

**MINUTES
CITY OF CARSON
PLANNING COMMISSION REGULAR MEETING**

**COMMUNITY CENTER, HALL A
CARSON, CALIFORNIA 90745**

JANUARY 8, 2008 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:40 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Verrett.
3. **ROLL CALL**
Planning Commissioners Present: Cannon, Faletogo, Graber, Hudson, Saenz, Verrett

Planning Commissioners Absent: None

Staff Present: Planning Manager Repp, Assistant City Attorney Galante, Senior Planner Signo, Assistant Planner Raktiprakorn, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Vice-Chair Hudson moved, seconded by Commissioner Saenz, to approve the agenda as submitted. Motion carried.
6. **INSTRUCTIONS TO WITNESSES** Chairman Faletogo requested that all persons wishing to provide testimony stand for the oath, complete the general information card at the podium, and submit it to the secretary for recordation.
7. **SWEARING OF WITNESSES** Assistant City Attorney Galante
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes.

Barbara Post, resident, urged the Planning Commission to carefully consider the impacts their decisions will have upon the City during this year's deliberations; and she asked that the City take care of the blighted condition on the property at the northeast corner of Main Street and

Sepulveda Boulevard.

9. CONSENT CALENDAR

A) Minutes: December 11, 2007

MOTION: Vice-Chair Hudson moved, seconded by Commissioner Saenz, to approve the December 11, 2007, Minutes as presented. Motion carried.

10. CONTINUED PUBLIC HEARING

A) Design Overlay Review No. 1015-07

Applicant's Request:

The applicant, Bizhan Khaleeli, is proposing entry gates and related equipment installation at an existing 45-unit condominium complex located on 4.37 acres in the RM-12-D (Residential, Multiple Family – 12 Units/Acre – Design Overlay) zoned district. The property involved is 22518-22606 South Figueroa Street.

Staff Report and Recommendation:

Assistant Planner Raktiprakorn presented the report and recommendation to obtain public input this evening and to continue this matter to January 22, 2008. He stated staff is still seeking to explore other options with the Fire and Sheriff's Departments and the City's Traffic Engineer.

Bizhan Khaleeli, applicant, stated they have explored a number of options for a gated development; stated he has received Fire Department and Sheriff's Department approval of their proposal and that they have support of the gates from not only those living in this development, but also many residents who live in the adjacent neighborhoods.

Alex Huang, resident, reiterated the need for gates in this development, citing problems with graffiti, vehicular and pedestrian safety, and protection of property. Highlighting staff's concern with additional waiting time to enter into the gates and possibly more traffic, he advised that the residents are willing to make that sacrifice. He noted they would be able to utilize a callbox that allows a driver to use their cell phone to call the resident they are visiting so that resident can control the gate from their home and allow the driver entrance into the development without the driver having to exit the vehicle.

Rod Rodriguez, resident, advised that he lives across the street, outside of this new development and he stated he is in full support of gates for this development. He commented on his concern with the great volume of traffic and speeding vehicles in this neighborhood, suggesting speed humps be placed in these neighborhoods outside the Mosaic Walk development.

Bernard Cockerham, resident, noted his concern that exiting onto Figueroa Street is dangerous due to the high speed of the vehicles, noting it is difficult to get a clear visual view of the northbound traffic usually traveling at high speeds.

Andy Huang, resident, stated he is supportive of the gates, highlighting the problems with property destruction, graffiti, lack of safety for the pedestrians and vehicles. He stated they have tried in vain to stop the graffiti and the speeding vehicles.

Farrah Funtinilla, resident, noted her support for two gates for this development, citing the same concerns as mentioned above.

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

Commissioner Cannon stated it is important for City staff to agree on a compromise that is safe for all, that will not place any liability on the City; and noted he is supportive of a continuance to allow more options to be considered and agreed upon by all.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Cannon, to continue this matter to January 22, 2008, allowing time for staff and the applicant to explore other options and come to a conclusion on an option that is acceptable to City staff, the applicant, the Fire Department and the Sheriff's Department. Motion carried.

11. PUBLIC HEARING

A) Design Overlay Review No. 1017-07

Applicant's Request:

The applicant, KFC, is requesting to approve a remodel to an existing KFC restaurant within the MU-CS (Mixed Use-Residential) zoned district and within Redevelopment Project Area No. 1. The subject property is located at 619 West Carson Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Design Overlay Review No. 1017-07, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1017-07 for a remodel to an existing KFC restaurant located at 619 West Carson Street."

Chairman Faletogo opened the public hearing.

Ron Faris, representing KFC, noted his concurrence with the conditions of approval.

John Wollberg, project architect, stated that the upgrades will be to the exterior and the interior dining room only.

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

Planning Commission Decision:

Commissioner Graber moved, seconded by Vice-Chair Hudson, to approve the applicant's request, thus adopting Resolution No. 08-2183. Motion carried.

11. PUBLIC HEARING

B) Conditional Use Permit No. 684-07

Applicant's Request:

The applicant, Efrain Espinoza, is requesting to approve a Conditional Use Permit for tattoo and body piercing services to operate within the ML (Manufacturing, Light) zoned district and within the Merged and Amended Redevelopment Project Area. The subject property is located at 604 West Sepulveda Boulevard.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Conditional Use Permit No. 684-07, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 684-07 for tattoo and piercing services located at 604 West Sepulveda Boulevard.

Chairman Faletogo opened the public hearing.

Efrain Espinoza, applicant, noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Graber, to approve the applicant's request, thus adopting Resolution No. 08-2184. Motion carried.

12. NEW BUSINESS DISCUSSION None.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Planning Manager Repp wished everyone a happy New Year; and highlighted a couple projects that will be coming before the Planning Commission in the near future, such as a proposal for a high-end used car dealership at the recently vacated Don Kott Ford property, initiation of remediation at the Avalon at South Bay property, and the responses to the City's input on the Draft EIS/EIS for the Schuyler Heim Bridge and SR 47 Expressway and possibility of erecting a sound wall for Alameda Street. She suggested that each Commissioner, if they have not already done so, drive down the Alameda Corridor to familiarize themselves with this area.

Planning Manager Repp informed the Commission that the mother of Associate Planner Zak Gonzalez passed away on January 4th.

15. COMMISSIONERS' REPORTS

The Commission extended its condolences to Associate Planner Gonzalez and his family.

The Commission wished everyone a happy and healthy New Year.

16. ADJOURNMENT

At 8:12 P.M., the meeting was formally adjourned to Tuesday, January 22, 2008, City Council Chambers.

Chairperson

Attest By:

Secretary