

## **MINUTES**

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

***March 23, 2010 – 6:30 P.M.***

- 1. CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:30 P.M.
- 2. PLEDGE OF ALLEGIANCE** Commissioner Verrett led the Salute to the Flag.
- 3. ROLL CALL** Planning Commissioners Present: Diaz, Faletogo, \*Gordon, Graber, Schaefer, Saenz, Verrett

(\*Commissioner Gordon arrived at 6:35 P.M.)

Planning Commissioners Absent: Brimmer, Park (both excused)

Planning Staff Present: Planning Officer Repp, City Attorney Wynder, Senior Planner Signo, Senior Planner Naaseh, 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 Diaz, to approve the Agenda as submitted. Motion carried (Commissioner Gordon had not yet arrived; absent Commissioners Brimmer and Park).
- 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** City Attorney Wynder
- 8. ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes.

**9. CONSENT CALENDAR**

**Minutes: March 9, 2010**

Commissioner Diaz moved, seconded by Commissioner Graber, to approve the March 9, 2010, Minutes as presented. Motion carried (Commissioner Gordon had not yet arrived; absent Commissioners Brimmer and Park).

**10. CONTINUED PUBLIC HEARING** None

**11. PUBLIC HEARING**

**A) Conditional Use Permit No. 787-10**

Applicant's Request:

The applicant, CVS Pharmacy, is requesting approval of a Conditional Use Permit for the off-site sale of alcoholic beverages located within the CG-D (Commercial General-Design Overlay) zoned district. The subject property is located at 23806 Main Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 787-10 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2293, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 787-10 for the off-site sale of alcoholic beverages located at 23806 South Main Street." He amended Condition No. 11, adding the word "single" after the word "no."

Chairman Faleto go opened the public hearing.

Bruce Evans, representing the applicant, noted his concurrence with the conditions of approval.

Chairman Faleto go closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Graber, to approve the applicant's request; amended Condition No. 11, adding the word "single" after the word "no"; and moved to adopt Resolution No. 10-2293. Motion carried (absent Commissioners Brimmer and Park).

**11. PUBLIC HEARING**

**B) Conditional Use Permit No. 760-09  
Conditional Use Permit No. 761-09  
Conditional Use Permit No. 763-09**

Applicant's Request:

The applicant, Pat Brown, is requesting approval of three separate CUP's for J & Y Auto Care, A-1 Tint Doctor, and Avalon Smog, existing auto repair uses on the same site located in the CG-D (Commercial General, Design Overlay) zoning district. The subject property is located at 22025 South Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation to APPROVE Conditional Use Permit No. 760-09, Conditional Use Permit No. 761-09, and Conditional Use Permit No. 763-09; WAIVE further reading and ADOPT Resolution No. 10-2294, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 760-09 to permit an existing auto repair facility (J & Y Auto Care) located at 22025 South Avalon Boulevard, Unit A"; WAIVE further reading and ADOPT Resolution No. 10-2295, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 761-09 to permit an existing auto repair facility (A-1 Tint Doctor) located at 22025 South Avalon Boulevard, Unit B"; and WAIVE further reading and adopt Resolution No. 10-2296, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 763-09 to permit an existing auto repair facility (Avalon Smog) located at 22025 South Avalon Boulevard, Unit C." She advised that a resident living near this center had complained about cars blocking the access ways and public sidewalk and that oil can be seen on the ground. She added that conditions of approval require the access ways to be kept clear and that their automotive activities comply with all environmental regulations.

Chairman Faletogo opened the public hearing.

Pat Brown, representing the applicant, stated that the property owner has made many concessions and improvements to this property; and noted his concurrence with the conditions of approval.

Commissioner Graber asked if each business will be sharing an above-ground storage tank to hold used automotive oil for recycling purposes and available for the public to drop off their used motor oil.

Ralph Ohanessian, property owner, stated that each business will have its own oil recycling tank if their business warrants that use.

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

Commissioner Schaefer highlighted the code enforcement issues with this property and asked how the City can be assured these conditions of approval will be adhered to.

City Attorney Wynder stated that if they do not comply with their conditions of approval, their CUP can be revoked.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Chairman Faletogo, to approve the applicant's request, adopting Resolution Nos. 10-2294, 10-2295, and 10-2296. Motion carried (absent Commissioners Brimmer and Park).

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**12. NEW BUSINESS DISCUSSION:**

**A) Zoning Ordinance, Carson Street Non-Conformity Workshop**

Applicant's Request:

The Planning Division is presenting a workshop to discuss the non-conformity section of the zoning ordinance as it related to the Carson Street Master Plan Corridor.

With the aid of a power point presentation, Senior Planner Naaseh highlighted the non-conforming aspects of the zoning ordinance as it relates to the Carson Street Corridor. He addressed the state law for amortization and how it impacts non-conforming properties in Carson; and commented on the abatement and grandfathering process. He advised that the property owners of non-conforming properties which have yet to be brought into conformance will be contacted once again to address their non-conforming status, pointing out that further legal steps may be necessary for those property owners who do not comply with the City's ordinance. He commented on the Design Overlay Review and Conditional Use Permit process and how these processes impact the non-conforming properties along this corridor.

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**13. WRITTEN COMMUNICATIONS**                      None.

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**14. MANAGER'S REPORT**

- Proposed adult business with live entertainment located within an existing building in the M-2 (Heavy Manufacturing) zone in the community of unincorporated Rancho Dominguez. The subject property is located at 1957 East Del Amo Boulevard.

Planning Officer Repp advised that an application has been filed for a new adult business in the unincorporated part of the Rancho Dominguez area; and stated that this gentleman's club will be selling alcohol and will have topless dancers. She explained that if no grounds for appeal can be discovered, this business will likely be in operation within a few months. She added that Carson will be keeping an eye on the operations of this business to make sure its business is not negatively impacting this community.

Planning Officer Repp highlighted this Thursday's community meeting at the community center to address the concerns with the Carousel housing tract and the possibility of soil contamination stemming from the former Shell Oil Company activities on this land. She highlighted the importance for the residents to allow various agencies to test their soil.

Planning Officer Repp advised that while the census envelopes for Carson have a Long Beach mailing address, the bar code on each envelop correctly identifies this area and that the Long Beach reference will not be a detriment to this City's census statistics.

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**15. COMMISSIONERS' REPORTS**

Commissioner Graber stated that he attended the FEMA flood district meeting a few weeks ago and reminded the residents who live in the proposed new flood district that their insurance will be less expensive if they purchase it before this area is officially designated as a new flood zone.

Commissioner Schaefer commended staff for an informative workshop this evening.

Chairman Faletogo stated that this evening's meeting was informative; he urged everyone to fill out their census forms; and he noted that the Samoan Federation will help anyone fill out their census forms.

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**16. ADJOURNMENT**

At 8:23 P.M. the meeting was formally adjourned to Tuesday, April 13, 2010, 6:30 P.M., City Council Chambers.

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*Chairperson*

*Attest By:*

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Secretary