

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

MARCH 25, 2008 – 6:30 P.M.

1. **CALL TO ORDER** Vice-Chair Hudson called the meeting to order at 6:35 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Cannon.
3. **ROLL CALL**
Planning Commissioners Present: Cannon, Graber, Hudson, Saenz, Verrett
Planning Commissioners Absent: Faletogo (excused)
Planning Staff Present: Planning Manager Repp, Assistant City Attorney Galante, Associate Planner Newberg, Assistant Planner Castillo, Principal Civil Engineer Abolfathi, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Saenz moved, seconded by Commissioner Cannon, to approve the Agenda as submitted. Motion carried (absent Chairman Faletogo).
6. **INSTRUCTIONS TO WITNESSES** Vice-Chair Hudson 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. None.
9. **CONSENT CALENDAR**
A) **Minutes:** March 11, 2008

MOTION: Commissioner Saenz moved, seconded by Commissioner Cannon, to approve the March 11, 2008, Minutes as presented. Motion carried (absent Chairman Faletogo).

9. NEW BUSINESS CONSENT None.

10. CONTINUED PUBLIC HEARING

A) Modification to Special Use Permit (SUP) No. 106-74

Applicant's Request:

The applicant, Colony Cove Properties, is requesting to permit an additional 21 mobile home spaces to an existing 404-unit mobile home park (Colony Cove Mobile Estates) located on approximately 52 acres in the RM-8-D (Residential, Multi-Family – 8 units per acre – Design Overlay) zoned district. The property involved is 17700 Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; APPROVE Modification to Special Use Permit No. 106-74; and WAIVE further reading and ADOPT Resolution No. _____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification to Special Use Permit No. 106-74 for the addition of 21 mobile home spaces to an existing 404-unit mobile home park located at 17700 Avalon Boulevard."

Responding to Commissioner Verrett's inquiry with respect t to the requirement for the street lights, Assistant City Attorney Galante stated this requirement is standard based on the City's code requirements, noting that a project's reasonable impacts necessitate standard improvements; and he added that these upgrades comply with the County's standards.

Planning Manager Repp pointed out that some conditions reflected in the previous staff report were removed to minimize the cost to the applicant.

Principal Civil Engineer Abolfathi explained that the missing street lights on Rainsbury do not meet Los Angeles County's requirements and stated it is typical for the City to require missing improvements on new development projects. He stated that staff and the applicant arrived at some compromised agreements on staff's recommended conditions during the last month; and he pointed out the street lighting is a safety issue.

Commissioner Verrett expressed her belief the current lighting on Rainsbury is sufficient.

Vice-Chair Hudson opened the public hearing.

Suhair Qoborsi, project engineer, provided an overview of the project, showing existing conditions and proposed plans; and expressed her belief there is adequate lighting on Rainsbury Street due to the park's security flood lights that light the area. She requested deleting Condition No. 48, "The applicant shall install streetlights on concrete

poles with underground wiring on Rainsbury Avenue to the satisfaction of the L.A. County Street Lighting Division, Department of Public Works.”

Vice-Chair Hudson asked if these flood lights could be repositioned to benefit the lighting on Rainsbury Street.

Commissioner Verrett questioned if more lights could be added to the existing flood light pole.

Principal Civil Engineer Abolfathi explained that the City cannot rely on private property lighting sources for its streets and stated that the flood lights are for security of the private property only; and that adding additional lights on this pole could not be considered for the benefit of lighting on Rainsbury.

Thomas Casparian, representing Colony Cove Properties, expressed his belief the conditions are not proportional to what is being proposed, stating the imposed conditions are financially burdensome. He noted his opposition to providing additional lighting on Rainsbury, stating that condition is not economically feasible for the proposed project; and expressed his belief there is adequate lighting on Rainsbury and that additional lighting would negatively impact the residents living in the area. He noted his opposition to Condition Nos. 10 and 47.

John Goolsby, park resident, noted his opposition to requiring more street lighting on Rainsbury, believing there is already adequate lighting in the area.

Gary Roberts, park resident, expressed his belief there is adequate lighting on Rainsbury, suggesting that lighting be put on Rainsbury if in the future an entry/exit is placed onto that street; and noted his concern with the applicant’s proposal for parking at the front, noting it creates a hazard for the residents.

Dr. Rita Boggs, resident, noted her opposition to putting in more lighting on Rainsbury; pointed out that capital improvements will be charged back to the park residents; and stated that the park residents should not have to pay for offsite improvements that are missing.

Ray May, resident, stated that the current lighting on Rainsbury is adequate.

Bill Smalley, park resident, noted his support for placing a street light on Rainsbury in the future should there be access off Rainsbury from this park; and noted his concern with the safety of placing additional parking at the main egress/ingress of the park.

Staff indicated the applicant has revised the plan for parking at the front.

Vice-Chair Hudson closed the public hearing.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Graber, to approve the applicant’s request, thus adopting Resolution No. 08-2196, and including the following changes to the conditions of approval:

Condition No. 3: add to the end, “Should an affordable housing agreement between the applicant and the City not be finalized, as required by Condition No. 10, a modification to the site plan shall be reviewed and approved by the Planning Commission to authorize an alternative use for the five units.”

Condition No. 10, fifth line, change the words “~~low-income~~” to “affordable.”

Condition No. 10: add to the end, “Notwithstanding the foregoing, the applicant shall have no obligation to comply with this condition in the event that the City and the applicant are unable to come to an agreement on applicable rental rates and the affordable housing agreement for the five affordable units (see Condition No. 5).”

Condition No. 48: add at the beginning, “In the event that the applicant proposes future improvements allowing vehicular access entering or exiting onto Rainsbury Avenue (apart from the two existing ‘crash gates’), the applicant shall)...”

Motion carried (absent Chairman Faletogo).

11. PUBLIC HEARING

A) Conditional Use Permit No. 616-06

Applicant’s Request:

The applicant, BP West Coast Products, LLC, is requesting the construction of two additional petroleum tanks to an existing tank farm located at 1150 East Sepulveda Boulevard.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to APPROVE the Statement of Overriding Considerations for the Final EIR; APPROVE the Findings of Fact for the Final EIR; CERTIFY the Final EIR; APPROVE Conditional Use Permit No. 616-06, subject to the conditions 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. 616-06 for the construction of two petroleum storage tanks to an existing tank farm located at 1150 East Sepulveda Boulevard.” He deleted Condition No. 3.

Vice-Chair Hudson opened the public hearing.

Walter Neil, representing BP West Coast Products, noted his concurrence with the conditions of approval.

Vice-Chair Hudson closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Verrett, to approve the applicant’s request, thus adopting Resolution No. 08-2197. Motion carried (absent Chairman Faletogo).

12. NEW BUSINESS DISCUSSION None.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Planning Manager Repp reminded all Commissioners that the Treasurer's Office is asking that any uncashed Planning Commission payroll checks be cashed in before the new fiscal year.

15. COMMISSIONERS' REPORTS

In response to Commissioner Saenz' inquiry regarding the Fletcher Oil property, Planning Manager Repp explained that rezoning of that property will be studied further.

Commissioner Verrett announced that Relocation Appeals Board Member James Schaefer passed away, noting he was very active in this community.

Vice-Chair Hudson asked that this evening's meeting be adjourned in memory of Mr. James Schaffer. She noted that a resident had contacted her complaining about the Toyota construction activities not adhering to the approved conditions of approval for the project activities, noting she suggested the resident contact the Public Safety Department and the Public Works Department.

Planning Manager Repp advised that the project planner can also be contacted when project activities conflict with planning's requirements.

16. ADJOURNMENT

At 8:55 P.M. the meeting was formally adjourned to Tuesday, April 8, 2008, City Council Chambers, 6:30 P.M.

*~This meeting was formally adjourned
in memory of James (Jim) Schaefer~*

Chairperson

Attest By:

Secretary