

## **MINUTES**

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

**November 9, 2010 – 6:30 P.M.**

- 1. CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:32 P.M.
- 2. PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Vice-Chairman Park.
- 3. ROLL CALL** Planning Commissioners Present: Diaz, Faletogo, Goolsby, \*Gordon, Park, Schaefer, Saenz, Verrett

\*(Commissioner Gordon arrived at 6:46 P.M.)

Planning Commissioners Absent: Brimmer

Planning Commissioners Departed Early: None

Planning Staff Present: Senior Planner Signo, Assistant City Attorney Adrienne Konigar-Macklin, Associate Planner Gonzalez, Associate Planner Song, Assistant Planner Castillo, Assistant Planner Raktiprakorn, Recording Secretary Bothe
- 4. AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
- 5. AGENDA APPROVAL** Vice-Chairman Park moved, seconded by Chairman Faletogo, to consider Agenda Item No. 11E after Item No. 11A. Motion carried, 7-0 (Commissioner Gordon had not yet arrived; absent Commissioner Brimmer).
- 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

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**8. ORAL COMMUNICATIONS**

For items **NOT** on the agenda. Speakers are limited to three minutes. None.

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**9. CONSENT CALENDAR**

**A) Minutes:** October 26, 2010

MOTION: Commissioner Saenz moved, seconded by Commissioner Verrett, to approve the October 26, 2010, Minutes as presented. Motion carried, 6-1, as follows:

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

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**9. CONSENT**

**B) Extension of Time for Vesting Tentative Tract Map No. 67934**

Applicant's Request:

The applicant, Terracina Investment, LLC, is requesting an extension of time for Vesting Tentative Tract Map No. 67934. The subject property is located at 157 West 223rd Street.

Staff's Recommendation:

APPROVE the time extension request for Vesting Tentative Tract Map No. 67934 to February 9, 2014.

Planning Commission Decision:

Vice-Chairman Park moved, seconded by Chairman Faletogo, to approve the applicant's request by Minute Resolution, thus extending Vesting Tentative Tract Map No. 67934 to February 9, 2014. Motion carried, 7-0 (Commissioner Gordon had not yet arrived; absent Commissioner Brimmer).

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**10. UNFINISHED BUSINESS**

**A) Conditional Use Permit No. 821-10**

Applicant's Request:

The applicant, George Saelzler for Altmans Winnebago, is requesting a modification to a conditional use permit of an electronic message board sign for Altmans Winnebago in the CA zoning district within Redevelopment Project Area No. 1. The subject property is located at 22020 Recreation Road.

Staff's Recommendation:

APPROVE Conditional Use Permit No. 821-10; and WAIVE further reading and ADOPT Resolution No. 10-2351, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 821-10 for an additional electronic message sign to an existing freeway pylon sign located at 22020 Recreation Road."

George Saelzler, representing the applicant, stated that he concurs with all the conditions of approval except for Condition No. 17, requesting that the display change no sooner than 7 seconds as opposed to staff's recommendation of 8 seconds. He stated that during the meetings with staff, they had compromised on this issue, pointing out that Caltrans allows 4-second displays.

Chairman Faletogo questioned the significance of 7 seconds versus 8 seconds.

Mr. Saelzler explained that the 7-second displays increase their advertising exposure.

Senior Planner Signo reiterated staff's recommendation for 8-second displays at this site.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Schaefer, to approve the applicant's request, amending Condition No. 17 by allowing 7-second displays; and adopted Resolution No. 10-2351. Motion carried, 7-0 (Commissioner Gordon abstained; absent Commissioner Brimmer).

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**11. PUBLIC HEARING**

**A) Design Overlay Review No. 1376-10; Conditional Use Permit No. 837-10; Conditional Use Permit No. 838-10**

Applicant's Request:

The applicant, Trillium for T-Mobile West, is requesting to construct a 60-foot high unmanned wireless telecommunication facility designed as a eucalyptus tree for T-Mobile Wireless West in the ML-D (Manufacturing, Light; Design Review) zone. The subject property is located at 1421 East Del Amo Boulevard.

Staff Recommendation:

Continue to November 23, 2010.

Chairman Faletogo opened the public hearing.

Planning Commission Decision:

Chairman Faletogo moved, without objection, to continue this matter to the December 14, 2010, Planning Commission meeting.

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**11. PUBLIC HEARING**

**B) Conditional Use Permit No. 788-10**

Applicant's Request:

The applicant, Robbie Mills, is requesting to approve a Conditional Use Permit for a second dwelling unit located within the RS (Residential, Single-Family) zoning district. The subject property is located at 2620 East Tyler Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 788-10, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2353, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 788-10 for an existing second dwelling unit located at 2620 East Tyler Street."

Chairman Faletogo opened the public hearing.

Robbie Mills, applicant, stated that he purchased this property with plans to build two separate, single-family houses on this site, noting that the recommended lot merger will not allow him to do so. He requested that a property line adjustment be granted that would make each parcel 37.5 feet wide.

Senior Planner Signo explained that 50-foot wide lots is the current requirement for lot line adjustments and that anything less would create a nonconforming condition. He stated it is staff's recommendation that upon future sale of this property, the parcel merger would be required or it would eventually be done by the City to various properties.

Vice-Chairman Park noted the need for consistency in this area and stated that the only thing that meets code on this property is the size of this entire lot.

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

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Saenz, to approve the applicant's request, thus adopting Resolution No. 10-2353. Motion carried, 5-3:

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

**11. PUBLIC HEARING**

**C) Conditional Use Permit No. 850-10**

Applicant's Request:

The applicant, Todd Finley, is requesting to approve a Conditional Use Permit for a second dwelling unit located within the RS (Residential, Single-Family) zoning district. The subject property is located at 528 East 238<sup>th</sup> Place.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Conditional Use Permit No. 850-10, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2355, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 850-10 for a new second dwelling unit to be located at 528 East 238<sup>th</sup> Place."

Chairman Faletogo opened the public hearing.

Todd Fendley, applicant, noted his concurrence with the conditions of approval.

Chairman Faletogo closed the public hearing.

Vice-Chairman Park, echoed by Commissioner Diaz, pointed out that this request meets or exceeds code, which is why he will be voting for approval.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Schaefer, to approve the applicant's request, thus adopting Resolution No. 10-2355. Motion carried, 8-0 (absent Commissioner Brimmer).

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**11. PUBLIC HEARING**

**D) Design Overlay Review No. 1365-10**

Applicant's Request:

The applicant, BP West Coast Products, LLC, is requesting to permit the construction of a new 127,273-square-foot two-story maintenance shop building within the BP Carson Refinery property located in the MH (Manufacturing, Heavy) zone and within the Merged and Amended Redevelopment Project Area. The subject property is located at 2350 East 223<sup>rd</sup> Street.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation to ADOPT the Negative Declaration; APPROVE the proposed project, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2354, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval of Design Overlay Review No. 1365-10 to the Carson Redevelopment Agency for the construction of a new 127,273-square-foot

two-story maintenance shop building within the BP Carson refinery located at 2350 East 223<sup>rd</sup> Street.”

Associate Planner Song noted for Commissioner Schaefer that staff and the applicant are still negotiating who will be responsible for maintaining the traffic signal, noting that the construction costs will be covered by BP.

Commissioner Schaefer urged the City to require the applicant to incur all costs for the traffic signal.

Chairman Faletogo opened the public hearing.

Walter Neil, representing BP Refinery, noted his concurrence with the conditions of approval. He noted that the legal aspects of the traffic signal are still in the negotiation process, but stated that BP plans to incur all traffic signal costs.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Verrett, to approve the applicant’s request, thus adopting Resolution No. 10-2354. Motion carried, 8-0 (absent Commissioner Brimmer).

**11. PUBLIC HEARING**

**E) Conditional Use Permit No. 721-09**

Applicant’s Request:

The applicant, Firestone (Bridgestone Retail Operations, LLC), is requesting to approve a Conditional Use Permit for Firestone, an existing tire and wheel sales and auto repair store on a site located in the CR-D (Commercial, Regional-Design Overlay Review) zoning district. The subject property is located at 20707 South Avalon Boulevard.

Staff Recommendation:

APPROVE Conditional Use Permit No. 721-09, subject to the conditions of approval attached as “Exhibit B” to the Resolution; 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. 721-09 for an automobile tire sales and repair business located at 20707 South Avalon Boulevard.” Senior Planner Signo advised that the applicant has requested this matter be continued to the November 23, 2010, Planning Commission meeting.

Chairman Faletogo opened the public hearing.

Planning Commission Decision:

Chairman Faletogo moved, without objection, to continue this matter to the November 23, 2010, Planning Commission meeting.

**12. NEW BUSINESS DISCUSSION** None

**13. WRITTEN COMMUNICATIONS** None

**14. MANAGER'S REPORT**

Senior Planner Signo noted for Commissioner Saenz that a workshop will be conducted in January to address a color ordinance for industrial/commercial businesses, among other issues. He added that the next meeting agenda will include a workshop to address second dwelling units.

Senior Planner Signo highlighted the November 1, 2010, letter distributed to the Commission addressing a letter to the Supreme Court opposing a request for depublication of the Colony Cove opinion.

Senior Planner Signo highlighted the map of Carson neighborhoods and asked the Commission to forward to staff any other neighborhood designations that are missing from the map.

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**15. COMMISSIONERS' REPORTS**

Associate Planner Song noted for Vice-Chairman Park that City Council upheld the Planning Commission's decision in the Rick's Lube and Tune matter.

Commissioner Schaefer welcomed John Goolsby to the Planning Commission.

On behalf of the Commission, Chairman Faletogo welcomed John Goolsby to the Planning Commission. He thanked and commended staff for their thorough reports, pointing out it makes the Commission's job run smoothly.

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**16. ADJOURNMENT**

At 8:00 P.M., the meeting was formally adjourned to Tuesday, November 23, 2010, 6:30 P.M., City Council Chambers.

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*Chairperson*

*Attest By:*

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Secretary