



→ WEDNESDAY, MARCH 21, 2018
701 East Carson Street, Carson, CA 90745
Council Chambers, 2nd Floor
6:30 p.m.

**MINUTES
ADJOURNED REGULAR MEETING
OF THE PLANNING COMMISSION**

Members:

De Shon Andrews	Chair Louie Diaz	Uli Fe'esago
Sharon Guidry	Michael Mitoma	Vice-Chair Ramona Pimentel
Charles Thomas	Alex Cainglet	

Alternates:

Jane Osuna	Christopher Palmer	Karimu Rashad
------------	--------------------	---------------

Staff:

Community Development Director Naaseh	City Attorney Soltani	Senior Planner Rojas
---------------------------------------	-----------------------	----------------------

"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

Chairman Diaz called the meeting to order at 6:34 p.m.

City Attorney Soltani requested the Planning Commission adjourn to a Closed Session to discuss the threat of possible litigation, noting an issue had emerged following the posting of this evening's agenda.

Chairman Diaz moved, seconded by Commissioner Osuna, to adjourn the Planning Commission to a Closed Session. No objection was noted (Mitoma had not yet arrived; absent Andrews.)

At 6:36 p.m. the Planning Commission meeting was adjourned to Closed Session. The meeting was reconvened at 7:25 p.m.

City Attorney Soltani advised that no reportable action was taken during Closed Session.

2. PLEDGE OF ALLEGIANCE

Chairman Diaz led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: Cainglet, Diaz, Fe'esago, Guidry, Mitoma, Pimentel, Thomas

Planning Commissioners Absent: Andrews (excused)

Planning Commission Alternates Present: Osuna

Planning Staff Present: Community Development Director Naaseh, Reclamation Authority Executive Director Raymond, City Attorney Soltani, Senior Planner Rojas, Contract Planner Edwards, 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. CONTINUED AND RENOTICED PUBLIC HEARING

A) Development Agreement No. 13-17

Applicant's Request:

The applicant, CAM-CARSON, LLC, is requesting the Planning Commission consider a Development Agreement with CAM-CARSON, LLC, a Delaware limited liability company and an affiliated entity of Macerich, for the development of a fashion outlet retail center on Cell 2 of a 157-acre parcel owned by the Carson Reclamation Authority, the former Cal-Compact Landfill. The subject property is located at southwest of I-405 and Del Amo Boulevard.

Staff Report and Recommendation:

Reclamation Authority Executive Director Raymond presented staff report and provided a power point presentation; and noted staff's recommendation for the Planning Commission to WAIVE further reading and RECOMMEND APPROVAL of the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and Adopt Resolution No. 18-1635, "A Resolution of the Planning Commission of the city of Carson recommending City Council adoption of Ordinance No. _ to approve Development Agreement No. 13-17 between the city of Carson and CAM-CARSON, LLC, for The District at South Bay Specific Plan project, an approximate 711,000 GBA square foot first class regional fashion outlet mall; Findings of General Plan consistency."

Commissioner Mitoma asked if the agreement has a provision for including electric vehicle charging stations and, if so, how many are being proposed.

Community Development Director Naaseh advised that the Building Code requires 8 percent of the parking spaces be provided for electric vehicles, which will equate to 224 spaces for this project.

City Attorney Soltani stated the Commission could make a recommendation that the DA include language regarding the provision of EV charging stations.

Commissioner Cainglet asked if the \$11 million penalty fee if developer does not develop the site in a timely manner will be held in an escrow account and asked how the City would be protected if litigation were necessary should they not finish the project.

City Attorney Soltani stated no, that money will not be held in escrow, believing that is not necessary since this is a public company with many assets; and stated that the City would use the nonrefundable deposits for litigation fees if that were necessary, but pointed out there have been lengthy negotiations and that the terms of the conveyance agreement are very clear.

Chairman Diaz opened the public hearing.

Garrett Newland, representing Macerich, stated that to date, Macerich has invested over \$20 million in this endeavor; and highlighted the significant benefits this unique, state-of-the-art project will bring to Carson, such as increased tax revenues and job opportunities. He pointed out this project will draw visitors from the entire Los Angeles County and elsewhere, noting they anticipate millions of visitors to this site.

Reclamation Authority Executive Director Raymond explained for Commissioner Thomas that the \$70 million in contributions will be made by Macerich over time, not in one lump sum.

There being no further input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Vice-Chair Pimentel, to recommend approval to City Council Development Agreement No. 13-17.

By way of a friendly amendment, Commissioner Mitoma asked that language referring to the number of EV stations be included in the Development Agreement.

City Attorney Soltani advised staff will clarify that in the DA before the City Council meeting.

The makers of the motion accepted the friendly amendment, thus adopting Resolution No. 18-1635.

Motion carried, 8-0 (absent Andrews).

6. MANAGER'S REPORT None

7. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Thomas announced that Cal State Dominguez Hills University now has a new president.

Chairman Diaz thanked everyone for their efforts and participation this evening.

8. ADJOURNMENT

At 8:23 p.m., the meeting was adjourned.

Chairman

Attest By:

Secretary