

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

**September 8, 2009 – 6:30 P.M.**

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:39 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Verrett.
3. **ROLL CALL**

Planning Commissioners Present:  
\*Brimmer, Brown, Faletogo, Gordon,  
\*Graber, Park, Schaefer, Saenz,  
Verrett

(\*Commissioners Brimmer and Graber arrived after roll call.)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Konigar-Macklin, Associate Planner Newberg, Planning Technician Alexander, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Verrett moved, seconded by Commissioner Brown, to consider Agenda Item No. 12A as the first order of business. Motion carried (Commissioners Brimmer and Graber had not yet arrived.)
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**

Minutes: August 25, 2009

MOTION: Vice-Chairman Saenz moved, seconded by Commissioner Verrett, to approve the August 25, 2009, Minutes as presented. Motion carried (Commissioner Brimmer had not yet arrived.)

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**10. CONTINUED PUBLIC HEARING**

**A) Conditional Use Permit No. 738-09**

Applicant's Request:

The applicant, Ren Smith, is requesting to approve an existing legal non-conforming second dwelling located within the RS (Residential, Single-family) zone district. The subject property is located at 754 East Sepulveda Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 738-09, subject to the conditions of approval 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. 738-09 for an existing legal non-conforming second dwelling located at 754 East Sepulveda Boulevard."

Commissioner Park noted his opposition to the request due to this property's existing nonconformities with today's standards; and he stated that a check-off list would be helpful for the Commission to make consistent rulings in these type of circumstances.

Commissioner Brimmer expressed her belief there is not enough room for parking on this parcel.

Associate Planner Newberg reminded the Commission that parking restrictions could be restricted in the conditions of approval.

Commissioner Verrett expressed her concern with the City making unreasonable demands upon the property owners of these second dwelling properties; and noted her support for restricting parking in the conditions of approval. She stated that more housing is needed and stated she does not believe parking is a big issue on this parcel.

Chairman Faletogo opened the public hearing.

Ren Smith, representing the applicant, stated that onsite parking does not pose a problem with safety and can adequately meet the needs of the occupants; stated that people can also park on the street, noting that because industrial uses are across the street, there are no competing needs for parking on this street; and he noted that the

Fire Department has given its approval of this request, stating that both units were well constructed. He noted his concurrence with the conditions of approval.

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

Commissioner Brown stated that no parking should be allowed on this site.

Commissioner Park reiterated his belief this property is unsafe for parking and noted his opposition because it does not meet existing codes.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Verrett, to concur with staff recommendation. This motion was ultimately amended.

By way of a friendly amendment, Commissioner Brown recommended that no parking be allowed along the main driveway adjacent to the front dwelling.

Commissioners Graber and Verrett accepted the friendly amendment.

By way of a substitute motion, Commissioner Park moved, seconded by Commissioner Brimmer, to deny the applicant's request. This motion failed as follows:

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

Commissioner Graber's amended motion carried, adding Condition No. 11A, "Parking shall be prohibited in the drive aisle adjacent to the front dwelling in order to preserve access to the rear of the property," and adopted Resolution No. 09-2269:

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

**11. PUBLIC HEARING**

**A) Design Overlay Review No. 1310-09; Conditional Use Permit No. 724-09; and Conditional Use Permit No. 725-09**

Applicant's Request:

The applicant, SFC Communications, Inc., is requesting to install a 60-foot high unmanned, co-locatable wireless telecommunication facility disguised as a broadleaf tree (mono-broadleaf) on an approximately 6-acre lot in the MH (Manufacturing, Heavy) zoning district. The subject property is located at 21136 South Wilmington Avenue.

Staff's Report and Recommendation:

Planning Technician Alexander 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 Design Overlay Review No. 1310-09, Conditional Use Permit No. 724-09 and Conditional Use Permit No. 725-09 for a freestanding 60-foot high wireless telecommunication facility disguised as a broad-leaf tree (mono-broadleaf) located at 21136 South Wilmington Avenue." She deleted the last sentence in Condition No. 25, "~~When adjacent to multi-story buildings, said enclosure shall incorporate an overhead door (standard electrical or manual,~~" noting this condition does not apply in this case.

Commissioner Brown stated he'd like staff reports to reflect what other cell sites have been considered for co-location.

Chairman Faleto go opened the public hearing.

Sandra Jacobs, representing the applicant, noted her concurrence with the amended conditions of approval.

Chairman Faleto go closed the public hearing.

#### Planning Commission Decision:

Vice-Chairman Saenz moved, seconded by Commissioner Brimmer, to approve staff's recommendation with the amendment to strike the last sentence in Condition No. 25, "~~When adjacent to multi-story buildings, said enclosure shall incorporate an overhead door (standard electrical or manual~~"; and to adopt Resolution No. 09-2270. Motion unanimously carried.

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## **12. NEW BUSINESS DISCUSSION**

### **A) Workshop Regarding Second Dwelling Units**

#### Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission discuss and consider requirements for second dwelling units for properties citywide.

Planner Officer Repp and Senior Planner Signo presented staff report. Planning Officer Repp explained that significantly blighted properties, dangerous conditions, or circumstances which create a nuisance will not be permitted, noting that each parcel will be considered on a case-by-case basis.

Commissioner Park addressed his concern with areas where infrastructures were not designed for multi-family dwellings and those large populations taxing the infrastructure services.

Planning Officer Repp noted that some properties will require upgrades, reinvestment into their property.

Staff noted for the Commission that the state does not allow a city to place a limit on the number of people living in a home.

Commissioner Brimmer suggested a workshop for those property owners who will be impacted by this effort.

Chairman Faletogo requested a checklist of guidelines to refer to as the Commission is making its decisions on future second unit cases.

Commissioner Schaefer noted that each application will have unique circumstances and will require consideration on a case-by-case basis.

Planning Officer Repp indicated that staff could provide a checklist and rating system to evaluate the benefits and/or detriments for consideration.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Verrett, to direct staff to present to the Commission a checklist of the standards to reference when considering future second dwelling unit conditional use permits. Motion carried.

Commissioner Brimmer suggested that staff conduct a community workshop to educate those homeowners who will be impacted by these requirements.

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**13. WRITTEN COMMUNICATIONS** None

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**14. MANAGER'S REPORT**

Leadership Workshop, Saturday, **September 12, 2009, 7:30 a.m. – 1:00 p.m. noon at the Community Center, Carson-Dominguez Room.** The workshop will cover important topics such as the duties and responsibilities of commissioners, committee and board members, the Brown Act, parliamentary procedures, and many others.

Planning Officer Repp encouraged the Commission's attendance at the Leadership Workshop.

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**15. COMMISSIONERS' REPORTS**

Vice-Chairman Saenz commented on the hazards mylar balloons pose to the electrical grids and transformer boxes and asked that this issue be placed on the Planning Commission agenda with a recommendation to ban the sale and use of mylar balloons in Carson. He noted his communications with Director Ray Cruz, stating that code enforcement activities will be taking place with nonconforming businesses along Main Street near Torrance Boulevard.

Commissioner Park invited everyone to attend the community meeting at the Dominguez Community Center on Wednesday, September 9, 2009, 6:30 P.M. to discuss the proposed sound wall along the Alameda Corridor.

Commissioner Brown noted his appreciation of this evening's friendly debate on the second units, expressing his intent to be proactive rather than reactive.

Commissioner Graber stated he is looking forward to this weekend's Leadership Workshop.

Commissioner Verrett echoed the sentiments on this evening's debate. She invited everyone to the NAACP's 100<sup>th</sup> birthday celebration on Saturday, September 19, 2009,

pointing out that Justin "Ivory" Brimmer (Commissioner Brimmer's son) designed the beautiful announcement.

Chairman Faletogo echoed those sentiments about this evening's debate. He cautioned the Commissioners to follow Robert's Rules of Order, reminding those that debate and opinions should not take place until the Chair has re-stated the motion; that all remarks should be directed to the Chair and not to staff in a long-winded question-and-answer session; and asked that cell phones be turned off during the meeting.

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**16. ADJOURNMENT**

At 9:26 P.M., the meeting was formally adjourned to the Leadership Workshop, Saturday, September 12, 2009, 7:30 a.m. – 1:00 p.m., Community Center, Carson-Dominguez Room.

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*Chairperson*

*Attest By:*

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Secretary