website. We do make a good faith effort to communicate with the public by any means that we have available to us on these public hearings.

Chair Thomas opened the public hearing.

Applicant Omar Sharief gave a short introduction.

Commissioner Thomas: Why are there seven trucks that are being converted who placed the limitation on seven and why seven?

Applicant Sharief- We will have new trucks that are brought in these will not be old trucks that will be retrofitted to CNG they will have the latest CNG standards and safety equipment on it. In regards to the seven trucks we currently have a contract with one company to convert 7 trucks that is our initial step. We are looking to convert additional trucks however these trucks are already calling on the site and will not add to the traffic that is coming to the site already.

Commissioner Thomas: What is your count of trucks on an average day that comes in to your site daily?

Applicant Sharief: I'm familiar with the aspects related to the CNG facility and for that I believe the number is around 130-150 trucks per day.

Commissioner Thomas: If you are looking at converting some additional trucks do you have a timeline on when it will happen and what is the number of phasing in more CNG trucks.

Applicant Sharief: Our first focus is completing the project correctly and safety. First we want to get the site built in Carson it is the first here in the US and in the state of California. Afterwards we would definitely like to do more.

Commissioner Thomas: Do you have a timeline or long term plan put in place?

Applicant Sharief: No I do not have one at this point.

Commissioner Thomas: Do you know how much reduction of pollution will be with the implementation of these trucks?

Applicant Sharief: One of the issues with diesel trucks is that they do emit particular matter. With the CNG trucks it will be significantly reduced. Also to add to the environmental piece in addition to this being CNG we have various renewable natural gas facilities that will be injecting that gas into the grid. Where this comes from is dairy farms, its manure which as it breaks down there methane that goes into the atmosphere. So what we are doing is collecting the methane that gets processed that goes into the grid. While placing it in the trucks it has a reduced carbon impact that goes into the atmosphere to power the vehicles.

Commissioner Thomas: Where will the natural gas be coming from?

Applicant Sharief: It will be coming from So Cal Gas.

Chair Thomas: I know you are starting with 7 new trucks in the system. Will the dispensing station lead to changing more diesel trucks to CNG?

Applicant Sharief: Correct.

Commissioner Rashad: There was mention of some safety measures that were going to be in place for monitoring things. Was one of the monitoring systems going to be for leaks that may occur? Also how would the detection work if there was a leak would it affect air quality? What is the detection process?

Applicant Sharief: Safety is of paramount importance to us, as is the site and the residents. We had internal review and approval from LA County fire department. So we would like Jared Cole to add further comment on the detection system itself.

Jared Cole: Our monitoring system is throughout our new CNG compound. It will be able to monitor and detect any leaks from the system it has natural gas monitors that will detect it and allow the system to shut down if necessary.

Chair Thomas: If there is a leak does a siren go off? What happens?

Jared Cole: So the system has multiple alarms from both visual indicators on remote screens as well as automatic shut downs that can occur in that event. There will also be audible alarms that will be on that system as well.

Chair Thomas: What entity other than the LA County fire department will be engaging the ongoing oversight of this pipeline, station, because I don't believe the City of Carson is directly involved in this regulation? If there was an alarm or release happens that it is appropriately reported, mitigated and addressed? Is there another body that is engaged in this on an ongoing basis?

Jared Cole: The systems are designed safely. There are many industry codes that are regulating this from the construction we went through the City of Carson for our construction permits to make sure we are building it safely. The fire department is part of the monitoring and regular checks. There are industry standards that we will be following for inspections. In addition to that we have our operation procedures that we will be monitoring. There are cycles of maintenance and inspection that we will be following as well.

Commissioner Guerra: Earthquakes, what type of monitoring system will assist with that? That concerns me.

Jared Cole: From a design standpoint we certainly have taken that into consideration the design requirements for earthquakes from our geotechnical studies and geotechnical and civil designs we will be following the industry best practices and codes to adhere to those design requirements. As far as advance detection of that there is some vibration monitoring we can follow up on.

Applicant Sharief: We are complying with the codes to make sure we have safe operations. We have taken everything in consideration for safety including earthquakes.

Chair Thomas: Will the other entire diesel refueling station will be gone or is this in addition? Is this a true conversion from CNG?

Applicant Sharief: We currently do not have diesel refueling at the Carson terminal. This would be new. The trucks that are coming into our terminal are refueling at another location.

Chair Thomas asked for public comments. Staff Sandoval stated no additional comments were made from the public. Thus public hearing was closed.

Commissioner Diaz (1st) Motion to approve, Commissioner Thomas 2nd; Motion passed unanimously.

7. MANAGER'S REPORT

The Planning Manager brought up Commissioner Thomas's item about concerns on Tajuata and Del Amo and explained that we have followed up with Code Enforcement and have identified an existing sport facility west of Tajuata .However it was noted that Commissioner Thomas also clarified that there may be something happening on the east side of Tajuata so

this item will be followed up on prior to the next meeting. Staff Betancourt also brought up Commissioner Diaz's item about Illegal Street racing on Santa Fe and Wilmington. He relayed that the Sherriff's department is following up and is currently obtaining any leads relating to that item. Both Commissioner Thomas and Commissioner Diaz both thanked Staff Betancourt for his assistance.

8. COMMISSIONERS ORAL COMMUNICATIONS

Commissioner Thomas has no comments.

Commissioner Rashad is happy the meeting was abbreviated and had no comment.

Commissioner Guerra thanked everyone and stated have a great evening.

Commissioner Huff echoed about what everyone said and is interested about the Shell project. She stated it was a wonderful meeting.

Commissioner Montecarlo stated he is glad to be here tonight after a busy day. Glad to be working with everyone and to make sure everyone is safe.

Commissioner Diaz has no report this evening

Chair Thomas stated that the city obtained good news tonight that shell is moving to a cleaner operation with CNG materials. We hope the CNG will bring a new retrofit of the trucks. He also wished our Mayor Lula Davis-Holmes a happy birthday.

9. ADJOURNMENT

The meeting was adjourned at 8:09pm.

Chairman

Attest By:

Secretary