

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

June 23, 2009 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:36 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the flag was led by Chairman Faletogo.
3. **ROLL CALL**
Planning Commissioners Present: Brown, Faletogo, Graber, Park, Schaefer, Saenz, Verrett
Planning Commissioners Absent: Brimmer, Gordon (both excused)
Planning Staff Present: Planning Manager Repp, Assistant City Attorney Konigar-Macklin, Associate Planner Gonzalez, Associate Planner Newberg, Associate Planner Song, 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 Verrett, to approve the Agenda as submitted. Motion carried (absent Commissioners Brimmer, Gordon).
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: June 9, 2009

MOTION: Commissioner Brown moved, seconded by Commissioner Verrett, to approve the June 9, 2009, Minutes as submitted. Motion carried (absent Commissioners Brimmer, Gordon).

(This item was pulled from the Consent Calendar for discussion.)

9. CONSENT CALENDAR

B) Modification No. 1 to Design Overlay Review No. 808-02

Applicant's Request:

The applicant, Sonic Automotive, is requesting to permit a new off-site vehicle parking/storage facility as an accessory use to the existing Carson Honda automotive dealership. The property involved is 640 East 213th Street (remote parking site) and 1463 East 223rd Street (Carson Honda dealership).

Staff's Recommendation:

WAIVE further reading and ADOPT Resolution No.____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 1 to Design Overlay Review No. 808-02 for a new off-site vehicle parking lot located at 640 East 213th Street as an accessory use to an existing automobile dealership located at 1435 East 223rd Street."

Murray Fischer, representing the applicant, highlighted the applicant's proactive efforts to bring a viable business to this area and the difficult economic times.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Brown, to approve the applicant's request, amending Condition No. 3, "...to expire within 5 years of its effective date"; and adopted Resolution No. 09-2262. Motion carried (absent Commissioners Brimmer, Gordon).

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10. CONTINUED PUBLIC HEARING	None
11. PUBLIC HEARING	None
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 Recommendation:

REVIEW and PROVIDE comments on the proposed development.

Ricky De La Rosa, applicant's representative, stated that due to the complexity and size of the proposed project, the applicant is seeking additional time to present an acceptable project.

The Commission noted its preference to hear staff's presentation on this matter this evening.

Staff presented its report. Associate Planner Song explained that while the proposal is a good project, it is not well suited for this site.

Commissioner Schaefer noted the need for more rental units in this community.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Verrett, to continue this matter to the July 14, 2009, Planning Commission meeting. Motion carried (absent Commissioners Brimmer, Gordon).

(Chairman Faletogo recessed the meeting at 7:47 P.M. Chairman Faletogo departed the meeting during break. Vice-Chairman Saenz reconvened the meeting at 7:58 P.M.)

12. NEW BUSINESS DISCUSSION -- Workshop

B) Workshop to Review Residential Development Standards

Applicant's Request:

The city of Carson is requesting the Planning Commission conduct a workshop to discuss development standards applicable to legal nonconforming residential units and new residential development.

Staff's Report and Recommendation:

Senior Planner Signo presented staff report, highlighting various development standards, and noted staff's recommendation for the Planning Commission to CONSIDER and DISCUSS the information provided by staff regarding residential development and to RECEIVE and FILE.

Associate Planner Gonzalez provided input on affordable housing and other special needs housing.

Planning Manager Repp clarified for Vice-Chairman Saenz that senior housing does not necessarily mean it's affordable housing.

Planning Commission Decision:

Commissioner Brown moved, seconded by Commissioner Schaefer, to receive and file the workshop report. Motion carried (absent Commissioners Brimmer, Faletogo, and Gordon).

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Planning Manager Repp announced there will be a community workshop on The Boulevards project this Wednesday at 5:00 P.M., June 24th at the Community Center.

15. COMMISSIONERS' REPORTS

Commissioner Schaefer thanked staff for the informative workshops; and asked for clarification on the legality of using razor wire.

Planning Manager Repp explained that the code is not clear on the use of razor wire, noting that in some cases, its use is needed to deter vandalism.

16. ADJOURNMENT

At 9:00 P.M. the meeting was formally adjourned to Tuesday, July 14, 2009, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary