

MINUTES

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

July 13, 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** Vice-Chairman Saenz led the Salute to the Flag.
- 3. ROLL CALL** Planning Commissioners Present: Diaz, Faletogo, *Gordon, Graber, Park, Schaefer, Saenz,

*(Commissioner Gordon arrived at 6:39 P.M.)

Planning Commissioners Absent: Brimmer, Verrett (excused)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Associate Planner Gonzalez, 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** Vice-Chairman Saenz moved, seconded by Commissioner Schaefer, to approve the Agenda as submitted. Motion carried (absent Commissioners Brimmer and Verrett).
- 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** Planning Officer Repp
- 8. ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

9. CONSENT CALENDAR

A) Minutes: June 8, 2010; June 22, 2010.

MOTION:

Commissioner Park moved, seconded by Vice-Chairman Saenz, to approve the June 8 and 22, 2010, Minutes as presented. Motion carried (absent Commissioners Brimmer and Verrett).

9. CONSENT CALENDAR

None.

10. CONTINUED PUBLIC HEARING

A) Conditional Use Permit No. 791-10

Applicant' Request:

The applicant, Elizabeth Woodward, is requesting to approve a CUP for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district. The subject property is located at 403 East Lincoln Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 791-10, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2320, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 791-10 for an existing second dwelling unit located at 403 East Lincoln Street." He indicated that the Engineering Department had no comment regarding the alleyway access.

Planning Officer Repp highlighted the narrow alleyway area at the back of this property, stating that a dedication of property would be recommended and that a correction to the rear wall would be likely.

Chairman Faleto go opened the public hearing.

Elizabeth Woodward, applicant, stated there are a lot of cars that use this alleyway; stated she is currently in the process of making the required improvements to her property; and noted her concurrence with the conditions of approval. She advised that she will be selling this property.

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

Highlighting Planning Officer Repp's comment about the rear wall, Commissioner Graber stated it is his hope this property owner does not have to bear a large expense in order to dedicate this land to the City.

Planning Commission Decision:

Chairman Faleto go moved, seconded by Commissioner Schaefer, to approve the applicant's request; moved to add a condition that the applicant dedicate a portion of the rear yard to accommodate a better alleyway alignment and safer alleyway access,

modifying that wall as necessary; and moved to adopt Resolution No. 10-2320. Motion carried as follows:

AYES: Faletogo, Gordon, Graber, Saenz, Schaefer
NOES: Diaz, Park
ABSENT: Brimmer, Verrett

11. PUBLIC HEARING

A) Conditional Use Permit No. 808-10

Applicant's Request:

The applicant, Odyssey Automotive Repair, is requesting Conditional Use Permit approval to facilitate continued auto repair use on a site located in the CG (Commercial General) zoning district. The subject property is located at 532 East Sepulveda Boulevard.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 10-2321, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 808-10 for continued auto repair use located at 532 East Sepulveda Boulevard."

Commissioner Schaefer questioned whether the public sidewalk along Sepulveda Boulevard is wide enough to accommodate trees.

Associate Planner Gonzalez advised that the proposed crape myrtle trees do not have large canopies and should be fine at this location.

Chairman Faletogo opened the public hearing.

Anthony Mitreski, applicant, stated that this is a second generation family business; and advised that they recently finished the landscape irrigation system and completed the parking space painting. He noted his concurrence with the conditions of approval. He noted for Commissioner Graber that they do general automotive repairs; that they've been at this location for 10 years; and that they own the building.

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. 10-2321. Motion carried (absent Commissioners Brimmer, Verrett).

11. PUBLIC HEARING

B) Conditional Use Permit No. 822-10

Applicant's Request:

The applicant, Betty Lam, is requesting to permit the operation of massage services on a site located in the CR-D (Commercial Regional, Design Overlay) zoning district. The subject property is located at 21601 South Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation to APPROVE Conditional Use Permit No. 822-10; WAIVE further reading and ADOPT Resolution No. 10-2322, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 822-10 to permit massage services located at 649 South Avalon Boulevard."

Associate Planner Song noted for Vice-Chairman Saenz that there is only one other approved full-bodied massage business located in Carson.

Chairman Faletoogo opened the public hearing.

Betty Lam, applicant, stated that this is a massage therapy business that supports holistic wellness; and advised that her partner owns and operates two other similar facilities in other cities.

Associate Planner Song noted for Commissioner Diaz that staff is working with Code Enforcement and the property owner to remedy the parking deficiency.

Maurice Refoug, property owner, noted his plans to make this a more aesthetically appealing shopping center; noted his hope that in 4 to 5 years, he will be able to redevelop this site; and noted that he is now getting the back portion cleaned up now that that tenant is gone. He explained that the removal of the gate and cleaning up the back area will alleviate the parking deficiency.

Planning Officer Repp advised that the parking at this center will be re-calculated.

Mr. Refoug noted for Commissioner Graber that Mobil's lease has been extended for another 5 years.

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

Planning Commission Decision:

Commissioner Schaefer moved to deny the applicant's request. This motion died due to the lack of a second.

Commissioner Schaefer highlighted the plans to make improvements along the Carson Street Corridor and expressed her belief that a massage establishment creates a poor image and may create problems in this community.

Commissioner Park stated, echoed by Commissioner Graber, that he will be approving the applicant's request because he believes this establishment will be well regulated.

Chairman Faletoogo stated he too had reservations about a massage establishment but indicated his support because of the extra regulations in place.

Commissioner Graber moved, seconded by Commissioner Diaz, to approve the applicant's request, thus adopting Resolution No. 10-2322. Motion carried as follows:

AYES: Diaz, Faletoogo, Gordon, Graber, Park, Saenz
NOES: Schaefer

ABSENT: Brimmer, Verrett

12. NEW BUSINESS DISCUSSION None

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Planning Officer Repp encouraged the Planning Commissioners to attend the community meeting on Monday, July 19th at the Community Center to discuss the Carousel tract area contamination, cleanup and abatement order. She noted that Shell Oil is required to create short-term and long-term remediation plans. She added that tests indicate there is no extreme contamination of the soils and added that the remediation activity will likely cause a temporary relocation of some of the residents.

Highlighting the annual attendance record that was distributed to the Planning Commissioners, Planning Officer Repp reminded the Commissioners that they can be automatically dismissed from this body if they have 3 consecutive absences and/or 6 absences in any 12-month period.

Planning Officer Repp stated that the City Council has indicated its support for the improvements along the Carson Street Corridor; advised that an RFP will soon be going out for a design of the entire corridor; and that staff expects that consultant to be selected by October this year.

15. COMMISSIONERS' REPORTS

Commissioner Park advised that BP Arco's Public Affairs representative, Walter Neil, will be giving a presentation on the recent Gulf oil disaster -- how it happened, its current status, and what's being done to solve the problem. He invited anyone interested to attend this meeting at the Dominguez Community Center on August 4th, Wednesday, at 7:30 P.M.

Commissioner Graber highlighted the poor color selection of a commercial building on the corner behind the Albertson's grocery store at Carson and Main Streets, asking if there are any commercial color code standards in place.

Senior Planner Signo stated the City does have some discretion with regard to the color businesses choose for their buildings, noting that staff will follow up with a site visit.

Vice-Chairman Saenz stated that a commercial building color ordinance should be in place.

Chairman Faletogo thanked staff and the Commissioners for a job well done this evening.

16. ADJOURNMENT

At 8:16 P.M., the meeting was formally adjourned to Tuesday, August 10, 2010, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary