

**MINUTES**  
**CITY OF CARSON**  
**PLANNING COMMISSION REGULAR MEETING**  
**CITY COUNCIL CHAMBERS**  
**701 East Carson Street, 2<sup>nd</sup> Floor**  
**Carson, CA 90745**  
**July 14, 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 Commissioner Gordon.
3. **ROLL CALL**  
Planning Commissioners Present: Brimmer, Brown, Faletogo, Gordon, Schaefer, Saenz  
  
Planning Commissioners Absent: Graber, Park, Verrett (all excused)  
  
Planning Staff Present: Planning Officer Repp, Associate Planner Gonzalez, 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-Chairman Saenz moved, seconded by Commissioner Brown, to approve the Agenda as submitted. Motion carried (Commissioner Brimmer had not yet arrived; absent Commissioners Graber, Park Verrett).
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** Planning Officer Repp
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

**9. NEW BUSINESS**

**A) Selection of Planning Commission Chair and Vice-Chair**

Amador Saenz nominated Pele Faletoogo to continue to serve as Planning Commission Chairman. Without objection or further nominations, this nomination carried (absent Commissioners Brimmer, Graber, Park, Verrett).

Commissioner Brown nominated Commissioner Verrett to serve as Planning Commission Vice-Chair. This motion died due to the lack of a second.

Chairman Faletoogo nominated Amador Saenz to continue to serve as Planning Commission Vice-Chair. Without objection or further nominations, this nomination carried (absent Commissioners Brimmer, Graber, Park, Verrett).

**CONSENT CALENDAR**

**A) Minutes: June 23, 2009**

Commissioner Brown moved, seconded by Vice-Chair Saenz, to approve the June 23, 2009, Minutes as presented. Motion carried (absent Commissioners Brimmer, Graber, Park, Verrett).

<b>11. CONTINUED PUBLIC HEARING</b>	None
<b>12. PUBLIC HEARING</b>	None
<b>13. NEW BUSINESS DISCUSSION -- Workshop</b>	

**A) Conditional Use Permit No. 729-09**

Applicant's Request:

The applicant, Roger Neipris, requested landscaping and signage approval for interior/exterior improvements to a former Goodyear tire sales/repair store on a site located in the CR-D (Commercial, Regional-Design Overlay Review) zoning district. The subject property is located at 744 East Dominguez Street.

Staff 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 Modification No. 1 to Conditional Use Permit No. 729-09 for landscaping and signage for a proposed automobile sales and repair business located at 744 East Dominguez Street."

Jim DeAngelo, developer and prospective property owner, explained that the height of the current sign is necessary due to the odd placement of this street to the surrounding traffic patterns, noting this is a difficult location even in good economic times; and stated that a lower sign would further shelter this property from needed exposure. He commented on the improvements that will be made to improve the aesthetics of this property; and stated it is not his preference to keep the existing pine trees, noting he'd like to replace them with pigmy palms. He stated that Washatonia palms will be too large for this small property and that they will block the storefront and signage.

Roger Neipris, representing Goodyear, noted that Goodyear is currently in negotiations with Mr. DeAngelo to purchase this property; explained that the sale of this property is contingent on creating a location that has adequate exposure; and urged the Commission to allow the current height of this sign.

Mr. DeAngelo pointed out they are not asking for anything more than what already exists on this property; and he mentioned that the pigmy palms will eventually grow to a height of 10 to 12 feet. He reiterated that adequate store visibility is imperative to the success of this business.

Chairman Faletogo expressed his belief the current height of the sign is needed for this business to be successful at this location, noting sign considerations should be considered on a case-by-case basis.

Planning Officer Repp explained that staff believes pigmy palms are too small and not in keeping with the landscaping species in this area; and stated that staff will work with the applicant to find a better alternative that will not block signage.

Planning Commission Decision:

Vice-Chair Saenz moved, seconded by Commissioner Schaefer, to approve the applicant's request, deleting the first sentence in Condition No. 9, "~~The freestanding sign shall be revised so that the width is reduced to a more appropriate scale, as determined by the Planning Manager~~"; and moved to adopt Resolution No. 09-2263. Motion carried (absent Commissioners Graber, Park, and Verrett).

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**13. NEW BUSINESS DISCUSSION – Workshop (cont'd)**

**B) 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 20331 South Main Street.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation for the Planning Commission to REVIEW and PROVIDE comments on the proposed development.

Vice-Chair Saenz noted this property has been vacant for many years and pointed out there is a shortage of rental apartments/housing in this community.

Planning Officer Repp agreed that Carson needs more affordable housing, but reminded the Commission to focus on land use issues and whether this is an appropriate location for residential use.

Dan Withee, project architect, expressed his belief this property is well suited for the proposed residential use; and stated there is a large, increasing demand for rental housing and a lack of demand for office and industrial units in the South Bay area. He pointed out this property is adjacent to a planned housing project along Del Amo Boulevard and that it is in a residential corridor on Del Amo Boulevard, believing this would only be an enhanced extension to The Boulevards housing project. He expressed his belief this project would improve the gateway in this area. He explained that the proposed project has a lot of amenities consisting of pools, BBQ areas, child play lot, adequate parking and stated it is perfect for young professionals and students attending the university.

Chris Ingalls, project engineer, advised that a strong environmental team has been assembled to work on this project; stated that DTSC is currently in the process of reviewing the feasibility study and work plan, noting that thus far, 12 borings per acre have been drawn for testing; and advised that so far, low concentrations of contaminants have been found in this former landfill. He noted that the property will be adequately cleaned and that its mitigation monitoring and maintenance program will last for 30-plus years.

Robert Gaudenti, property owner, highlighted the need for rental housing; advised that his family business will build and manage this property; and stated this site is viable for apartments, noting there is an over-abundance of vacant business parks in this area. He stated that once The Boulevards shopping center is complete, housing will be needed for those employees. He stated that it will cost approximately \$3- to \$5 million to remediate the soil; and explained that a Cal Reuse Grant will be needed to help with these cleanup fees, noting this grant can only be used for remediation of infill sites for rental residential use. He added that the tax base will increase for the City with these apartments versus the current nursery use; and he noted that the apartment construction will include green building practices.

In response to Commissioner Brown's inquiry regarding the size of the units, Mr. Gaudenti noted the unit sizes will range from 900 square feet to 1,100 square feet; that the development perimeter will be secured; and added that this housing will also benefit the students attending the university.

Addressing Commissioner Brimmer's inquiry regarding City funding, Planning Officer Repp advised that the City's Redevelopment Agency has no current plans to fund the proposed project nor is interested in a residential use at this location.

Commissioner Schaefer noted that many things have changed in the last five years and that it may be necessary to change the General Plan in response to this new economic era; pointed out that this developer is proposing to clean up this contaminated site; and expressed her belief this proposed housing will compliment The Boulevards project. She indicated she likes this proposed project.

Mr. Gaudenti expressed his belief that even without The Boulevards project, this housing project will be a successful venture; and he added that it is also close to the freeways.

Chairman Faletogo addressed his concern that this site will continue to remain a brownfield for many years if this project is not given favorable attention, pointing out his support of the applicant; and he stated he likes the proposed project and that he would like to see this project come back to the Planning Commission as a public hearing item.

Planning Commission Decision:

The general consensus of the Planning Commission was a favorable position to the applicant's proposed project, highlighting the fact their initial support is not an official approval of the project at this point. The Planning Commission directed staff to work with the applicant in getting this proposed project set for a public hearing before the Planning Commission.

**14. WRITTEN COMMUNICATIONS** None

**15. MANAGER'S REPORT** None

**16. COMMISSIONERS' REPORTS**

In response to Vice-Chairman Saenz' request for code enforcement action on some of the Main Street properties, Planning Officer Repp suggested those issues of concern be addressed in a meeting before the Planning Commission and Code Enforcement staff. The Commission supported that suggestion for a meeting to discuss the numerous code violations along Main Street.

**17. ADJOURNMENT**

At 8:57 the meeting was adjourned to Tuesday, July 28, 2009, 6:30 P.M., City Council Chambers.

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*Chairperson*

Attest By:

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Secretary