

MINUTES
CITY OF CARSON
PLANNING COMMISSION REGULAR MEETING
CITY COUNCIL CHAMBERS
701 East Carson Street, 2nd Floor
Carson, CA 90745

May 26, 2009 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:35 P.M.
2. **PLEDGE OF ALLEGIANCE** Chairman Faletogo led the Salute to the Flag.
3. **ROLL CALL**
Planning Commissioners Present: Brimmer, Brown, Faletogo, Gordon, Park, Schaefer, Saenz, Verrett
Planning Commissioners Absent: Graber (excused)
Planning Staff Present: Senior Planner Signo, Assistant City Attorney Konigar-Macklin, Associate Planner Gonzalez, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Vice-Chair Saenz moved, seconded by Commissioner Brown, 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 Adrienne Konigar-Macklin
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.
9. **CONSENT CALENDAR**
A) **Minutes:** May 12, 2009

MOTION: Commissioner Verrett moved, seconded by Commissioner Park, to approve the Agenda as submitted. Motion carried (absent Commissioner Graber).

Senior Planner Signo noted for Commissioner Schaefer that the information requested throughout the minutes regarding the regulations for auto repair uses located within 100 feet of any residentially zoned property and/or within the CR (Commercial, Regional) zone will be provided to the Commission.

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

A) Conditional Use Permit No. 729-09

Applicant's Request:

The applicant, Roger Neipris, is requesting a Conditional Use Permit approval to facilitate interior/exterior improvements to a former Goodyear tire sales/repair store on a site located in the CR-D (Commercial, Regional - Design Overlay Review) zoned district. The property involved is located at 744 East Dominguez Street.

Staff's Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 729-09 for interior and exterior improvements for an automobile sales and repair business located at 744 East Dominguez Street."

Commissioner Park stated that consideration should be given to striping the narrow driveway along the property line that is shared with Kinko's; and he suggested that the issue with signage and landscaping be continued until the Commission has made a decision about auto repair uses in the Commercial, Regional and Residential zones.

Commissioner Gordon concurred with delaying the landscaping and signage decision until the Commission has made a final determination.

Chairman Faletogo opened the public hearing.

Roger Neipris, representing Goodyear Tire Company, urged the City to uniformly apply any signage restrictions; addressed his concern with the lack of visibility from this site; and he noted that the only change to this building will be its logo signage.

Mr. Diangelo, developer and future property owner, noted the importance with visibility of this site from the main street, pointing out that a monument sign will not be visible from Avalon Boulevard; expressed his concern with suggested landscaping that will block the visibility of his signage; and urged the Commission to allow the height of the current sign, stating it is pivotal to the success of this business.

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

Vice-Chairman Saenz expressed his belief the higher sign is necessary for visibility off Avalon Boulevard.

Planning Commission Decision:

Vice-Chair Saenz moved to approve the applicant's request and to allow them to maintain the height of the current pole sign. This motion died due to the lack of a second.

Chairman Faletogo agreed that there is some difficulty with visibility from Avalon Boulevard.

Associate Planner Gonzalez stated it would be helpful to at least have some illuminated signage and noted that staff is willing to compromise on a 20-foot high sign.

Commissioner Park expressed his concern with allowing the higher signage and setting a precedent.

Vice-Chairman Saenz stated, echoed by Commissioner Verrett, that the signage should be dealt with on a case-by-case basis, pointing out that a monument sign on this street would be ineffective while it may be appropriate on another site.

Chairman Faletogo re-opened the public hearing.

Mr. Neipris stated he would at least like a decision on the CUP this evening; and he stated that if they are forced to lower their sign, that same rule should apply to all automotive business establishments.

Mr. Diangelo stated it would take them approximately 60 to 90 days after the permit process to open for business; reiterated his preference for the current height of the sign; and noted that he would be willing to illuminate the sign.

Chairman Faletogo closed the public hearing.

Commissioner Brimmer noted her preference for illuminated signage; and stated that the signage issue should be considered on a case-by-case basis because of visibility concerns in different areas.

Commissioner Verrett noted her concern with the difficult economic times and the hardship this may impose on small businesses; she pointed out that some businesses may not need high signage, while others could use the increased visibility; and concurred with the comments that the signage should be dealt with on a case-by-case basis.

Commissioner Brown moved, seconded by Commissioner Brimmer, to approve the applicant's request, excluding landscaping and signage until the Commission has made a final decision regarding the regulations for auto repair uses located within 100 feet of any residentially zoned property and/or within the CR (Commercial, Regional) zone. This motion ultimately carried.

By way of a substitute motion, Commissioner Verrett moved, seconded by Vice-Chairman Saenz, to approve the applicant's request, allowing them to maintain the 28-foot sign. This motion failed as follows:

AYES: Faletogo, Saenz, Schaefer, Verrett
NOES: Brimmer, Brown, Gordon, Park
ABSTAIN: None
ABSENT: Graber

The motion made by Commissioner Brown carried (adopting Resolution No. 09-2261) as follows:

AYES: Brimmer, Brown, Faletogo, Gordon, Park, Schaefer
NOES: Saenz, Verrett
ABSTAIN: None
ABSENT: Graber

Chairman Faletogo recessed the meeting at 7:58 P.M. and reconvened the meeting at 8:09 P.M.

12. NEW BUSINESS DISCUSSION -- Workshop

A) Design Overlay Review No. 1294-08, General Plan Amendment No. 86-08, and Zone Change No. 160-08

Applicant's Request:

The applicant, Gaudenti Partnership, is requesting the Planning Commission review and comment on a development, General Plan Amendment and zone change for a potential residential apartment. The subject property is located at 20301 South Main Street.

Staff Report and Recommendation:

Staff advised that the applicant has requested this matter be continued.

Planning Commission Decision:

Commissioner Brown moved, seconded by Commissioner Brimmer, to continue this matter to the June 23rd Planning Commission meeting. Motion carried (absent Commissioners Graber and Saenz).

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Update: Relocation Impact Report No. 3036-07

Senior Planner Signo briefly reviewed the update report on the relocation efforts.

15. COMMISSIONERS' REPORTS

Commissioner Brimmer stated she attended the City's Memorial Day celebration at the Community Center, noting it was a great event.

Commissioner Brown announced that the Taste of Carson event will be held at the South Bay Pavilion on June 7th, from noon to 5:00 P.M., noting this nonprofit event will feature cuisine from local restaurants.

16. ADJOURNMENT

At 8:15 P.M., the meeting was formally adjourned to Tuesday, June 9, 2009, 6:30 P.M., Council Chambers.

Chairman

Attest By:

Secretary