

8. PUBLIC HEARING

B) Design Overlay Review No. 1542-14, General Plan Amendment No. 94-14, Zone Change Case No. 171-14, and Tentative Parcel Map No. 73915

Applicant: Panattoni Development Company
c/o Mark Payne
20411 SW Birch Street, Suite 400
Newport Beach, CA 92660

Property Owner: Carson Successor Agency
701 E. Carson Street
Carson, CA 90745

Request: To construct two concrete tilt up buildings totaling 120,486 square feet (Building 1: 43,592 square feet; Building 2: 76,894 square feet), amend General Plan Land Use Designation from Business Park to Light Industrial and zone change from MH-D to ML-D

Properties Involved: 2254 E. 223rd Street

zg Staff Recommendation: Approve

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Guidry, to approve the applicant's request; that Condition No. 26 be amended to not allow any chain-link, barbed and concertina wire fencing on this property; that Condition No. 38 to read, "The applicant will provide the CMC required parking. None of the required parking spaces shall be used for storage of vehicles/trucks or any other equipment"; that Condition 96 to read, "The City is in the process of developing and adopting Development Impact Fees (DIF) on new developments. DIF are routinely collected by other cities to pay for impacts of a project on the City's infrastructure including, but not limited to, streets, sidewalks, bikeways, parkways and median landscaping, parks, police, fire, sewer, libraries, and reclaimed water. The proceeds from DIF will be used by the City to pay for capital improvements necessary to accommodate new developments. The City's DIF will be developed to demonstrate that there is a reasonable relationship between the specific amount of the fee imposed, the particular development project and the cost of the public facility attributable to the project. After the adoption of the DIF, the City will issue a letter to the Parties detailing the amount of the DIF due to the City. The Parties shall pay the DIF in full within 30 days from the date of the letter requesting the DIF payment. If payment is not received by the due date, the City will take further action for collection. The applicant may appeal the DIF amount to the Planning Commission. Any such appeal must be provided in writing to the City Clerk no later than 20 days following the

date of notification of the amount from the Planning Department, stating the reasons for the appeal and including all relevant evidence in support thereof"; and moved to adopt Resolution No. 17-2597. Motion carried, 7-0 (absent Andrews, Madrigal).