



 **DRAFT**

TUESDAY, August 14, 2018
701 East Carson Street, Carson, CA 90745
Council Chambers, 2nd Floor
6:30 p.m.

**MINUTES
MEETING OF THE
PLANNING COMMISSION**

Members:

De Shon Andrews
Ramon Madrigal
Chair Ramona
Pimentel

Alex Cainglet
Michael Mitoma
Myla Rahman

Uli Fe'esago
Damion Nunley
Vice-Chair Charles
Thomas

Alternates:

Jane Osuna

Christopher Palmer

Karimu Rashad

Staff:

Director Naaseh

Assistant City
Attorney Neumeyer

Contract Planner
Ethan Edwards

"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

Chair Pimentel called the meeting to order at 6:31 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Rahman led the Salute to the Flag.

3. ROLL CALL

Planning Commissioners Present: *Andrews, Fe'esago, Mitoma, Pimentel, Rahman
(*Andrews arrived at 6:40 p.m.)

Planning Commissioners Absent: Cainglet, *Madrigal, *Nunley, Thomas (*excused)

Planning Commission Alternates Present: Osuna, Palmer

Planning Staff Present: Director Naaseh, Assistant City Attorney Neumeyer, Assistant Planner Castillo, Contract Planner Guisar, Contract Planner Edwards, Recording Secretary Bothe

Commenced at 6:35 p.m.

CLOSED SESSION (Executive Conference Room)

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

- 1) Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2) or (d)(3) and (e)(2) (one potential case).

Ended at 6:46 p.m.

Assistant City Attorney Neumeyer stated there is no reportable action to address.

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 - April 24, 2018; June 12, 2018

Commissioner Mitoma moved, seconded by Commissioner Fe'esago, to approve the April 24, 2018 and June 12, 2018, Minutes as presented. Motion carried, 6-0 (Palmer abstained; absent Cainglet, Madrigal, Nunley, Thomas).

6. CONTINUED PUBLIC HEARING

A) Development Agreement No. 14-17, Variance No. 563-18

Applicant's Request:

The applicant, Outfront Media, LLC, is requesting to consider a Development Agreement between the city of Carson and Outfront Media, LLC, and a height variance to install a 75-foot-high outdoor advertising sign ("digital billboard") within the I-405 Freeway Corridor. The subject property is located at 22020 Recreation Road (APN: 7328-001-020).

Staff Report and Recommendation:

Contract Planner Guisar presented staff report and the recommendation to **WAIVE** further reading and **ADOPT** Resolution No. 18-108, entitled, "A Resolution of the Planning Commission of the city of Carson recommending City Council adoption of Ordinance No. 18-1813 to approve Development Agreement No. 14-17 between the city of Carson and Outfront Media, LLC, to replace an existing static billboard sign with a new digital freeway billboard sign at 20220 Recreation Road (APN: 7328-001-021) and approve Variance No. 563-18, to exceed maximum height." Contract Planner Guisar advised that she spoke by telephone to the neighbor who expressed concern at the last meeting about the bright lights coming from this business into her home and its negative effects on the residential area, stating that she gave

that resident a current status report and offered her an opportunity to speak further on this matter.

Katie Metz, applicant's representative, thanked and commended staff for their work on this proposal; she briefly explained why a variance is necessary; and commented on the illumination and regulations for electronic billboard illumination.

Commissioner Osuna expressed her concern that the neighbors will still be negatively impacted by the location/height of this sign.

There being no further input, Chair Pimentel closed the public hearing.

Planning Commission Decision:

Chair Pimentel moved, seconded by Commissioner Palmer, to concur with staff recommendation, thus adopting Resolution No. 18-2638. Motion carried, 6-1 (Osuna voted no; absent Cainglet, Madrigal, Nunley, Thomas).

7. PUBLIC HEARING

- A) Conditional Use Permit (CUP) No. 1015-16; Development Agreement (DA) No. 10-16; General Plan Amendment (GPA) No. 101-17; Site Plan and Design Review (DOR) No. 1694-18**

Applicant's Request:

The applicant, Linear Properties, is requesting to allow for the construction and operation of a trailer truck and truck-mounted container storage parking facility within the MH-D (Manufacturing, Heavy, with a Design Overlay) zoning district. The subject property is between East 223rd Street to the north and East 236th Street to the south within the LADWP Utility Corridor.

Staff Recommendation:

Continue to October 9, 2018

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Palmer, to continue this matter to the October 9, 2018, Planning Commission meeting. Motion carried, 7-0 (absent Cainglet, Madrigal, Nunley, Thomas).

7. PUBLIC HEARING

B) Design Overlay Review No. 1708-18

Applicant's Request:

The applicant, Langdon Wilson International Architecture, Planning, is requesting to permit a proposed building and site remodel for a new religious facility located in the ML-D (Manufacturing, Light - Design Review) zone. The subject property is located at 20932 South Main Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to **APPROVE** Design Overlay Review No. 1702-18; and **WAIVE** further reading and **ADOPT** Resolution No. 18-2639, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1702-18 to permit a proposed building and site remodel for a new religious facility located at 20932 South Main Street."

Chair Pimentel opened the public hearing.

Iman Ashraf Carrion, applicant, stated that they would like the east side landscape to be set back 5 feet instead of the proposed 6 feet to accommodate the fence and landscaping.

The Commission expressed concern with regard to the adequacy of the number of parking spaces being provided for the congregation.

Mr. Ashraf Carrion stated they meet code and believe they will have an adequate number of parking spaces for their parishioners, noting their heaviest flow will be on Fridays in the early afternoon. He added that they will not have any amplified prayers nor bells.

The following speakers spoke in support of this proposal:

Pastor Jefferson, Rosa Taug, Alexey Steele, Kimberly Battaglia, Mame Moye, Isata Timbu, Jessica Shahad, John Riley, Jackie Momoli, Rohida Khan, Elena Maloui, and Scott Skromeda.

They commented on the extensive outreach this mosque has performed not only in this city, but county and other countries, volunteering and working with the Los Angeles Mission and the homeless population and financially contributing to the Mission's Adopt a Meal Program, supportive activities with the FBI and DEA, Department of Children and Family Services, helping foster children, victims of domestic violence, human and sex trafficking victims, etc.

There being no further input, Chair Pimentel closed the public hearing.

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Palmer, to approve the applicant's request.

Staff reminded the Commission of the two amended proposals to the Resolution and Conditions of Approval.

Mr. Ashraf Carrion stated he concurs with the amended language.

Commissioner Mitoma moved, seconded by Commissioner Palmer, to approve the applicant's request and to include the following changes to the Resolution and Conditions of Approval: Section 3b of the Resolution, "...setback along the eastern perimeter shall be increased to 5 feet," also reflected in Condition of Approval No. 16; Section 3c of the Resolution, add "Another condition will require the front gate to be set back nine (9) feet to minimize cars from staging and blocking lanes on Main Street"; add Condition of Approval No. 33, "The front gate shall be set back nine (9) feet to minimize cars from staging and blocking lanes on Main Street"; and adopted Resolution No. 18-2639. Motion carried, 7-0 (absent Cainglet, Madrigal, Nunley, Thomas).

8. MANAGER'S REPORT

Director Naaseh advised that Richard Rojas has left Carson and is now the Community Development Director in Compton; and stated that his replacement should be on board within the next couple of months.

9. COMMISSIONERS' ORAL COMMUNICATIONS

Chair Pimentel advised that Ray Madrigal is having an emergency medical test performed this evening and not able to attend, and she requested prayers for his well-being.

10. ADJOURNMENT

The meeting was adjourned at 7:49 p.m.

Chairman

Attest By:

Secretary