



TUESDAY, JANUARY 23, 2018  
801 East Carson Street, Carson, CA 90745  
→ Juanita Millender-McDonald Community Center, Hall B  
6:30 p.m.

**MINUTES  
REGULAR MEETING OF THE  
PLANNING COMMISSION**

**Members:**

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

**Alternates:**

Jane Osuna	Christopher Palmer
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**Staff:**

Planning Naaseh	Manager	Assistant City Attorney Chaffin	Contract Edwards	Planner
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*"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.

**2. PLEDGE OF ALLEGIANCE**

Chairman Diaz led the Salute to the Flag.

**3. ROLL CALL**

Planning Commissioners Present: Diaz, Fe'esago, Guidry, \*Mitoma (\*arrived at 6:40 p.m.), Pimentel, Post, Thomas

Planning Commissioners Absent: Andrews, Cainglet (both excused)

Planning Commission Alternates Present: Osuna

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Chaffin, Senior Planner Rojas, Contract Planner Edwards, Recording Secretary Bothe

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**CLOSED SESSION (Hall C, Community Center - 6:30 P.M.)**

Closed Session commenced at 6:38 p.m.

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## **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

A closed session will be held, pursuant to Government Code Section 54956.8, to enable the Planning Commission to consider negotiations with Macerich, with whom the Successor Agency is negotiating, and to give direction to its negotiators, Kenneth C. Farfing, Executive Director, John Raymond, Director of Community Development, and/or Saied Naaseh, Planning Manager, regarding that certain real property known as Assessor Parcel Nos. 7336-010-903 and 7336-010-904. The Planning Commission's real property negotiator will seek direction from the Planning Commission members regarding the price, payment terms for purchase, sale or lease.

Closed session concluded at 7:19 p.m.

Assistant City Attorney Chaffin reported there are no announcements from Closed Session.

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### **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. CONSENT CALENDAR**

- A) Approval of Minutes - November 8, 2017 and November 14, 2017

Chairman Diaz moved, seconded by Alternate Commissioner Osuna, to approve the November 8, 2017 and November 14, 2017, Minutes as presented. Motion carried, 8-0 (absent Andrews, Cainglet).

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### **6. CONTINUED PUBLIC HEARING**

None

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### **7. PUBLIC HEARING**

- A) **Initiating Amendment of The Boulevards at South Bay Specific Plan (To be renamed The District at South Bay Specific Plan) (Specific Plan Amendment No. 10-17)**

Applicant(s)/Property Owner:

The applicant/property owner, Carson Reclamation Authority, applied for a Specific Plan Amendment. Initiation by the Planning Commission is requested for a Specific Plan Amendment (SPA) and update to The Boulevards at South Bay Specific Plan (to be renamed The District at South Bay Specific Plan). The subject property is located southwest of I-405 and Del Amo Boulevard.

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

Staff Report and Recommendation:

Assistant City Attorney Chaffin noted the recommendation is to formally initiate the Specific Plan Amendment that the Planning Commission was presented with at the workshop in November 2017; and if approved this evening, they would be adopting the resolution attached to the following item on the agenda.

Planning Commission Decision:

Chairman Diaz moved, seconded by Vice-Chair Pimentel, to adopt staff recommendation, thus adopting Resolution No. 18-2619, entitled, "A Resolution of the Planning Commission of the City of Carson initiating amendment of The Boulevards at South Bay Specific Plan (to be renamed The District at South Bay Specific Plan)." Motion carried, 8-0 (absent Andrews, Cainglet).

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**B) Specific Plan Amendment No. 10-17, Supplemental Environmental Impact Report (SCH No. 2005051059), Development Agreement No. 13-17, Site Plan and Design Review No. 1675-17, and Comprehensive Sign Program No. 28-17**

Applicant(s)/Property Owner:

The applicant/property owner, Carson Reclamation Authority (for Specific Plan Amendment and Supplemental Environmental Impact Report) and CAM-CARSON LLC (for Development Agreement, Site Plan and Design Review, and Comprehensive Sign Program), are requesting consideration of an amendment and update to The Boulevards at South Bay Specific Plan (to be renamed The District at South Bay Specific Plan), Supplemental Environmental Impact Report associated with the Specific Plan Amendment, Development Agreement between the City of Carson and CAM-CARSON LLC, Site Plan and Design Review and Comprehensive Sign Program for Fashion Outlets Los Angeles. The subject property is located southwest of I-405 and Del Amo Boulevard.

Staff Report and Recommendation:

That the Planning Commission **WAIVE** further reading and **ADOPT**:

- Resolution No. 18-2620, entitled, "A Resolution of the Planning Commission of the City of Carson recommending the City Council (1) adopt the findings required by CEQA guidelines, Section 15091; (2) certify the Final Supplemental Environmental Impact Report to the Final Environmental Impact Report (SCH No. 2005051059) for the proposed amendment to The Boulevards at South Bay Specific Plan (to be renamed The District at South Bay Specific Plan) and related development thereunder, including 1,550

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residential units and 1,834,833 square feet of commercial uses located southwest of Interstate 405 Freeway and north of the Avalon Boulevard interchange; (3) adopt the proposed mitigation monitoring and reporting program, and (4) adopt a Statement of Overriding Considerations, pursuant to the California Environmental Quality Act”;

- Resolution No. 18-2621, entitled, “A Resolution of the Planning Commission of the City of Carson recommending City Council approval of Specific Plan Amendment No. 10-17 to amend and restate in its entirety The Boulevards at South Bay Specific Plan (to be renamed The District at South Bay Specific Plan) for a 168-acre planning area generally located southwest of the Interstate 405 Freeway and north of the Avalon Boulevard interchange in the city of Carson”; and

**Waive** further reading and **contingently adopt**:

- Resolution No. 18-2622, entitled, “A Resolution of the Planning Commission of the City of Carson approving Site Plan and Design Review (DOR) No. 1675-17 and Comprehensive Sign Program No. 28-17 for development of a new approximately 648,580-square-foot gross buildable area regional commercial use and sign program within Planning Area 2 on a 46-acre project area within The District at South Bay Specific Plan generally located southwest of the Interstate 405 Freeway and north of the Avalon Boulevard interchange in the city of Carson”; and

**Continue**:

- Development Agreement No. 13-17 to February 13, 2018.

Planning Manager Naaseh advised that the Commissioners were emailed the following modifications, noting hard copies were also distributed to all and available to the public at this evening’s meeting:

- Specific Plan Errata (to replace draft pages with text/exhibit changes)
- Updated CEQA Resolution (to replace draft resolution - complete with all exhibits, Findings of Fact and Statement of Overriding Considerations, etc.)
- Updated DOR and Comprehensive Sign Program Resolution (to replace draft resolution)
- Supplemental Additions and Corrections to the Draft SEIR (to replace draft section).

Assistant City Attorney Chaffin advised there have been updated documents provided to the Planning Commission and made available to the public, which include:

- the CEQA Resolution, which now contains the Findings as well as the Statement of Overriding Considerations;
- an updated DOR Resolution, noting all the exhibits are the same but staff tweaked/clarified some language and made a spelling correction.

Assistant City Attorney Chaffin also mentioned that tonight's Power Point presentation will be included in the administrative record.

Assistant City Attorney Chaffin highlighted a few clarifications and additions:

- advised that the resolutions are going to be including some additional findings regarding the sale of the property for development, which is consistent with the General Plan;
- that Page Nos. 143 and 149 of the Statement of Overriding Considerations will have removed any reference to public transportation, as that portion is less than significant with the mitigation measures that have been imposed;
- will make sure that the estimated sales tax amount reference on Page 147 of the Statement of Overriding Considerations is changed to reflect over \$3 million in annual estimated sales tax revenue for Planning Area 2 and the total for the overall property be changed to reflect an estimated range of \$5 million to \$7 million;
- in the Supplemental Additions and Correction to the DSEIR, VII(b) will be deleted regarding short-term noise impacts;
- and finally, because there are a lot of documents, there are minor spelling errors and formatting changes and other clarifications that need to be made to make sure the final documents are clean before being presented to City Council.

Assistant City Attorney Chaffin noted that the Staff Recommendation was modified to include these documents, clarifications and modifications. Chairman Diaz confirmed that the Commission has received those documents.

Planning Manager Naaseh gave a power point presentation, covering various items such as public outreach, meeting notices, recent Planning Commission workshop regarding this project, project entitlements, stakeholders/owners, planning areas, land use summary, key impact summary, permitted uses, sign modification options, approval authority, etc.

Mary Hasham, RE Solutions representative, advised that her power point presentation is largely a review of material that was well covered at the Planning Commission's workshop in November of last year. She added that the work RES is undertaking is to complete the environmental remediation and do the horizontal infrastructure development that will allow Macerich's project and other vertical development projects to take place on this property.

Garrett Newland, Vice-President of Development and project lead for Macerich, stated that Macerich is ready and eager to get started on this project; and he stated that this project meets all development standards and the General Plan. He narrated a short flyover video of the proposed project.



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

Planning Commission Decision:

Chairman Diaz moved to concur with staff recommendation, including clarifications and modifications as noted by Assistant City Attorney Chaffin, thus adopting Resolution Nos. 18-2620, 18-2621, and 18-2622 as clarified and modified, and continuing consideration of Development Agreement No. 13-17 to February 13, 2018, at 4:00 p.m.

By way of a friendly amendment, Commissioner Guidry asked that the Specific Plan also include a clarification that the Community Development Director consult with the Sheriff's Department in making a determination for events anticipated to attract large crowds or which could have security, public health or safety considerations.

Assistant City Attorney Chaffin stated that Table 6.1 in the proposed Specific Plan could be amended to reflect that change by adding the words "after appropriate consultation with the Sheriff's Department" in a footnote of that table.

Chairman Diaz accepted the friendly amendment. Commissioner Guidry seconded the motion. Motion carried, 8-0 (absent Andrews, Cainglet).

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**7. MANAGER'S REPORT**

Planning Manager Naaseh expressed his appreciation and thanked everyone involved for their hard work during this entire process.

**8. COMMISSIONERS' ORAL COMMUNICATIONS**

Commissioner Fe'esago wished everyone a happy new year.

Commissioner Post announced that tonight will be her last meeting as a Planning Commissioner, noting her desire to spend more time with her family. She stated that she has enjoyed working with everyone at City Hall for the past 40 years, and pointed out she will stay involved with civic issues, including the Carousel tract matters.

Chairman Diaz thanked and commended Barbara Post on her many years of service with Carson, stating her knowledge and absence from this Commission will be greatly missed. He stated he has learned a lot from Commissioner Post while serving on this body, and noted his appreciation of her holding steadfast to her principles.

Commissioner Guidry stated that through the years, she has watched with great respect how Barbara Post has conducted herself and noted her appreciation of Ms. Post's guidance and for embracing her when she was first appointed to the Planning Commission, believing she was ready for the role of Vice-Chair to this body. Commissioner Guidry highlighted her appreciation of all that Barbara Post has done for this community while serving on the Planning Commission. She added that as she continues to drive through the streets of this city, she will be reminded of Ms. Post's many achievements.

Vice-Chair Pimentel stated that Barbara Post is going to be missed and commended her for her tireless/ongoing fight for the residents in the Carousel tract.

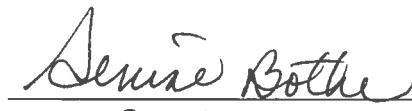
Chairman Diaz thanked everyone involved for their hard work during this entire process.

#### **10. ADJOURNMENT**

At 8:13 p.m., Chairman Diaz adjourned the meeting to Tuesday, February 13, 2018, 4:00 p.m., Juanita Millender-McDonald Community Center, Adult Activity Room.

  
Chairman

*Attest By:*

  
Secretary