



TUESDAY, June 25, 2019
701 East Carson Street, Carson, CA 90745
Council Chambers, 2nd Floor
6:30 p.m.

DISPOSITION

MEETING OF THE PLANNING COMMISSION

Members:

| | | |
|----------------|---------------|-----------------|
| Alex Cainglet | Uli Fe'esago | Ramon Madrigal |
| Michael Mitoma | Chris Palmer | Ramona Pimentel |
| Myla Rahman | Karimu Rashad | Daniel Valdez |

Alternates:

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| Louie Diaz | Patricia Hellerud | Paloma Zuniga |
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Staff:

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| Planning Manager Betancourt | Assistant City Attorney Jones |
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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

Chair Pimentel called the meeting to order at 6:35 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Karimu Rashad led the Salute to the Flag

3. ROLL CALL

Planning Commissioners Present: Cainglet, Mitoma, Rashad, Pimentel, Valdez

Planning Commissioners Absent: Rahman, Fe'esago, Palmer, Madrigal

Planning Commission Alternates Present: Diaz, Zuniga

Planning Staff Present: Planning Manager Betancourt, Assistant City Attorney Jones, Contract Planner Carver, City Assistant Planner Bhatia, Recording Secretary Gonzalez

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.

Scott Suhr, representing Dominguez Hills Village Community HOA, noted his concerns with the proposed Brandywine development and impacts to traffic and parking.

5. CONSENT CALENDAR

A) Minutes: May 28, 2019

Commissioner Cainglet moved, seconded by Chair Pimentel, to approve the May 28, 2019, Minutes as presented. Motion carried, 4-0 (Commissioners Zuniga, Diaz, Rashad abstained; absent Rahman, Fe'esago, Palmer, Madrigal.)

5. CONSENT CALENDAR

B) SCAG Grant deliverable: Neighborhood Villages Plan

Philip Burns and Felicia Williams presented the Carson Neighborhood Mobility Area Plan Potential Improvements and Programs report and fielded questions from the Commission.

Planning Commission Decision:

Received and filed (no vote required)

6. PUBLIC HEARING

A) Site Plan and Design Review (DOR) No. 1695-18; Conditional Use Permit (CUP) No. 1040-18; Tentative Tract Map (TTM) No. 78226

Applicant: The Carson Project Owner, LLC.
c/o Spencer Oliver of Integral Communities
888 San Clemente, Suite 100
Newport Beach, CA 92660

Property Owner: Little Blackfoot, LLC.
1316 Solano Ave
Albany, CA 94706

Request: Approval of a Site Plan and Design Review No. 1695-18, Conditional Use Permit No. 1040-18, and Tentative Tract Map No. 78226; and recommendation of approval to the City Council to adopt Specific Plan Amendment No. 4-93 Revision 4 and Mitigated Negative Declaration to develop a 175-unit residential condominium project on an 8.07-acre project site

Property Involved: Northeast corner of S. Central Avenue and E. Victoria Street

lc Recommendation: Approve

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Diaz, to approve the applicant's request, revising Condition No. 14 to read as follows: "Indemnification. The Developer, for itself and its successors in interest ("Indemnitors"), agrees to defend, indemnify and hold harmless the City of Carson, its agents, officers, and employees ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, penalties, actions, or proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to any damage or harm to person or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions, including but not limited to Claims for cancers, diseases, ailments, illnesses, sicknesses, maladies or other adverse health conditions or effects (including those resulting in death) to future occupants of the project site allegedly arising from or relating to soil contamination or other conditions existing on the project site which make its development or occupancy pursuant to the project or entitlements hazardous to human health. The City will promptly notify Indemnitors of any such claim, action, or proceeding against the City, and Indemnitors will pay the City's associated legal costs and will advance funds assessed by the City to pay for defense of the matter by the City Attorney. The City will cooperate fully in the defense. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without Indemnitors' consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein. Indemnitors shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. The City may ask for further security in the form of a deed of trust to land of equivalent value. If Indemnitors fail to provide or maintain the deposit, the City may abandon the action and Indemnitors shall pay all costs resulting therefrom and the City shall have no liability to Indemnitors"; and moved to adopt Resolution No. 19-2669. Motion carried, 7-0, as follows:

AYES: Zuniga, Mitoma, Diaz, Cainglet, Rashad, Valdez, Pimentel
NOES: None
RECUSE: None
ABSENT: Rahman, Fe'esago, Palmer, Madrigal

7. MANAGER'S REPORT

Planning Manager Betancourt stated he was pleased to witness a good turnout of attendees at the Juneteenth and Philippine Independence Day events.

8. COMMISSIONERS' ORAL COMMUNICATIONS

Commissioner Valdez asked that an item be included on a future Planning Commission agenda to discuss Inland Star.

Planning Manager Betancourt explained that issue may be coming before the Planning Commission at a future meeting and that it would not be appropriate to discuss it beforehand.

Vice-Chair Cainglet thanked City staff and City Council for their support and attendance at the Philippine Independence Day event. He asked why new, matching nameplates and business cards can't be purchased for the Planning Commission.

Commissioner Zuniga noted her pleasure in serving on this Commission.

Commissioner Mitoma wished everyone a safe and happy July 4th celebration.

Commissioner Diaz commended Vice-Chair Cainglet for spearheading the Philippine Independence Day event and thanked City staff for their help with this event. He asked why the recent road repairs near the 405 FWY underpass near McHelen (east side of the city) were not completed for the city of Long Beach; and asked that Carson Public Works coordinate these type of repairs with the city of Long Beach.

Chair Pimentel wished everyone a happy 4th of July and mentioned that Community Friendship Day will be this Saturday at Carson Park.

9. ADJOURNMENT

At 9:01 p.m., the meeting was formally adjourned.

Upcoming Meetings

July 9th

July 23rd

August 13th – cancelled

August 27th

For further information, call (310) 952-1761.

*Planning Commission Agenda and Reports
available at*

http://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx

This Board/Commission/Committee is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Board/Commission/Committees 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 Board/ Commission/ Committee and items not on the Board/Commission/Committee agenda but are within the subject matter jurisdiction of the Board/ Commission/ Committee. The Board/Commission/Committee may limit public comments to a reasonable amount of time, generally three (3) minutes per person.