

MINUTES

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

August 10, 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 Park led the Salute to the Flag.
- 3. ROLL CALL** Planning Commissioners Present:
*Brimmer, Diaz, Faletogo, Gordon, Graber, Park, Schaefer, Saenz, Verrett

*(Commissioner Brimmer arrived at 6:50 P.M.)

Planning Commissioners Absent:
None

Planning Staff Present: Planning Officer Repp, City Attorney Wynder, Senior Planner Signo, Associate Planner Newberg, Associate Planner Gonzalez, Associate Planner Song, Assistant Planner Raktiprakorn, Recording Secretary Bothe
- 4. AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
- 5. AGENDA APPROVAL** Commissioner Saenz moved, seconded by Vice-Chair Park, to approve the Agenda as presented. Motion carried, 8-0 (Commissioner Brimmer 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** City Attorney Wynder
- 8. ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

9. CONSENT CALENDAR

A) Minutes: July 27, 2010.

MOTION: Commissioner Diaz moved, seconded by Commissioner Gordon, to approve the July 27, 2010, Minutes as presented. Motion carried, 8-0 (Commissioner Brimmer had not yet arrived).

10. CONTINUED PUBLIC HEARING

A) Proposed Ordinance for Density Bonus Provisions for Residential Units

Applicant's Request:

The applicant, city of Carson, Planning Division, is requesting to establish density bonus standards for affordable residential units for properties citywide.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation of approval of Ordinance No. 10-1456 to City Council.

Associate Planner Gonzalez noted for Commissioner Schaefer that affordable housing requires the unit(s) to remain affordable anywhere between 30 and 55 years, depending on ownership or rental property.

Commissioner Graber noted his concern that the density bonus seems unfair, noting it can create a crowded housing condition; and suggested the city rezone an area instead of granting density bonuses.

Associate Planner Gonzalez stated that SB 1818 encourages cities to build affordable housing; and he pointed out that some cities do not have inclusionary zoning ordinances.

Planning Officer Repp advised that the state wants to see affordable housing in all areas, but stated they are typically found on major corridors. She added that a proposal must meet the Redevelopment Agency's goals and objectives.

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

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Gordon, to approve staff recommendation, thus adopting Resolution No. 10-2323. Motion carried, 9-0.

11. PUBLIC HEARING

A) Conditional Use Permit 805-10

Applicant's Request:

The applicant, Edward Awadalla, is requesting to approve an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district. The subject property is located at 21914-21916 South Martin Street.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE Conditional Use Permit No. 805-10, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2324, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 805-10 for an existing second dwelling unit located at 21914-21916 South Martin Street."

Planning Technician Alexander noted for Commissioner Graber that the garage location currently meets code for setbacks.

Edward Awadalla, applicant, noted his concurrence with the conditions of approval.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Chairman Faletogo, to approve staff recommendation, thus adopting Resolution No. 10-2324. Motion carried, 9-0.

11. PUBLIC HEARING

B) Design Overlay Review No. 1377-10

Applicant's Request:

The applicant, MS Kearny Real Estate, is requesting to reauthorize construction of a 2-unit and a single unit (5 units total) concrete, 2-story tilt-up office and manufacturing buildings ranging in size from 8,107-9,874 square feet each on an approximate 120,000-square-foot (2.8 acres) site in the ML-D (Manufacturing, Light – Design Overlay) zoning district and within Redevelopment Project Area No. 1. The subject property is located at 18600-18721 Broadway.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; RECOMMEND APPROVAL of Design Overlay Review No. 1377-10 to the Carson Redevelopment Agency; and WAIVE further reading and ADOPT Resolution No. 10-2325, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval of Design Overlay Review No. 1377-10 to the Carson Redevelopment Agency to permit the construction of five 2-story tilt-up, office and manufacturing buildings, totaling 44,613 square feet, on a 2.8-acre site located at 18600-18721 Broadway."

Chairman Faletogo opened the public hearing.

Tony Nobuyuki, applicant, noted for Commissioner Schaefer that the project will commence once they procure financing.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Schaefer, to approve staff recommendation, thus adopting Resolution No. 10-2325. Motion carried, 9-0.

11. PUBLIC HEARING

C) Design Overlay Review No. 1381-10

Applicant's Request:

The applicant, MS Kearny Real Estate, is requesting to continue the public hearing concerning a development plan for two approximately 20,000-square-foot warehouse/office buildings on an approximate 120,000-square-foot (2.8-acre) site in the ML-D (Manufacturing, Light – Design Overlay) zoning district and within Redevelopment Project Area No. 1. The subject property is located at 18600-18721 Broadway.

Staff Recommendation:

Continue to September 14, 2010.

Chairman Faletogo opened the public hearing.

Planning Commission Decision:

This matter was continued to the September 14, 2010, Planning Commission meeting without objection.

11. PUBLIC HEARING

**D) Conditional Use Permit Nos. 764-09, 765-09, 766-09, 767-09,
768-09, 769-09, 770-09**

Applicant's Request:

The applicant, Automotive Repair Services, is requesting to facilitate continued auto repair use on a site located in the CG-D (Commercial General-Design Overlay) zoning district. The subject properties are located at 21839 South Avalon Boulevard, 637 and 645 East 219th Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution Nos. 10-2326 through 10-2332, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit Nos. 764-09, 765-09, 766-09, 767-09, 768-09, 769-09, 770-09 for a continued auto repair use located at 21839 South Avalon Boulevard, 637 and 645 East 219th Street."

Associate Planner Gonzalez noted for Commissioner Schaefer that each business in this complex must have its own business license. He noted for Commissioner Graber that each unit received its own inspection report, noting they have 90 days to fix the electrical deficiencies.

Traffic Engineer Garland highlighted the areas where parking is permitted, noting that either bollards or landscaping will be added.

Associate Planner Gonzalez stated there are 50 parking spaces, noting they are deficient by 17 parking spaces.

Planning Officer Repp stated that the public safety issue will be of most concern when considering the placement of bollards or landscaping.

Chairman Faletogo opened the public hearing.

Pat Brown, applicant's representative, noted his concurrence with the conditions of approval, noting there are multiple owners of this property. He stated there is not an excessive parking need, but stated that the placement of trees would further limit parking availability. He noted his preference to put in bollards in place of landscaping; and stated that eliminating the two small trash areas will provide an improved turning radius.

Commissioner Graber noted that when he's visited these businesses, he has not found the parking to be a problem. He stated he is most concerned about getting the roof and electrical deficiencies fixed.

Mr. Brown stated that these units will be fully brought up to standards and that the property will look nice.

Commissioner Brimmer stated that she would like to see the existing tree remain if at all possible.

Emen Hale (sic; no speaker card), co-owner, noted his concurrence with the conditions of approval, stating that the deficiencies will be corrected; but added that they would likely need an extension to get some of the work completed.

Commissioner Saenz suggested if they qualify, the applicants should seek commercial rehab money.

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

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Brimmer, to approve staff recommendation, thus adopting Resolution Nos. 10-2326 through 10-2332. Motion carried, 9-0.

11. PUBLIC HEARING

E) Design Overlay Review No. 1370-10

Applicant's Request:

The applicant, Clyde Kim, is requesting to construct a new 25,915-square-foot, two-story manufacturing warehouse and office building on a one-acre lot in the ML-D (Manufacturing, Light – Design Overlay) zoning district and within Redevelopment Project Area No. 1. The subject property is located at 441 West Victoria Boulevard.

Staff Recommendation:

Continue to September 14, 2010.

Chairman Faletogo opened the public hearing.

Planning Commission Decision:

This matter was continued to the September 14, 2010, Planning Commission meeting without objection.

11. PUBLIC HEARING

F) Conditional Use Permit 821-10

Applicant/Representative:

The applicant, Altman's RV, is proposing the existing freeway pylon sign modification to replace an existing 170-square-foot double-sided sign cabinet with an electronic reader board display. The subject property is located at 22020 Recreation Road.

Staff Report and Recommendation:

Assistant Planner Raktiprakorn presented staff report and the recommendation to DENY Conditional Use Permit No. 821-10; and WAIVE further reading and ADOPT Resolution No. ____, entitled, "A Resolution of the Planning Commission of the city of Carson denying Conditional Use Permit No. 821-10 for an additional electronic message sign to an existing freeway pylon sign located at 22020 Recreation Road."

Assistant Planner Raktiprakorn noted for Commissioner Graber that the applicant is proposing no change in the sign's dimensions.

Planning Officer Repp clarified for the Commission that the applicant is proposing to use two distinct signs, keeping the old sign.

Chairman Faleto go opened the public hearing.

Joe Altman, applicant, pointed out that he is not proposing to increase the square footage of the sign; stated they already own the display; and noted the importance of attracting more visibility and staying in business during these difficult economic times. He stated that business is slow and that it is essential for the viability of their business to increase the flash on the signage. He stated that the light density will not change; that he will be able to alternate the message; and he noted that the illumination from his sign is directed to the freeway, not the residential area.

George Saelzler, sign representative, stated that the signs will look like one uniform sign; pointed out that a confusing sign is not good for any business; and explained that a photograph/picture of a campsite, e.g., will be displayed on top, while the bottom part will display the text. He noted that in his professional opinion, it will look very nice and not out of date. He pointed out that the nearby large Home Depot sign has four different/independent signs. He added that Altman's is only proposing to reface the existing sign. He added that many RV businesses are closing and that they need this approval to help them stay in business. He reiterated that the signs will work in unison and that it will be pleasing to the eye.

Sharon Guidry, resident, stated that she can see many signs from her home; and urged the City not to allow businesses to use the poor economy as an excuse to deviate from code.

Commissioner Brimmer noted the importance of retaining the businesses in Carson and helping them where possible during these difficult economic times, pointing out that closed businesses create blight.

Commissioner Verrett expressed, echoed by Commissioner Brimmer, her belief this applicant is not proposing an excessive amount of signage and that she is in support of his request. She noted her concern with businesses closing in Carson.

Chairman Faletogo noted he is inclined to ask staff and the applicant to work on a compromise and bring this matter back to the next meeting.

Mr. Saelzler stated they are trying to maximize what they already have and that they would be willing to work on a compromise.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Vice-Chairman Park, to continue this matter to the September 14, 2010, Planning Commission meeting, directing staff and the applicant to reach a compromise on this proposal. Motion carried, 9-0.

11. PUBLIC HEARING

G) Conditional Use Permit 792-10

Applicant's Request:

The applicant, Compton Creek, LLC, is requesting to authorize a 179-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximate 220-foot wide by 0.27-mile long (1,413 linear feet) section of the Compton Creek Watershed. The property is located at 2900 East Del Amo Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; APPROVE Conditional Use Permit No. 792-10; and WAIVE further reading and ADOPT Resolution No.____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 792-10 for the development and operation of a 150-space recreational vehicle storage (parking) lot on an 8.7-acre site located at 2900 East Del Amo Boulevard."

Commissioner Saenz noted the need to get these large vehicles stored off the City's streets.

Vice-Chairman Park expressed his belief there is not enough room for traffic circulation on this site, noting these large vehicles don't have adequate clearance to safely maneuver.

Associate Planner Newberg stated that they recognize the larger sized RV's may not be able to fit.

Commissioner Graber highlighted the deficiencies of the Dominguez Flood Channel and the Compton Creek, questioning whether these channels will be able to handle a large flood and the possibility of these stored vehicles being swept away, leaking gas and oil into these waterways.

Leonard Frederick, applicant's representative, stated that all the oversight agencies have provided input and approved this request; stated that the site will be adequately fenced; and that he believes it is a good use of this land.

Bob Purzycki stated that his business is adjacent to this site on the east side of the creek; expressed his concern with this business's perimeter being two feet from his property/building; stated that a 30-foot motor home carries a lot of fuel/propane and that this poses a dangerous condition for his employees and building, especially with these motor homes being parked as close to his building as they are proposing. He stated there would only be a 6-foot space from the fence to the top of his roof and that the transients will use these vehicles to get on top of his building. He added that the transients routinely steal and vandalize his property, and that having vehicles this close to the fence and his building will make it even easier for people to illegally access his property. He added that this business will be 1,000 feet off Del Amo Boulevard and that it creates a safe haven for those who wish to break into the stored vehicles and for a fire to get out of control before anyone notices. He added he is concerned with adequate Fire Department access with the narrow roadways and questioned if the bridges could handle these large vehicles being swept away down the channel in a raging storm.

Philip Steuber stated his business is adjacent to this property; stated they have a steel-reinforced fence and that the vagrants still continue to break in and take anything they can get; he advised that the onsite cameras are not effective in stopping the vandalism; and explained that they have become selective with the vandalism calls to the police department because they are fearful the police will begin to not respond in a timely manner when they need them the most. He noted his fear that RV owners will easily get away with illegally dumping their RV sewage waste into the waterway/channel.

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

Commissioner Graber suggested this would be the perfect site for a plant nursery.

Vice-Chairman Park reiterated his concern there is not enough room for an RV to adequately maneuver on this property, reminding everyone that this area is slated for much change because of the I-710 project.

Commissioner Verrett highlighted the need for RV storage and getting these large vehicles stored somewhere else but the City's streets.

Chairman Faletogo stated this is a good use for this site and that there is a great need for this type storage, but he stated that the concerns of the speakers are valid and need to be addressed. He suggested that this item should be continued to allow staff and the applicant to address these valid concerns.

Planning Commission Decision:

Commissioner Graber moved, seconded by Vice-Chairman Park, to deny the applicant's request. (This motion was later withdrawn.)

By way of a Substitute Motion, Commissioner Verrett moved, seconded by Commissioner Saenz, to approve the applicant's request. (This motion was later withdrawn).

Following brief discussion, Chairman Faletogo continued this matter to the September 14, 2010, Planning Commission meeting, allowing staff an opportunity to work with the applicant and the adjoining property owners on the overall security plan. There was no objection, absent Commissioner Brimmer.

11. PUBLIC HEARING

H) Conditional Use Permit 826-10

Applicant's Request:

The applicant, Union 76, is requesting to approve a Conditional Use Permit for convenience goods sales at a retail petroleum outlet located within 300 feet of a middle school located at 1025 East Carson Street.

Staff Recommendation:

OPEN the public hearing; TAKE public testimony; and CONTINUE the public hearing to September 14, 2010.

Chairman Faletogo opened the public hearing.

Planning Commission Decision:

This matter was continued to the September 14, 2010, Planning Commission meeting without objection, absent Commissioner Brimmer.

11. PUBLIC HEARING

I) Conditional Use Permit 825-10 and Variance No. 517-10

Applicant's Request:

The applicant, Rick's Lube and Tune & Brakes, is requesting to authorize an auto repair use on a site located in the CG (Commercial, General) zoning district and within 100 feet of a residential use. The Variance request is to permit less than the required setback for property areas fronting a public right-of-way (CMC Section 9162.51B1). The subject property is located at 1209 East Carson Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE Conditional Use Permit No. 792-10, subject to the conditions of approval contained in "Exhibit B" of the attached Resolution; DENY Variance No. 517-10; and WAIVE further reading and ADOPT Resolution No. 10-2333, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 825-10 for a proposed auto repair use located at 1209 East Carson Street and denying Variance No. 517-10, a request to deviate from Carson Municipal Code Section No. 9162.52."

Chairman Faletogo opened the public hearing.

Rick Nickel, applicant, stated that he would like the Perry Street side to house his gated security area for keeping cars secured when the business is closed.

Vincent Zankich, property owner, stated that this property has always been utilized for automotive uses; he highlighted nearby automotive uses with no or limited landscaping setbacks; stated there will be adequate landscaping with their proposal; and he stated it is imperative to use the security area nearest Perry Street. He noted that the poor economy is negatively impacting his ownership of this property. He highlighted the improvements he is currently making to this site with paint, landscaping and new

asphalt. He expressed his belief staff is proposing an unsafe condition with egress/ingress.

Sharon Guidry, resident adjacent to this property, highlighted the businesses in this area and the nice landscapes and pleasant aesthetics and stated that this property should be held to the same standards.

Chairman Faletogo closed the public hearing.

In response to Chairman Faletogo's inquiry about other properties not meeting the landscaping requirements, Planning Officer Repp advised that those properties were developed under older standards at that time; and she explained that this property can easily provide 10 feet of landscaping on both sides. She added that the property owner can reconfigure the secured parking area on the other side of the building and can relocate the handicapped parking.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Vice-Chairman Park, to approve staff recommendation, thus adopting Resolution No. 10-2333. Motion carried, 8-0 (absent Commissioner Brimmer).

11. PUBLIC HEARING

J) Variance No. 512-10

Applicant's Request:

The applicant, Michael Pate for Old Dominion Freight Line, Inc., is requesting to permit a variance from Carson Municipal Code (CMC) Section 9146.3 and exceed the maximum fence height allowed within the required front and side yard area on a site located in the MH (Manufacturing, Heavy) zoning district. The property is located at 21300 South Wilmington Avenue.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation to DENY Variance No. 512-10; and WAIVE further reading and ADOPT Resolution No. 10-____, entitled, "A Resolution of the Planning Commission of the city of Carson denying Variance No. 512-10 for the property located at 21300 South Wilmington Avenue."

Chairman Faletogo opened the public hearing.

Michael Pate, security company representative, explained that without the 2 additional feet of setback area, their security system would be ineffective, noting that criminals could easily climb over. He explained that this fencing is not easily seen from the main roadway; and he explained how the 7,000-volt security fencing operates. He added that this security is monitored on a 24/7-day basis and that it is a crime deterrent when properly placed.

Geoff Stephany, director of security, stated that there have been thefts from this property in the past and that adequate security is essential, noting this system has proven to be very effective.

Mr. Stephany noted for Chairman Faletogo that at any one time, there can be up to 26 trailers on site.

Associate Planner Song explained that adequate security can be met with a slight redesign of the fence.

Planning Officer Repp suggested that the applicant and staff work on a new design.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Verrett, to direct staff and the applicant to work on another alternative that will meet code. (This motion was later withdrawn.)

By way of a substitute motion, Commissioner Gordon moved, seconded by Commissioner Schaefer, to continue this matter to the September 14, 2010, Planning Commission meeting.

Following brief discussion on the possibility of addressing another alternative to meet code, Commissioner Graber withdrew the original motion.

The motion to continue this matter to the September 14, 2010, Planning Commission meeting carried as follows:

AYES: Faletogo, Gordon, Graber, Saenz, Schaefer, Verrett
NOES: Diaz, Park
ABSTAIN: None
ABSENT: Brimmer

11. PUBLIC HEARING

K) Ordinance Amendment to Modify Existing Alameda Corridor and 405 Freeway Outdoor Advertising Sign Overlay Districts

Applicant's Request:

The applicant, city of Carson, Economic Development, is requesting the Planning Commission consider an Ordinance Amendment to allow new (or converted from static displays) electronic (digital) outdoor advertising signs with an approved Development Agreement by modifying certain sections of the existing Carson Municipal Code (CMC) as they pertain to such signs. The property involved is the portion of Alameda Street between Del Amo Boulevard and Lomita Boulevard and adjacent 405 Freeway areas north of Alameda Street, as well as the north side of the 405 Freeway between Main Street and Figueroa Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 10-2334, entitled, "A Resolution of the Planning Commission of the city of Carson recommending to the City Council approval of an Ordinance Amendment to Section 9141.1 and Section 9146.7 of the Carson Municipal Code establishing a development agreement requirement for new or upgraded digital outdoor advertising signs."

Associate Planner Newberg and Planning Officer Repp explained for Vice-Chairman Park that this amendment will affect a small stretch along the corridor that extends along the 405 Freeway.

Chairman Faletogo opened the public hearing.

Mark Kudler, Bulletin Displays, noted his agreement with staff's report.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Graber, to approve staff recommendation, thus adopting Resolution No. 10-2334. Motion carried as follows:

AYES: Faletogo, Gordon, Graber, Saenz, Schaefer
 NOES: Diaz, Park
 ABSTAIN: None
 ABSENT: Brimmer, Verrett

12. WRITTEN COMMUNICATIONS None

13. MANAGER'S REPORT

Planning Officer Repp encouraged everyone to attend the Residents Against Crime walk on Wednesday from the Carson Sheriff's Station, starting at 6:30 P.M. She advised that she will be on vacation for two weeks. Because of the various continuances this evening, she asked the Commissioners to maintain their packages for the next meeting wherein these items will be addressed again.

14. COMMISSIONERS' REPORTS None

15. ADJOURNMENT

At 11:12 P.M., Chairman Faletogo adjourned the meeting to Tuesday, September 14, 2010, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary