

**MINUTES
CITY OF CARSON
PLANNING COMMISSION REGULAR MEETING
CITY COUNCIL CHAMBERS
CARSON, CALIFORNIA 90745**

JANUARY 22, 2008 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:45 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Saenz.
3. **ROLL CALL**

Planning Commissioners Present:
Cannon, Faletogo, Hudson, Saenz, Verrett

Planning Commissioners Absent:
Graber (excused)

Staff Present: Planning Manager Repp, Assistant City Attorney Galante, Senior Planner Signo, Planning Consultant Lopez-Tenes, Assistant Planner Raktiprakorn, Traffic Engineer Garland, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Cannon moved, seconded by Commissioner Saenz, to approve the agenda as submitted. Motion carried (absent Commissioner Graber).
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.
9. **CONSENT CALENDAR**
 - A) **Minutes:** January 8, 2008

MOTION: Vice-Chair Hudson moved, seconded by Commissioner Saenz, to approve the January 8, 2008, Minutes as submitted. Motion carried (absent Commissioner Graber).

10. CONTINUED PUBLIC HEARING

A) Design Overlay Review No. 1015-07

Applicant's Request:

The applicant, Bizhan Khaleeli, is requesting to install entry gates and related equipment 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 is located at 22518-22606 South Figueroa Street.

Staff Report and Recommendation:

Assistant Planner Raktiprakorn presented staff report and the recommendation to ADOPT the categorical exemption; APPROVE Design Overlay Review No. 1015-07; 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. 1015-07 to construct perimeter and vehicular gates and fences for the Mosaic Walk community. The subject property is located at 22518-22606 South Figueroa Street."

Bizhan Khaleeli, representing the applicants, urged the Commission to approve the plans as submitted by the applicants -- gates located at both entries with the existing one lane of traffic in both directions; and stated that this plan was approved by the Sheriff's and Fire Departments. He stated they believe there is adequate room to safely cue cars and that a third lane is not necessary; noted that visitors can use their cell phones to gain entrance by calling the resident they're visiting; and expressed his opinion that call boxes are becoming a thing of the past. He noted the applicants prefer two swinging gates at each entrance and preserving the existing two sidewalks at Shadwell, providing pedestrian entries on either side of the driveway, if possible. He noted this would maintain the existing 36-foot wide entry at Shadwell; and mentioned that pedestrian entries could be placed at other locations throughout the development entirely away from vehicular access ways.

Andy Huang, resident, noted his preference for the two-lane proposal; stated that visitors can park on the street outside the gates if necessary; mentioned that the pedestrian gates can either have a key code or card/fob entrance; and he pointed out that the fences have been moved back to allow for three cars to cue.

Grace Lou, resident, stated that her home will be the closest to the gates and expressed her preference for the two gates with two lanes; noted her concern with staff's recommendation for the removal of the sidewalk adjacent to her home to accommodate a third lane; and stated that the sidewalk is a much needed buffer between her house and the public roadway, stating this creates concern for the safety of her family and home.

Desiree Newton, resident, stated that her house is also adjacent to one of the proposed gates and noted for safety purposes, she would prefer the two gates with one lane in and one lane out and leaving the sidewalks in place.

Farrah Funtanilla, resident, noted her preference for the two gates with one lane in and one lane out; and stated that removal of the sidewalks would place pedestrians in harm's way.

Alexander Huang, resident, stated that the homeowners know what is best for their development and noted they would prefer the two gates with one lane in and out.

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

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Cannon, to approve staff's recommendation. This motion was superseded by a substitute motion.

By way of a substitute motion, Vice-Chair Hudson moved, seconded by Commissioner Saenz, to approve the plan submitted by the applicants; moved to amend Condition No. 10 to read, "The revised plan shall be reviewed and approved by the Planning Division prior to plan check submittal to the Building and Safety Division"; to delete Condition No. 22 and renumber accordingly; and to adopt Resolution No. 08-2185.

Vice-Chair Hudson stated she prefers the applicant's plan because this is a small development, believing it will not create a large build-up of traffic; and stated these are private roads and the responsibility of the development's residents, noting it is reasonable to allow them to have their preferred design.

Commissioner Cannon expressed his belief it is not a matter of development size, but more a matter of having approval by all City staff and the Fire and Sheriff's Departments; and stated that staff's recommendation is the best option in regard to the overall health, safety and welfare of the community.

Vice-Chair Hudson noted that while staff believes their recommendation is the best solution, she pointed out that the Fire and Sheriff's Departments didn't have any negative comments related to the applicant's proposed plan.

Commissioner Saenz noted that both options were approved by the Fire and Sheriff's Departments.

The substitute motion carried as follows:

AYES: Faletogo, Hudson, Saenz
NOES: Cannon, Verrett
ABSTAIN: None
ABSENT: Graber

11. PUBLIC HEARING

A) Design Overlay Review No. 1019-07, Conditional Use Permit No. 680-07, and Variance No. 503-07

Applicant's Request:

The applicant, Wes Jones, is requesting to construct a new 1,361-square-foot building for minor truck repair service for property located in the ML-D (Manufacturing, Light – Design Overlay) zoned district and within the Merged and Amended Redevelopment Project Area. The subject property is located at 21252 South Alameda Street.

Staff Report and Recommendation:

Planning Consultant Lopez-Tenes presented staff report and the recommendation to APPROVE the Categorical Exemption; and WAIVE further reading and ADOPT Resolution No._____, entitled, "A resolution of the Planning Commission of the city of Carson recommending approval of Design Overlay Review No. 1019-07 to the Carson Redevelopment Agency and approving Conditional Use Permit No. 680-07 and Variance No. 503-07 for the development of a 1,361-square-foot truck repair facility for property located at 21252 South Alameda Street."

Chairman Faletogo opened the public hearing.

Richard Rubio, representing the property owner, stated his father will be running the business and noted he has a lot of experience in the trucking industry.

Cassandra Hynes, 2514 East Van Buren, stated she lives two blocks over from this site; and highlighted the following concerns with this proposal: increased pollution in the area, large trucks leaving their engines running while idling, decrease in property values with nearby nuisance businesses, speeding trucks on Alameda, illegal parking of trucks along Alameda, entry into the small alley, limited parking, and potential fire hazard. She noted that she signed a petition in opposition to this business, highlighting her surprise she is the only resident present this evening to address this matter.

With regard to alley access, Planning Consultant Lopez-Tenes stated there will not be any alley access from Jackson or Adams; that there will be a solid 16-foot high wall along that alley; and noted that the alley is not being altered.

Ms. Hynes asked that this matter be postponed in order for her to gather more residents to provide input. She expressed concern for the close proximity to the houses and the use/storage of oil on this property; and stated that it's dangerous for her to exit onto Alameda because of the speeding traffic and the parking of trucks near the intersection/corner. She confirmed for Commissioner Cannon that she spoke with her neighbors about this issue and signed a petition (not in her possession) in opposition to the request and reiterated her surprise that no other resident is present this evening.

Commissioner Saenz suggested the curb be painted red to stop the trucks from parking inappropriately on Alameda.

Planning Manager Repp advised that Carson is currently conducting a study of the Alameda Corridor, a study to determine what to do with those businesses along Alameda Street in relation to the residents who are very close and for those residents located along Alameda Street and what to do with this under-sized alley. She advised that there have been discussions about erecting a sound wall in that area to physically separate the industrial area from the residents; and noted that progress is being made, highlighting a number of community meetings that have thus far taken place. She suggested Ms. Hynes contact her to obtain more information on these efforts and the discussions concerning what's happening with the port-related uses, the expansion of truck-related uses and the use of this corridor. She added it is the City's intent to obtain the funding necessary to place a sound wall somewhere in that area; explained that what staff is trying to do is come up with some uses that would be appropriate for this

corridor, recognizing it is an industrial corridor; and stated it is difficult to find other uses, noting it's not appropriate for housing and not appropriate for most commercial businesses.

Mr. Rubio noted for Vice-Chair Hudson that this business will only be servicing the cabs, not the containers – pointing out there is no room for containers on this site. With regard to the concern of fire, Mr. Rubio explained that the oil barrels are specifically designed to safely store the oil; and that the containers are secured in a designated brick enclosure. He highlighted the state's effort to put more clean running trucks on the roadways, mentioning that this service helps the vehicles to run more cleanly and efficiently. He stated that the trucks will not be idling on this property because of the noise it creates; and that trucks will not be parked over night on this site.

Chairman Faleto go questioned whether a condition exists to address idling of trucks.

Planning Consultant Lopez-Tenes stated that one can be added if the Commission chooses; and she added that the City's Traffic Engineer has included a condition (No. 66) to paint the curb red from the driveway up to where the curb turns near the intersection.

Chairman Faleto go closed the public hearing.

Chairman Faleto go expressed his belief the conditions of approval adequately address safety issues; and stated this is an appropriate use for this industrially zoned property.

Planning Commission Decision:

Vice-Chair Hudson moved, seconded by Commissioner Saenz, to approve the applicant's request, thus adopting Resolution No. 08-2186. Motion carried (absent Commissioner Graber).

11. PUBLIC HEARING

B) Design Overlay Review No. 1006-07, Conditional Use Permit No. 673-07, and Conditional Use Permit No. 674-07

Applicant's Request:

The applicant, SFC Communications, is requesting approval to construct a free-standing 36-foot high telecommunication facility disguised as a light pole behind an existing shopping center. The subject property is zoned CN (Commercial, Neighborhood). The property is located at 615 East University Drive.

Staff Report and Recommendation:

Planning Consultant Lopez-Tenes noted the applicant's request to continue this matter to the February 26, 2008, Planning Commission meeting.

Chairman Faleto go opened the public hearing.

Planning Commission Decision:

Vice-Chair Hudson moved, seconded by Commissioner Saenz, to continue this matter to the February 26, 2008, Planning Commission meeting. Motion carried (absent Commissioner Graber).

11. PUBLIC HEARING

C) Zone Change No. 157-07

Applicant's Request:

The applicant, city of Carson, Planning Division, is requesting to approve Zone Change Case No. 157-07 to allow the zoning on several parcels in the nine areas throughout the city to be in conformance with the General Plan. See below the various locations:

	Address	Description
157-07 A	2442 East Carson Street	ML (Manufacturing, Light) to MH (Manufacturing, Heavy)
157-07 B	505, 523 and 539 East Lomita Boulevard	RS (Residential, Single-family) to RM- 25 (Residential, Multi-family- 25 dwelling units per acre)
157-07 C	110-250 East Sepulveda Boulevard	ML-D (Manufacturing, Light - Design Overlay Review) to CG (Commercial, General – Design Overlay Review)
157-07 D	21205 Main Street	MH-D (Manufacturing, Heavy – Design Overlay Review) to ML-D (Manufacturing, Light – Design Overlay Review)
157-07 E	722-750 Alondra Boulevard 16117 Haskins Lane	CG (Commercial, General) to RM- 12 (Residential, Multi-family – 12 units per acre)
157-07 F	DWP right-of-way between 223 rd Street and Sepulveda Boulevard (east of Avalon Boulevard)	OS (Open Space) to MH (Manufacturing, Heavy)
157-07 G	Dominguez Channel	MH-D (Manufacturing, Heavy – Design Overlay Review) and ML-D (Manufacturing, Light – Design Overlay Review) to Open Space
157-07 H	16403-16435 Ishida Avenue 16404-16434 Ishida Avenue 701-715 E. Gardena Boulevard 642-716 Alondra Boulevard 16100-16422 South Avalon Boulevard	MH-D (Manufacturing, Heavy – Design Overlay Review) to ML-D (Manufacturing, Light – Design Overlay Review)

157-07 I	3025 East Dominguez Street	MH-D (Manufacturing, Heavy – Design Overlay Review) to ML-D (Manufacturing, Light – Design Overlay Review)
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Staff Report and Recommendation:

Planning Consultant Ketz presented staff report and the recommendation to RECOMMEND APPROVAL of Zone Change Case No. 157-07 to the City Council to bring the zoning of certain properties into conformance with the General Plan; and INSTRUCT staff to prepare the necessary resolution forwarding the recommendation of the Planning Commission to the City Council.

Chairman Faleto go opened the public hearing.

Carlo Sima, 555 South Flower Street, Los Angeles, representing the owners of 642 East Avalon Boulevard, 722 to 742 East Alondra Boulevard, and 1600 South Avalon Boulevard, stated they have a number of objections to this proposed change in zoning; advised that one of these property owners has owned this business for nearly 50 years - Avalon Glass & Mirror - located at 642 East Alondra Boulevard; and advised that the business has recently been sold to someone who intends to continue that same operation of manufacturing mirrors in Carson. He noted that as part of this transaction, the business/sales part of the business has already closed escrow, noting they had agreed to buy this business in two separate escrows. He expressed his belief that changing the current zoning designation of Manufacturing-Light to Residential at 722 to 742 East Alondra will adversely affect the overall value of the properties. He added that the second escrow is set to close within the next 10 days, noting this property was to be used for business expansion for offices, sales/service, and other non-commercial components of the business; and advised that the rezoning to Residential would preclude that use and create a hardship not only for his clients in the process of selling the property, but also for the buyer who wants to continue to manufacture mirrors in Carson.

Mr. Sima noted his belief that rezoning the property as proposed isn't entirely consistent with the City's General Plan in that it removes a buffer between the Industrial and Residential zones; he stated the commercial property is the current buffer; and that the residentially zoned property will abut the industrial use, which makes it a less desirable residential property. He stated that according to the General Plan, the City's zoning is to encourage commercial development; that with this proposal, it basically takes several acres out of the potential commercial use and puts those into residential use; and noted his belief this is inconsistent with the City's General Plan. He urged the Commission to deny this rezoning and to change the General Plan back to its original zoning and at a minimum, continue this matter to allow time to discuss this matter with staff and determine potential uses of those properties and the implications of this proposed zone change. He stated he's referring to Areas E and H.

John Peterson, 707 Wilshire Boulevard, Suite 5270, Los Angeles, representing the property owner at 642 East Alondra (Avalon Glass & Mirror), the prospective purchaser in escrow to acquire the fee ownership of the properties, advised that his client has already acquired the business; and stated he concurs with the comments made by Mr.

Sima. He asked that the letter he submitted be made a part of this record. He stated his client has acquired the business and is currently in escrow to acquire the property; that his client wants to continue to operate this business in Carson; pointed out this business provides jobs, and stated that if possible, they would like to expand that job base; and noted they have contemplated expanding the use of the facilities in a commercially sensitive manner. He noted that if this area is down-zoned, it will hinder the new business owner's ability to use the property. He asked the Commission to deny the proposal for 157-07 E and H. He stated they would like to meet with staff to discuss this issue and asked that in the meantime, this proposal be denied. He stated that by down-zoning those lots to Residential, the City is doing away with a natural buffer zone that is now being provided.

Commissioner Cannon asked when the purchaser first became aware of the possibility of rezoning this area.

Mr. Peterson stated his client first became aware of this issue on January 4th. He stated that aside from the buffer zone, the other concern is loss of property value, noting the purchase price was negotiated before this notice; and pointed out that the purchase price was presumably made upon the highest and best protective uses of the property. He stated he has not had time to analyze the difference in the potential use of the property going from Heavy Industrial to Light Industrial and if there are any impacts; and reiterated his concern that down-zoning may impact their ability to conduct their business. He stated they haven't evaluated the impacts of down-zoning, believing that down-zoning Commercial General to Residential will be a significant concern.

Flor Duarte, 503 East Pacific Street, Carson, stated that her parents own a nursery business at 909 East Sepulveda Boulevard and noted their concern with how these changes will impact that business.

Planning Manager Repp advised that the nursery would be a permitted use and that the change would have no impact on their business. She further explained that there are certain locations within the Open Space zone under the power lines that can accommodate an Industrial designation, certain sections under the power lines that might be appropriate for truck parking.

Mark Smith, 16210 South Avalon Boulevard, Gardena, stated that his family has owned the property at 16210 and 16240, and 16244 Avalon Boulevard for the past 50 years; stated that he had only recently heard of this matter; and noted his assumption that his father, who has now passed away, would have normally forwarded to him such notice that would impact their business. He advised that the family business manufactures lighting supplies; that they provide union jobs; and noted it is very difficult in this economy to keep out the imports as much as they can and that they are doing all they can to be competitive with foreign product. He noted that a down-zoning may not impact his business now, but if the business needs to change in the future to remain competitive in this market, he is concerned that the down-zoning may impact that possibility of altering the business operations in the future if that should be necessary. He asked that this matter be continued until he has had an opportunity to meet with staff to discuss the implications of down-zoning his 50-year-old family business property. He added they don't know yet what their business requirements are going to be in the

future to be competitive with imported product, highlighting his concern for the future viability of their product. He noted the area of concern is Area H.

Planning Manager Repp highlighted the elementary school that is adjacent to this area, noting this creates a sensitive use; stated that staff recognizes the sensitivity in trying to allow for an appropriate buffer to the elementary school; and noted some assurance as to a broad range of uses allowed in the ML zone.

Pilar Hoyos, representing Watson Land Company, noted support for the proposed change to Area F, stating there are a number of businesses that have requested the use of the DWP property for overflow employee and truck parking; and stated they have met with DWP representatives to make such arrangements.

Edna Andrews, 719 East Gardena Boulevard, Carson, stated that the business operations near her home are being done late into the evening and have been disruptive to a peaceful home environment; and stated she is supportive of down-zoning this area to make it more residential friendly.

Assistant City Attorney Galante stated that following his reading of the two letters submitted this evening to the Planning Commission – one from the Parker Milliken law firm and one from the Peterson Law Group (of record) - he is not in agreement with the legal authorities presented by these two attorneys this evening; and he noted for one, that he disagrees the law requires the City to approve a zone change within 90 days of a General Plan amendment, and he stated they have cited the incorrect zoning code section related to that effect.

Planning Commission Decision:

Vice-Chair Hudson moved, seconded by Commissioner Cannon, to continue this matter to the February 12, 2008, Planning Commission meeting and instruct staff to meet and discuss with the property owners who spoke this evening about their concerns with the zone changes. Motion carried (absent Commissioner Graber).

12. NEW BUSINESS DISCUSSION None.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Planning Manager Repp reminded the Commission of their ride on the Goodyear Blimp on Friday, February 1st, noting that staff will be present to highlight various project areas around the city. She asked that each Commissioner arrive a half-hour early and that they wear appropriate shoes to safely enter/exit the blimp.

Planning Manager Repp invited the Commissioners to attend the South Bay Cities Council of Governments 9th Annual SBCCOG General Assembly on Friday, February 22, 2008, at the Community Center. The discussion topic for this event is "Bracing for the Boom: Are cities ready for their aging population?" The event will start at 8:30 A.M. and end at 3:00 P.M.

15. COMMISSIONERS' REPORTS

Commissioner Saenz announced that signs are now posted at the intersection of 223rd Street and Wilmington Avenue, urging motorists to not block the intersection and to proceed eastward to the next 405 Freeway entrance. He highlighted his efforts with this endeavor.

Chairman Faletogo thanked Planning Manager Repp for facilitating rides on the Goodyear Blimp for the Planning Commissioners, noting that this will be of educational benefit to the Commissioners.

16. ADJOURNMENT

At 9:25 P.M. the meeting was formally adjourned to Tuesday, February 12, 2008, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary