

MINUTES

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

April 27, 2010 – 6:30 P.M.

- 1. CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:35 P.M.
- 2. PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Park.
- 3. ROLL CALL**

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

*(Brimmer arrived at 7:39 P.M.; Verrett arrived at 7:38 P.M.)

Planning Commissioners Absent:
None

Planning Staff Present: Senior Planner Signo, Assistant City Attorney Konigar-Macklin, Associate Planner Newberg, Assistant Planner Castillo, Recording Secretary Bothe
- 4. AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
- 5. AGENDA APPROVAL** Commissioner Diaz moved, seconded by Vice-Chairman Saenz, to approve the Agenda as submitted. Motion carried (Commissioners Brimmer and Verrett 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

A) Minutes: April 13, 2010

MOTION: Commissioner Schaefer moved, seconded by Commissioner Diaz, to approve the April 13, 2010, Minutes as presented. Motion carried, 7-0 (Commissioners Brimmer and Verrett had not yet arrived).

10. CONTINUED PUBLIC HEARING

None

11. PUBLIC HEARING

A) **Relocation Review No. 3040-09 and Conditional Use Permit No. 742-09**

Applicant's Request:

The applicant, Dan Young (Architect), is requesting to relocate an existing rectory/office building onto where an existing single-family residence will be demolished to provide room for it. Once moved, an additional 795-square-foot addition will be constructed. Where the rectory/office was located, additional parking lot pavement, striping and landscaping will be added. The subject property is located at 21900 Main Street, 206 East 219th Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No.10-2301, entitled, "A Resolution of the Planning Commission of the city of Carson approving Relocation Review No. 3040-09, Design Overlay Review No. 1329-09, and Conditional Use Permit No. 742-09 for the relocation of a 3,075-square-foot rectory structure and improvements to an existing 9,898-square-foot parish hall located at 21900 South Main Street and 206 East 219th Street." He noted that the following conditions were not necessary and that they should be deleted from the Conditions of Approval: Nos. 24, 55, and 56.

Chairman Faletogo opened the public hearing.

Dan Young, project architect, noted his concurrence with the conditions of approval.

Nes Bantha, representing the applicant, stated that a church representative went door to door to speak with the residents on this street about this proposal, and noted that a list of their supportive comments had been distributed to the Commission.

Robin Abalos, 203 East 219th Street, stated that the church representative told her this exit onto her street would be for use by church personnel only, not the entire congregation; and she noted her concerns with the traffic and the safety of the children

that play on the street in this cul-de-sac. She added that one of her neighbors was also in opposition to adding a large amount of traffic on their street from this exit way, noting that neighbor was sick and was not able to attend this evening's meeting.

Associate Planner Newberg highlighted the feedback sheet the applicant provided, noting that the residents on this list indicated support of the church's request. He stated that the limited hours on Sunday and the traffic monitor should help to minimize the 'exit-only' traffic impact to the residents living on 219th Street. He added that staff is recommending a one-year review of this approval to evaluate its impact and effectiveness and to consider any modifications that may become necessary.

Chairman Faletogo closed the public hearing.

Vice-Chairman Saenz stated that this exit way should help with traffic congestion leaving the church.

Commissioner Brimmer noted the need for adequate community outreach with all proposals.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Vice-Chairman Saenz, to approve the applicant's request, deleting Condition Nos. 24, 55, 56 and renumbering accordingly; and moved to adopt Resolution No. 10-2301. Motion carried, 8-0, with Commissioner Graber recusing himself from consideration.

11. PUBLIC HEARING

B) Conditional Use Permit No. 789-10, Conditional Use Permit No. 790-10, and Modification No. 1 to Design Overlay Review No. 718-00

Applicant's Request:

The applicant, Lynn Van Aken for Clearwire Communications, is requesting to install an unmanned telecommunications facility stealthed as a flagpole located in the CA (Commercial, Automotive) zone and within the Merged and Amended Redevelopment Project Area. The subject property is located at 1601 East 223rd Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No.10-2302, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 789-10, Conditional Use Permit No. 790-10 and Modification No. 1 to Design Overlay Review No. 718-00 for an unmanned telecommunications facility on an existing 75-foot high telecommunications facility at 1601 East 223rd Street."

Lynn Van Aken, representing the applicant, stated that the new equipment is 9 to 10 times faster than cable.

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

Planning Commission Decision:

Vice Chairman Saenz moved, seconded by Commissioner Brimmer, to approve the applicant's request, thus adopting Resolution No. 10-2302, 9-0. Motion unanimously carried.

11. PUBLIC HEARING

C) Conditional Use Permit No. 754-09

Applicant's Request:

The applicant/property owner, Katherine De La Rosa, is requesting approval of a Conditional Use Permit for a second dwelling unit located within the RS (Residential, Single-Family) zoned district. The subject property is located at 21135½ South Bolsa Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 10-2303, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 754-09 for a second dwelling unit located at 21135½ South Bolsa Street." He highlighted the amendment to Condition No. 12, "The garage shall be converted back into a garage, as defined by Carson Municipal Code Section 9191.270, and otherwise brought into compliance with applicable municipal code sections within 90 days, subject to review and approval by the Planning Division."

The Commission expressed concern with the large number of items needing to be fixed on this property and questioned whether 90 days is enough time for the applicant to make the required improvements.

Assistant Planner Castillo noted that a 90-day extension could be granted if necessary.

Chairman Faletogo opened the public hearing.

Katherine De La Rosa, applicant, noted her concurrence with the conditions of approval and stated that she may need more time to make the changes, but that she believes the improvements can be made in a timely manner.

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

Planning Commission Decision:

Commissioner Verrett moved, seconded by Chairman Faletogo, to approve the applicant's request, amending Condition No. 12, "The garage shall be converted back into a garage, as defined by Carson Municipal Code Section 9191.270, and otherwise brought into compliance with applicable municipal code sections within 90 days, subject to review and approval by the Planning Division"; and moved to adopt Resolution No. 10-2303. Motion unanimously carried.

11. PUBLIC HEARING

D) Conditional Use Permit No. 757-09

The applicant/property owner, Willie Quiday, is requesting approval of a Conditional Use Permit for a second dwelling unit located within the RS (Residential, Single-Family) zoned district. The subject property is located at 24200-24202 Banning Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 10-2304, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 757-09 for an existing attached 448-square-foot second dwelling unit located at 24200-24202 Banning Boulevard."

Chairman Faletogo opened the public hearing.

Willie Quiday, applicant, noted his concurrence with the conditions of approval.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Vice-Chairman Saenz moved, seconded by Commissioner Graber, to approve the applicant's request, adopting Resolution No. 10-2304. Motion carried, with Commissioner Park voting no.

12. NEW BUSINESS DISCUSSION None

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Senior Planner Signo presented a statistical summary of the CUP's for second units identified in the RS zones, highlighting the numbers of those that have been administratively approved, those approved by the Planning Commission, the number of applications yet to be submitted and those still pending.

15. COMMISSIONERS' REPORTS

Commissioners Park and Diaz requested excused absences from the May 11th Planning Commission meeting.

Vice-Chairman Saenz noted that code enforcement action is now taking place with the nonconforming businesses along Main Street, near Torrance Boulevard; asked if the former Fletcher Oil site will be rezoned; and commented on the need to clearly identify Carson's requirements for body shops and smog check businesses.

16. ADJOURNMENT

At 8:16 P.M. the meeting was formally adjourned to Tuesday, May 11, 2010, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary