



**TUESDAY, NOVEMBER 8, 2022**  
701 East Carson Street, Carson, CA 90745  
6:30 p.m., Via Zoom

## **MINUTES**

### **MEETING 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: (VACANT)  
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 6:30 p.m.

#### **2. ROLL CALL**

Commissioners Present: Palmer, Diaz, Guerra, Hernandez, Huff, Thomas, Mfume, Wilson

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

Planning Staff: Naaseh, Jones, Whiting, Rubio, L. Gonzalez, M. Gonzalez

#### **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**

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**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](mailto: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](mailto:planning@carsonca.gov).

2. Email: You can email comments to [planning@carsonca.gov](mailto: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.

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/>).

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**5. CONSENT CALENDAR**

**A.** Minutes Approval: September 27, 2022

Motion passed with 8-0 vote.

**B.** A one-year time extension of Project Approval (Site Plan and Design Review 1782-19) for the development of a 3,754 square foot warehouse building on a 0.15-acre Parcel. 439 W. Gardena Blvd.

Motion passed with 8-0 vote. Clarification made by Assistant City Attorney Jones Staff recommendation is to approve resolution attached to Staff Report as exhibit 1 as amended. Mario E. Jaime attended and had no comment.

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## 6. PUBLIC HEARING

### A. Site Plan and Design Review (DOR) No. 1891-22

**Applicant:** Link Logistics Real Estate  
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 adopting a resolution finding a CEQA exemption and conditionally approving DOR No. 1891-22 related to demolition of a vacant existing 69,106 square foot warehouse and a vacant existing 54,609 square foot two story office building warehouse and development of two new tilt-up warehouse buildings totaling 286,821 square feet with a total of 52 dock doors, 210 parking spaces and 39 truck parking spaces.

**Property Involved:** 100 W. Alondra Boulevard

Community Development Director Naaseh read Staff Report into the record.

Presentation by Associate Planner Whiting.

Vice Chair Palmer opened the Public Hearing.

Presentation by Yemi Alade, Link Logistics Assistant Vice President, Development.

Speakers in support of this item/project for approval of staff's recommendation:

- Oscar Martinez – Carson resident for 57 years. (IBEW Local 11)
- James Matthews - Southwest Mountain States Regional Council of Carpenters Local 562
- Ray Lawson - Southwest Mountain States Regional Council of Carpenters Local 562
- Joseph Goldplatt - - Southwest Mountain States Regional Council of Carpenters Local 562
- Efrain Lopez – LiUNA - Laborers' International Union of North America
- Ian Moss/424-536- XXXX - Southwest Mountain States Regional Council of Carpenters Local 562
- Sam's Iphone (did not state his name) - Southwest Mountain States Regional Council of Carpenters Local 562
- Alex Zamora - LiUNA - Laborers' International Union of North America
- Steven Donahue - Southwest Mountain States Regional Council of Carpenters Local 562
- Bill Quisenberry - LiUNA - Laborers' International Union of North America

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- Daniela Martinez – Longtime Resident of Carson
  - Samuel Nieto/626-435-XXXX – Lives nearby for 10 years
  - Omar Galindo/323-333- XXXX – United Association Plumbers Local 78
  - Tommy Faavae – IBEW Local 11- Electrical Workers
  - Gus Torres/562-896- XXXX – Local Union 250
  - Jon Muñoz/310-991- XXXX – Local Union 250
  - Ray - Anchor Church
  - Sean Silva/626-788- XXXX – CREEDLA
  - Carlos Rodarte – IBEW Local 11
  - Pastor Zach/323-470- XXXX – CREEDLA
  - Steve Grageda/310-344- XXXX
  - Jose Garcia/626-523- XXXX
  - Paul Moreno/909-841- XXXX – Local 433 Iron Workers

Vice Chair closed the Public Hearing.

Commissioner Guerra was curious about the 52 loading docks, he asked if that is accurate. Applicant Yemi Alade confirm that between the 2 building there's a total of 52 loading docks.

Assistant City Attorney asked that Public Hearing be opened if Commissioner Guerra wants to ask questions.

Vice Chair re-opened Public Hearing for Commissioner Guerra to ask questions to applicant.

Commissioner Guerra ask the applicant if he anticipates high queue warehouse type of use?

Applicant Yemi Alade stated that they don't anticipate that type of use. Applicant Charlene So, Urban Cross, stated that they don't have plans for that type of use and if needed, they will work with the City to meet requirements.

Commissioner Hernandez asked the applicant how many workers will be working on the project and how many in percentage will be union?

Applicant Yemi Alade did not have a number of workers at this time. They have executed contracts with LIUNA, CREEDLA and Southwest Carpenters Union but they don't have percentages at this time.

Division Secretary M. Gonzalez mentioned there's a comment letter received.

Associate Planner Whiting read comment letter into the record from Barry Waite, President, Carson Chamber of Commerce. Letter supports this project.

Public Hearing was closed.

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Commissioners Comments:

Commissioner Thomas visited the site, she likes to see the site before making a decision, she likes to see the environment and what's involve any construction site. The area it's a blighted area by Broadway & Alondra. As she traveled from Broadway to Main, crossing Main a property that has been renovated/rebuilt looks very nice. Liked the project's rendering. Project looks really good. It's not a residential area. It's an industrial area and she is in favor of the project.

Commissioner Diaz stated that he reviewed staff report and did not see a Development Agreement and ask if this project had a Development Agreement?

Community Development Director responded that they did not have a Development Agreement for this project. Doesn't provide any community benefits other than what's on the conditions of approval. Project is consistent with the zoning and general plan.

Commissioner Guerra really likes the project and appreciates that they are using union labor that are extremely qualified and local. That saves on vehicle miles travel and it helps our environment and he appreciates them doing this.

Commissioner Hernandez likes project's esthetics on these buildings looks excellent. Mentioned if Tommy Saavae is involvement on this project and he knows it'll be an outstanding project.

*Vice Chair Palmer made (1<sup>st</sup>) motion to approve staff's recommendation, including CEQA findings. Commissioner Thomas (2<sup>nd</sup>) motion to approve. Motion passed. Vote 8-0.*

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**8. PLANNING MANAGERS REPORT**

Community Development Director introduced Laura Gonzalez. She was promoted to Planning Secretary. She will be taken over next meeting. Congratulated her, she has been with the City of over a year. She is very dependable employee and very lucky to have her. Next item, staff would like to request the commission to hold a Special Meeting for November 21<sup>st</sup>, to consider the Imperial Avalon Specific Plan and EIR.

Assistant City Attorney Jones explained that to call the special meeting can be done by the Chair on his own or by the majority of the commission. The Chair can simply announce his intent to call the special meeting. The call of the special meeting is not be complete until it's followed-up with a written notice of a special meeting, which will function as the meeting agenda, which will provide/state the item to be consider. No other item will be considered other than the item specified in the notice. That will be the certification of the EIR, for the Imperial Avalon Specific Plan project, which includes the Design Overlay Review, the Vesting Tentative Tract Map, as well as a recommendation of approval of a Specific Plan, General Plan Amendment, Zone Change and a Development Agreement. Vice Chair Palmer can announce his intent to call the special meeting. No vote is needed. He can follow-up with a written notice of special meeting that will be delivered to each of the commissioner.

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Vice Chair Palmer called the Special Meeting of the Planning Commission on Monday, November 21, at 6:30 p.m. to discuss the EIR certification for project that Ben articulated. Via Zoom. Agenda to follow.

Commissioner Thomas asked why the meeting is on Monday, November 21 and not November 22nd.

Community Development Director Naaseh, for timing purposes, to meet the schedule deadline for the project. Assistant City Attorney Jones added for noticing the public hearing and things of that nature.

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## **9. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Hernandez mentioned that he was driving down Narbonne, near Lomita City Hall. On their crosswalk they have blinking lights and would like to have lights for crosswalk at Carson High and any other school.

Community Development Director Naaseh will get back to Commissioner Hernandez.

Commissioner Guerra thank you staff for all the wonderful work you do and fellow commissioners.

Commissioner Huff, good evening to everybody. It was good to be in this meeting, to listen to what was all positive in my eyes and this is very good project that we just finished passing. I'm certainly happy of all the things that are coming to Carson, as benefits jobs and money, all of that. Congratulated Laura and thanked her for assisting her already as much as she has. To Commissioners as well as the Vice President (Chair), you are doing a wonderful job, listening and catching and moving things around, it keeps us going. Happy to be part of this body. Hope everybody voted.

Commissioner Wilson had no comment. Great Meeting.

Commissioner Mfume, good evening. Thank you to the City Staff and fellow Commissioners, I appreciate everything that everyone is doing.

Commissioner Thomas will not be with you for the Special Meeting. Wish all of you a wonderful Thanksgiving. Thank you to the staff for all that you do.

Commissioner Diaz had no report.

Vice Chair Palmer has no report. Enjoy. Hope everyone voted and hope everyone is happy with the results.

Executive Assistant Rubio offered condolences to Commissioner Thomas for the passing of her sister. Our hearts are with you.

Vice Chair Palmer asked if Commissioner Thomas didn't mind, we can close meeting in honor of her sister.

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Commissioner Thomas appreciated that.

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## **10. ADJOURNMENT**

Vice Chair Palmer adjourned meeting at 7:42 p.m. in memory of Debra Fontenot

For further information: 310-952-1761

Agendas and Reports: [http://ci.carson.ca.us/communitydevelopment/planning\\_agenda.aspx](http://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx)

This Planning Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Commission and items not on the Commission agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally three (3) minutes per person.