

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

October 13, 2009 – 6:30 P.M.

- 1. CALL TO ORDER** Vice-Chairman Saenz called the meeting to order at 6:38 P.M.
- 2. PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Park.
- 3. ROLL CALL** Planning Commissioners Present:
*Brimmer, Brown, Gordon, Graber, Park, Schaefer, Saenz, *Verrett

*(Commissioner Brimmer arrived at 6:48 P.M.; Commissioner Verrett arrived at 7:04 P.M.)

Planning Commissioners Absent:
Chairman Faletogo (excused)

Planning Staff Present: Senior Planner Signo, Assistant City Attorney Adrienne 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** Commissioner Park moved, seconded by Commissioner Graber, to approve the Agenda as presented. Motion carried (Commissioners Brimmer and Verrett had not yet arrived; absent Chairman Faletogo).
- 6. INSTRUCTIONS TO WITNESSES** Vice Chairman Saenz 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: September 22, 2009

Commissioner Brown moved to approve the September 22, 2009, Minutes as presented. There was no objection (Commissioners Brimmer and Verrett had not yet arrived; absent Chairman Faletogo).

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

A) Conditional Use Permit No. 735-09 and Design Overlay Review No. 1335-09

Applicant's Request:

The applicant, Clear-Wire Corporation, is requesting to add three panel antennas and two microwave dishes to an existing lattice tower wireless telecommunication facility on a property located in the ML-D (Manufacturing, Light Design Overlay Review) zone and within Redevelopment Project Area 1. The subject property is located at 17311 South Main Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to approve Conditional Use Permit No. 735-09 and recommend approval of Design Overlay Review No. 1335-09 to the Carson Redevelopment Agency for a major wireless telecommunication facility located at 17311 South Main Street.

Vice-Chairman Saenz opened the public hearing.

Lynn Van Aken, representing the applicant, noted his concurrence with the conditions of approval.

Vice-Chairman Saenz closed the public hearing.

Planning Commission Decision:

Commissioner Brown moved, seconded by Commissioner Schaefer, to approve the applicant's request as submitted, adopting Resolution No. 09-2272. Motion carried (Commissioner Verrett had not yet arrived; absent Chairman Faletogo.)

12. NEW BUSINESS DISCUSSION

A) Workshop: Second Dwelling Units

Senior Planner Signo presented staff report and fielded questions from the Commission.

Commissioner Brimmer asked about the anticipated fees.

Senior Planner Signo explained that the Conditional Use Permit fee is \$1,500 and the mailing labels are \$100, for a total of \$1,600; that the home inspection report, which is prepared by a private, licensed building inspector, is approximately \$500 based on reports already prepared; that additional fees for consultants, such as an architect, draftsman, or engineer, may apply; but indicated that staff has accepted plans prepared by property owners as long as the plans are complete, accurate, and to scale.

Commissioner Park stated that some financial assistance should be available for the impacted property owners who can prove a financial hardship, stating that at the least, the City should provide some assistance with drawing the elevations.

Senior Planner Signo noted for Commissioner Gordon that the requirement for the home inspection can be done after the Conditional Use Permit is approved.

Commissioner Graber expressed his belief the fees are too excessive.

Commissioner Verrett stated that the proposed fees are too high, noting that those who can prove a hardship should be provided some financial assistance or reduction in fees; noted her support for the suggested zone change; and stated there will be instances when a property owner should not be required to live on site.

Commissioner Brown suggested the City coordinate with the drafting students at Harbor College in helping these residents provide the drawings of the elevations, noting this would also assist the students in obtaining work experience. He questioned whether the quoted number of sites with second units has been verified.

Senior Planner Signo explained that staff used the County Assessor's records in obtaining this information. He pointed out that residents are allowed to do their own elevations drawings.

Commissioner Gordon stated that the Commission should be provided complete information on what the total financial impact might be for these property owners; noted his support to request that City Council reduce the fees for these residents; and added that something ought to be provided to these residents which clearly guides them through the entire process. With regard to the suggested rezoning, he stated that this effort should be clearly communicated to that entire community before they individually get started on this process.

Commissioner Brimmer stated that staff should continue to educate these residents and guide them through the entire process; and that staff should verify whether each of these parcels does or does not have a second unit.

Commissioner Park stated that the Commission does not have the discretion to deviate from codes; and that the Commission needs to be clear on what the codes are for second dwellings and that its decisions should be the same across the board. He noted his support in looking for ways to find some financial assistance for these property owners.

Senior Planner Signo explained that the code does allow the Commission some discretion.

Commissioner Brimmer requested a copy of the development standards before making a decision.

Following some debate about the Commission's authority for discretionary review/approval, Commissioner Schaefer stated that the Commission may benefit in having a Conditional Use Permit workshop.

Commissioner Brown suggested that community workshops be scheduled for the suggested rezoning area so they will know exactly what they will need to do to get through this Conditional Use Permit process; and noted his support to recommend City Council reduce the fees for these homeowners.

Commissioner Graber asked that staff study how other cities address this issue.

Commissioner Schaefer stated that each parcel will be different and that it is likely the Commission will need to use some discretion on a case-by-case basis.

It was the consensus of the Commission that the fees for this Conditional Use Permit process should be decreased, suggesting that City Council consider reducing these fees for the residents who will be impacted; that financial assistance should be available for those who need it; and that the Commission is in support of rezoning the south side of 213th Street between Perry Street and Weiser Avenue.

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT None

15. COMMISSIONERS' REPORTS

Commissioner Park invited everyone to attend the Community Update meeting on the 2535 East Carson Street Project (an affordable housing project) on Wednesday, October 21, 2009, at 6:00 P.M. to 7:30 P.M., Dominguez Community Center.

Commissioner Graber stated he enjoyed today's groundbreaking ceremony at the Safran mixed use project across the street from City Hall and he welcomed the Cal State University Dominguez Hills students in the audience.

Commissioner Schaefer stated she also enjoyed today's groundbreaking ceremony, noting she is looking forward to seeing this exciting development; and she noted that she attended the Country Western Fair last weekend.

Commissioner Verrett commended Chief Pele Faletofo for his exceptional efforts in collecting numerous donations and humanitarian supplies for the victims of the recent tsunami in American Samoa.

16. ADJOURNMENT

At 8:30 P.M. the meeting was formally adjourned to Tuesday, October 27, 2009, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary