



TUESDAY, SEPTEMBER 27, 2022
701 East Carson Street, Carson, CA 90745
6:30 p.m., Via Zoom

**MINUTES
OF THE
PLANNING COMMISSION**

Members: Vice Chair: Chris Palmer Louie Diaz Frederick Docdocil
Carlos Guerra Del Huff Jaime Monteclaro
Dianne Thomas Karimu Rashad Richard Hernandez
Alternates: (VACANT) DeQuita Mfume Leticia Wilson
Staff: Planning Manager: Betancourt
Planning Secretary: (VACANT)
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

Vice Chair Palmer called the meeting to order at 6:36 p.m.

2. ROLL CALL

Commissioner Present: Palmer, Diaz, Docdocil, Guerra, Hernandez, Huff, Thomas, Wilson

Absent: Monteclaro (A), Rashad (A), Mfume (EA)

Planning Staff: Naaseh, Betancourt, Alexander, Jones, Gonzalez, Rubio

3. ORAL COMMUNICATION FOR NON-PUBLIC HEARING ITEMS ON THE AGENDA

The public may at this time address the members of the Planning Commission on any non-public hearing items on the agenda. Separate public comment periods will be provided for public hearing items during the respective hearings. Speakers are requested to limit their comments to no more than three minutes each, speaking once. *(see below)

None.

4. ORAL COMMUNICATION FOR MATTERS NOT ON THE AGENDA

The public may at this time address the members of the Planning Commission on any non-agendized items 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)

None.

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. TO FACILITATE PUBLIC PARTICIPATION, HOWEVER, ACCESS

TO THIS MEETING WILL BE AVAILABLE TELEPHONICALLY USING FOLLOWING CALL-IN INFORMATION:

Join Zoom Meeting:

Meeting ID: 845 2525 5858

Passcode: 516138

Dial by your location: +1 669 900 6833 US

Any members of the public wishing to provide public comment for this meeting may do so as follows:

1. Live via Zoom Application. Members of the public wishing to provide public comment in real-time may join the Zoom meeting remotely via telephone to provide their public comment live during the applicable public comment period with their audio presented to the Planning Commission. Members of the public wishing to do so are requested to email planning@carsonca.gov in advance, providing their real name and the phone number they will use to call in from. For further details or questions, please email planning@carsonca.gov.

2. Email: You can email comments to planning@carsonca.gov before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record. The cut-off time to receive any email communications is 3:00 p.m. on the day of the meeting. If you missed the deadline, you may call to make a public comment during the meeting.

3. Telephone: You can record your comments at (310) 952-1761 before the meeting. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record. The cut-off time to receive any email communications is 3:00 p.m. on the day of the meeting. If you missed the deadline, you may call to make a public comment during the meeting.

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) on the date of the meeting before the meeting starts. Please identify the Agenda item you wish to address in your comments. Your comments will be read into the record. The cut-off time to receive any email communications is 3:00 p.m. on the day of the meeting. If you missed the deadline, you may call to make a public comment during the meeting.

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/>.

5. CONSENT CALENDAR

A. Minutes Approval: August 30, 2022

Commissioner Diaz (1st) Motion to approve, Commissioner Guerra (2nd); Motion passed with 7-1 (Huff Abstained).

6. PUBLIC HEARING

A . Carson Zoning Ordinance Text Amendment - Industrial Warehouse/Logistics Facility Development Standards and Land Use Regulations

Applicant: N/A

Request: Consider adoption of a resolution recommending that the City Council adopt an ordinance which would amend the Carson Zoning Ordinance (Chapter 1 of Article IX of the Carson Municipal Code) to enact new development standards and land use regulations pertaining to industrial facilities such as warehouses and logistics facilities in the City's industrial zones.

Property Involved: Citywide

Community Development Director Naaseh shared PowerPoint presentation.

Speakers:

Mr. Rodney from Watts Clean Air & Energy, What's there an air quality and earth shake report done? (Technical difficulties during this comment).

Matt Schrap, CEO Harbor Trucking Association, opposed to Industrial Ordinance. Opposition was outlined on letter submitted electronically. This ordinance does not take into account the potential for needed upgrade of existing tenants may need to perform for safety enhancements. Major reconfigurations may be needed for parking or fueling. We respectfully asked you to reject this particular proposal, to allow for a more robust discussion with state-holders who may be able to provide additional perspective on how the City of Carson and its residents may be able to benefit from expansion and new siting of warehouse facilities that support critical movement system.

Barry Waite – This the first time we are seeing many of the items on the staff report so we can't be comprehensive on feedback on this. Buildings need to be updated in the current standards to operate efficiently and minimize negative impacts. The City already has a CUP requirement for truck uses that protect residents that has been in place for 30 year. 500 feet is not a neighboring property, especially an industrial property. CUP is open ended and there's no idea how long it will take. There's a backlog of discretionary cases and to add more projects through the CUP process will delay other projects. We are not opposed to regulation; we just want a process that is clear and rules that are fair and that it does not add to the already long process. We are putting together a tour and we will let you know of a date of when we can do that.

Vice Chair Palmer asked if there are any comments to add to the record.

Community Development Director Naaseh, letter was received after 3:00p.m. from Teamsters Local 396 and he would like to add into the record.

Planning Manager Betancourt read into the record letter from Victor Mineros, Secretary-Treasurer, Teamsters Local 396 opposing Zoning Ordinance Text Amendment and proposing recommendation to improve the policy. Proposed recommendations to Ad Hoc Committee and presented on letter. Disappointed recommendations were not included.

Commissioners' discussion:

Commissioner Hernandez – I was looking through the letters and it seems like we already have a current zoning ordinance without putting burden on existing companies we should consider on a case-by-case basis without a broad CUP. It looks like we are getting a lot of reactions from this companies. I have some concern about this.

Commissioner Diaz – Question, did any proposed modifications from the letter read from Teamster Local 396 incorporated to the zone text amendment done? I do have some reservations with this new zone text amendment and the number of letters opposed to it, going through them raises some level of concern.

Naaseh responded to Commissioner Diaz, in regard to affordable housing (1st item on letter), we have to do an analysis and a study to determine the impact of industrial and commercial uses and affordable housing. We plan to do once our General Plan is approved, that's one of the policies of the Housing Element. With regards to Local hire, we don't have that, but the City has an ongoing policy to suggest to use local labor for their projects. Ridesharing, we will bring a new ordinance that may include TDM measures as well.

Commissioner Thomas – earlier in the year as we were going through approval of warehouse, regarding the warehouse built or demolished and re-built. We had not information on who will be moving in and the traffic that it will bring. Our current codes don't address some of these things. We need to have something in place so we can address some of these concerns. In Carson we have high percentages of warehouses, which we have high percentages of trucks coming through our city all hours of the day and night destroying our streets and they are not required to repair our streets. Residents have complained about the noise at night, northside University, on Northside Wilmington. I think it's kind of late and we need to have something in place and improve it at a later date. Example, hiring labor, I've seen on many City Council meetings that they ask for local hires. I would like to accept the ZTA. Add percentages of who will get hire, 20% or 30% and address concerns from Teamsters. Hours of 6:00 am to 10:00 pm is ok. We need to put something in place that's going to make our residents benefit from this.

Commissioner Guerra – I'm in 100% agreement with Commissioner Thomas, I know some of our commissioners are concerns of the opposition from the letters we received but do they actually live in the City of Carson. I'm more concern with our residents and their safety. Hope the Planning commission remembers what we discussed previously as Commissioner Thomas stated, we were in favor of some type of protection for our city. The ZTA provides that, not as much as I would like because of the cumulative impact that these warehouses are having but it's a start and there's room for improvement. We can enhance this ZTA, I believe we should support this and vote for this.

Vice Chair Palmer – I can see both sides, I can see the need for updated legislation and I can see the concerns over the economic aspect of it. It's a city-initiated application. It's a proactive thing that the department did, and I want to give them some support and at least give the decision makers a chance to look at everything that's before them and give the public another chance when it gets to council. I see the need for change I don't know that it has every aspect, but I think it's up for discussion at another level. If no one else has any other comments, I'm willing to entertain a motion.

Commissioner Thomas (1st) motion, Vice Chair Palmer (2nd). Motion passed with 6-2 (Commissioner Diaz & Commissioner Hernandez voted no). With added change on Labor Force. Use Local Labor Unions and priority to hire Carson Residents proposed by Commissioner Thomas at a percentage that's agreeable to Planning Commission. Commissioner Huff, tried to make second motion but Vice Chair had already second the motion.

B. Conditional Use Permit (CUP) No. 1118-22

Applicant: Steve Rigor
Arris Studio Architects
1327 Archer Street, Suite 220
San Luis Obispo, CA 93401

Property Owner: Carson Hospitality, LLC
7126 De Soto Ave.
Canoga Park, CA 91303

Request: Consider approval of onsite alcoholic beverage sales and services of beer, wine, and distilled spirits and consumption within a hotel (a future Marriot TownePlace Suites) at 888 E. Dominguez Street.

Property Involved: 888 E. Dominguez Street

Associate Planner Alexander had a PowerPoint presentation.

Assistant Attorney Jones mentioned change to Conditions of Approval number 5, 14 and 15. Conditional of Approval Number 5 to read conditional use permit (CUP) 1118-22 shall expired or become null and void if and when DOR 1827-20 and CUP 1101-20 as modified by Planning Division approval in 2021 come null and void. Condition of approval Number 14, suggesting a word proposed be removed. Condition of Approval Number 15 removing everything after *of sell business*.

Commissioner Thomas asked staff if Motel 6 & Marriott Townhome Suites were merging. Second with the architectures and renderings provided will the signs match for Motel 6 & Marriott.

Planner Alexander responded, it's two different hotels, same property owner and same parcel. This CUP is strictly for Alcohol and beverage and not for any sign changes.

Commissioner Thomas ask the applicant if there are any plans to consolidate both hotels and asked about trucks parking in the back

Applicant Steve Rigor, Arris Studio Architects – responded that there’s no plans to change the façade of the hotel at this time. Mr. Rigor and Owner Patel no plans to make room for truck parking at this time. The back alley that they are now using won’t be there.

Commissioner Diaz (1st) motion, Commissioner Thomas (2nd), Motion passed with 8-0. Approved staff’s recommendation with changes to Condition of Approval to #5, 14, 15 per Assistant Attorney Jones. Applicant approved amended changes.

C. General Plan Amendment (GPA) No. 109-20, Zone Change (ZCC) No. 184-21, Specific Plan (SP) No. 23-20, Site Plan Design Review Overlay (DOR) No. 1832-20

Applicant: David Blumenthal, AICP
Sagecrest Planning + Environmental
2400 E. Katella Avenue, Suite 800
Anaheim, CA 92806

Property Owner: Kim Family Trust
P.O. Box 44
Palos Verdes Estates, CA 90274

Request: Consider approval of a proposed 19-unit multiple-family residential development on two vacant parcels.

Property Involved: 21240-21250 Main Street

Associate Planner Alexander had a PowerPoint presentation.

Commissioner Guerra when I read the staff report there was a former gas station, does it require any remediation? Is there any timeline.

Jason Reynolds – A phase 2 environment assessment is required, it is one of the Conditions of Approval. Environmental assessment is completed prior to construction activities.

Applicant: David Blumenthal, AICP, Sagecrest Planning + Environmental, agree with everything on Conditions of Approval except number 72, this item may not make this project feasible.

Jeremy Davis – No comment was made.

Commissioner Diaz - would like to hear from the Engineer for underground utilities.

Engineer Kenneth Young – underground utilities are a standard condition and a cost estimate is \$100k to 150k. If it’s not feasible we do a trust account to add money into an escrow account and when it gets to an amount the City will do the undergrounding of utilities.

Vice Chair Palmer re-opened the Public Hearing for Commissioner Thomas to ask another question and Public to speak.

Commissioner Thomas asked if condition #72 remains will the project be feasible.

Applicant David Blumenthal will not be committing if they are completing the project or not if this condition.

Carson Resident Luisa Chalco opposed to this item. New construction will be above the residential house, she only received notice for this meeting and did not get any other information on this item, this is a very busy corner, there's no parking around this area and there's heavy traffic from 6:00 to 8:00 a.m. it's almost impossible to go through. You are not improving you are damaging the community.

Division Secretary Gonzalez – for the record, I did not receive any emails or letters for this item.

Commissioner Hernandez - I have seen underground utilities improve the community. If there's an accident, it doesn't interrupt anybody else.

Commissioner Guerra – in addition to what Commissioner Hernandez said, esthetical pleasing is not only important but traffic collisions hitting the poles causing additional hazards and inconvenience. Hopefully the applicant owner changes his mind and this will help his project.

Commissioner Diaz (1st) motion, Commissioner Hernandez (2nd), Motion passed with 8-0 Approved Staff's recommendation of proposed 19-unit multiple-family residential development on two vacant parcels without removal of Conditions of Approval #72.

D. Site Plan Design Review Overlay (DOR) No. 1891-22

Applicant: Link Logistics
3333 Michelson Drive, Suite 725
Irvine, CA 92612

Property Owner: B8 Alondra Industrial Owner LLC
233 South Wacker Drive, Suite 3400
Chicago, IL 60606

Request: Consider approval of two new tilt-up warehouse building totaling 288,821 square-feet with 52 dock doors, 210 parking spaces and 39 trailer parking spaces.

Property Involved: 100 W. Alondra Boulevard

Betancourt asked that this item be taken out of order since the applicant requested a continuance. Palmer asked for this item to be taken out of order. Diaz moved to take this Item out of order, 2nd by Commissioner Huff. A consensus vote was done. Vote 8-0

Betancourt due to a noticing error, we will not open public hearing. It will be re-noticed for future meeting.

Vice Chair Palmer 1st motion to continue item and Commissioner Diaz 2nd motion. Consensus vote was done. Vote 8-0.

7. PLANNING MANAGERS REPORT

Planning Manager Betancourt, a couple of meetings ago Commissioner Guerra asked of the possibility of surveillance cameras. I did speak with Division of Public Safety and currently there's 2 cameras projects work on and a 3rd one starting in a few months, projects will bring camera surveillance to all city facilities, parks and several high traffic areas. License plate recognition technology ability to track vehicles, will be use to cross reference traffic violations and to potential criminal activity.

8. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Wilson – Great meeting, it was very productive. Thank everyone all you do. Great commission. Glad we focus on quality-of-life issues here at the city.

Commissioner Huff – in sync with a lot of the thoughts. Glad we moved with the staff report. Good meeting as usual. A pleasure to seat here and go over all this. Very happy for our staff you guys did a very great job with this report, thank you for making so convenient for us.

Commissioner Thomas – echo sentiments of Commissioner Huff, to the staff, thank you for the ZTA, well overdue. A step on the right direction. I appreciate McKina has focus on her report showing the postings for the property. It's easy to find the posting when visiting the property. This coming Saturday, October 1st celebrating another Jazz Festival, free to attend at Anderson Park (corner of University & Wilmington just off the 91FWY), 11 a.m. to 6:00 p.m. Lots of parking around the park and at CSUDH by university. Parking with a shuttle to take you to the park. Lots of vendors, food, we are expecting a big crowd.

Commissioner Guerra – I too want to thank the staff for excellent work and diligent efforts they provide and help us make our decisions. In October at the community center I will be teaching Tai Chi for seniors on Fridays. We shut down because of covid but in October we will return.

Commissioner Diaz – no report this evening. To fellow commissioners continue to do the work that you're doing and to the staff, continue to provide us with all the tools we need to make these informative decisions.

Commissioner Docdocil – I definitely want to echo everyone else appreciations, to my fellow commissioners I'm in awe of the caliber of questions, it shows the love we have for our community. Staff has done an amazing job by presenting their information. I attend recent event that shows our rich diversity as a city, the recent mariachi fiesta on Friday, September 23rd. In addition to the Jazz festival in October 1st, Filipino American History Month kick-off was schedule for October 2nd and will be held at Dignity Health Park, 11 a.m. to 5:00 p.m.

singers, dancers, comedians, lot of vendors, food vendors. In October 22nd we'll celebrate Larry Itliong's Day at Veteran's Park from 9 a.m. to 12:00 p.m. performances and vendors and that evening there's going to be an Award dinner recognizing labor leaders from our city and surrounding areas a 6:00 to 11:00 p.m.

Commissioner Hernandez – many years ago we ask the applicant, how many local hires will you hire for their business? They asked, how many do you suggest? We suggested 20%. All we can do is suggest. Some of the commissioners when we go an investigate some of the sites, has anyone been question by security, what are you doing? Many years ago we had identification. Some of us hesitate to go to the sites.

Commissioner Huff – I have a badge and we used to get cards. Are those still available?

Planning Manager Betancourt – they are not, they were removed from the budget

9. ADJOURNMENT

Vice Chair Adjourned meeting at 8:45 p.m.

For further information: 310-952-1761

Agendas and Reports: http://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx

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