

MINUTES

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

May 11, 2010 – 6:30 P.M.

- 1. CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:36 P.M.
- 2. PLEDGE OF ALLEGIANCE** Commissioner Schaefer led the Salute to the Flag.
- 3. ROLL CALL** Planning Commissioners Present: Brimmer, Faletogo, *Gordon, Graber, Schaefer, Verrett

*(Commissioner Gordon arrived at 6:45 P.M.)

Planning Commissioners Absent: Diaz, Park, Saenz (all excused)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Konigar-Macklin, Associate Planner Song, 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 Schaefer moved, seconded by Commissioner Verrett, to approve the Agenda as submitted. Motion carried (Commissioner Gordon had not yet arrived.) The agenda order was later amended.
- 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 27, 2010

MOTION: Chairman Faletogo moved, seconded by Commissioner Schaefer, to approve the April 27, 2010, Minutes as presented. Motion carried, 5-0 (Commissioner Gordon had not yet arrived; absent Commissioners Diaz, Park, Saenz).

10. CONTINUED PUBLIC HEARING

A) Conditional Use Permit No. 784-10

Applicant's Request:

The applicant, Sue Garcia, is requesting to approve a conditional use permit for a second dwelling located within the RS (Residential, Single-Family) zoned district. The subject property is located at 2556 East Washington Street.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Graber, to continue this matter to the Commission's June 8, 2010, meeting. Motion carried, 5-0 (Commissioner Gordon had not yet arrived; absent Commissioners Diaz, Park, Saenz).

11. PUBLIC HEARING

**A) Modification No. 1 to Design Overlay Review No. 1011-07,
Modification No. 1 to Conditional Use Permit No. 609-06, and
Modification No. 1 to Conditional Use Permit No. 676-07**

Applicant's Request:

The applicant, Lynn Van Aken for Clearwire Communications, is requesting to install an unmanned wireless telecommunications facility on a 235-foot high existing radio tower in the CG (Commercial, General) zone and within Redevelopment Project Area No. 4. The subject property is located at 17900 South Central Avenue.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to approve Modification No. 1 to Design Overlay Review No. 1011-07, Modification No. 1 to Conditional Use Permit No. 609-06 and Modification No. 1 to Conditional Use Permit

No. 676-07 to collocate an unmanned wireless telecommunication facility on an existing 235-foot high radio tower at 17900 South Central Avenue.

Commissioner Verrett reiterated her concern with the safety of cell towers.

Chairman Faletogo opened the public hearing.

Lynn Van Aken, representing the applicant, stated that these sites do not pose a health risk; and noted the intent to gradually fill in all gaps in coverage areas with the new high speed wireless internet upgrades.

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

Planning Commission Decision:

Commissioner Graber moved, seconded by Chairman Faletogo, to approve the applicant's request, thus adopting Resolution No. 10-2305. Motion carried, 6-0 (absent Commissioners Diaz, Park, Saenz).

11. PUBLIC HEARING

B) Conditional Use Permit No. 782-10

Applicant's Request:

The applicant, Armando Herrera, is requesting to approve an existing legal, non-conforming second dwelling unit in the RS (Residential, Single-Family) zoned district. The subject property is located at 2730 East Van Buren Street.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation to approve the applicant's request with the following amendments: to delete Condition No. 9d and add an additional condition, "The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the City in order to determine compliance with the conditions and applicable Carson Municipal Code requirements," renumbering accordingly; and to adopt Resolution No. 10-2306, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 782-10 for an existing second dwelling unit located at 2730 East Van Buren Street."

Chairman Faletogo opened the public hearing.

Eunice Herrera, translating for the applicant, Armando Herrera, stated they would like the option to one day expand their bathroom and add a small laundry room; and noted their concurrence with the conditions of approval.

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

Associate Planner Song stated that staff would not object to a small expansion on the primary unit, suggesting amending Condition No. 12, "Any expansions of the primary unit, except up to approximately fifty (50) square feet on the rear of the unit, or any

expansions to the secondary unit will constitute as an intensification of use, and the nonconforming parking privilege for the primary unit will no longer be continued. An additional two-car garage to the one uncovered parking space on site will be required to be provided prior to the approval of any expansions to the primary, except up to approximately fifty (50) square feet on the rear of the unit, or second unit, including, but not limited to, the addition of bedrooms, other habitable areas, and additional square footage.”

Planning Commission Decision:

Commissioner Graber moved, seconded by Chairman Faletogo, to approve the applicant’s request with the following amendments: to delete Condition No. 9d and add an additional condition, “The property owner shall consent to an inspection of the interior and exterior of all buildings upon receipt of a written request by the City in order to determine compliance with the conditions and applicable Carson Municipal Code requirements,” renumbering accordingly; to amend Condition No. 12, “Any expansions of the primary unit, except up to approximately fifty (50) square feet on the rear of the unit, or any expansions to the secondary unit will constitute as an intensification of use, and the nonconforming parking privilege for the primary unit will no longer be continued. An additional two-car garage to the one uncovered parking space on site will be required to be provided prior to the approval of any expansions to the primary, except up to approximately fifty (50) square feet on the rear of the unit, or second unit, including, but not limited to, the addition of bedrooms, other habitable areas, and additional square footage.” Motion carried, 6-0 (absent Commissioners Diaz, Park, Saenz).

12. NEW BUSINESS DISCUSSION

A) Workshop: Second Dwelling Units

Applicant’s Request:

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

Senior Planner Signo presented staff report, highlighting the following topics: creation of Ordinance No. 03-1290 regarding second dwelling units and accessory structures within residential zones, reduction of CUP fee for second unit homeowners, concentrated areas of second units within Carson, second units and how they provide housing opportunities for Carson residents, ministerial versus discretionary review, general requirements, submittal requirements, development standards, home inspection reports to identify deficiencies, summary of approved CUP’s, those CUP’s pending, and those yet to have applied for CUP’s. He addressed some of the multiple family dwellings currently in the RS zone and a possible zone change to consider, and he noted some of the issues of concern, such as lot size, unit size, parking requirements, owner occupancy, and appropriateness of requiring these CUP’s.

Commissioner Schaefer expressed her belief that home inspection reports should be required for both ministerial and discretionary reviews.

Senior Planner Signo mentioned that he has yet to see a second unit property be eligible for ministerial review.

Planning Officer Repp addressed the state's review of the City's Housing Element, noting that the state has questioned whether the City's parking restrictions/requirements are too harsh; and she explained that the Commission may discuss this policy decision this evening.

Commissioner Brimmer stated that these residents have been given adequate time to comply with this 2003 ordinance.

Commissioner Graber stated he would like to see the owner occupancy requirement deleted from the ordinance.

Commissioner Schaefer stated she'd like the owner occupancy requirement to remain in the ordinance, believing the properties will be better maintained with an owner living on site; and she noted that second unit properties can be considered on a case-by-case basis.

Commissioner Verrett stated she'd like to see the owner occupancy requirement deleted, pointing out that conditions can be put in place for proper site maintenance.

Commissioner Brimmer stated she'd like more discussion on what conditions can be put in place for proper site maintenance absent a property owner living on site. She stated she would consider reducing the parking requirement for a 2-bedroom second unit.

Planning Officer Repp stated that consideration of reducing any parking requirement on existing second units could be taken on a case-by-case basis; pointed out that new construction would be considered differently; and she added that when considering a reduction in parking requirements, the Planning Commission should consider the ramifications of reducing those standards.

Commissioner Gordon asked for input on what the City is attempting to accomplish in requiring second unit CUP's, pointing out there are many properties in Carson that need code enforcement attention.

Commissioner Brimmer stated she'd like the new dwelling requirements to remain, but highlighted the need for more housing in Carson.

Planning Officer Repp suggested that staff could provide the Commission with data related to the number of properties with second units, the number of properties that would qualify for second units, and how many would qualify if the lot size requirement was reduced.

Commissioner Graber stated, echoed by Commissioner Verrett, that he would only support deleting the owner occupancy requirement in the ordinance. He added that because each case is unique, they should be considered on a case-by-case basis.

Chairman Faletoago agreed that there are a lot of blighted properties in Carson that have owners living on site, noting he would be amenable to deleting the owner occupancy requirement.

Following discussion concerning a proposal to eliminate the owner occupancy requirement, Commissioner Schaefer stated she would support its elimination; and she questioned how the City can further encourage the remaining 69 property owners to come forward and apply for their CUPs. She noted it is possible that this owner occupancy requirement may be deterring some second unit property owners from applying for a CUP because they currently don't live on site.

Commissioner Brimmer noted her concern that some of the required repairs are costly and are required to be fixed in a short period of time.

Commissioner Graber stated that structures built many years ago should be allowed to remain as long as their safety/aesthetic deficiencies are addressed.

Senior Planner Signo noted that additional information can be provided to the Commission concerning CUP's for multiple units on undersized lots.

Chairman Faletogo asked that the owner occupancy issue be brought back to the Commission for further discussion to eliminate it from the ordinance.

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Planning Officer Repp invited the Commission to attend a meeting on May 20, 2010, at 4:00 P.M. with the UCLA/Rand organization and a few Carson High School students to discuss walkability issues.

Senior Planner Signo highlighted the Consolidated Redevelopment Project Area Draft Environmental Impact Report CD that was provided to the Commissioners, noting that issue will be addressed at a June Planning Commission meeting.

15. COMMISSIONERS' REPORTS

Commissioner Schaefer stated this evening's meeting was interesting.

Commissioner Brimmer stated that the City's outreach efforts need to be intensified.

Commissioner Graber stated he enjoyed the National Day of Prayer event at the Home Depot Center.

Chairman Faletogo thanked the Commissioners and staff for their continued hard work.

16. ADJOURNMENT

At 9:46 P.M., the meeting was formally adjourned to Tuesday, May 25, 2010, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary