

## **MINUTES**

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

**November 23, 2010 – 6:30 P.M.**

1. **CALL TO ORDER** Chairman Faleto go called the meeting to order at 6:30 P.M.
  2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Gordon.
  3. **ROLL CALL**

Planning Commissioners Present:  
\*Brimmer, Diaz, Faleto go, Goolsby, Gordon, Park, Schaefer, Saenz, Verrett

\*(Commissioner Brimmer arrived at 6:30 P.M.)

Early Departure of Planning Commissioners: Brimmer (prior to Manager's Report)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Associate Planner Gonzalez, 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 Commissioner Gordon, to approve the Agenda as submitted. Motion carried (Commissioner Brimmer had not yet arrived).
  6. **INSTRUCTIONS TO WITNESSES** Chairman Faleto go 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.
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**9. CONSENT CALENDAR**

**A) Minutes:** November 9, 2010

MOTION: Chairman Faletogo moved, seconded by Vice-Chairman Park, to approve the November 9, 2010, Minutes as presented. Motion carried (Commissioner Brimmer had not yet arrived).

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**10. CONTINUED PUBLIC HEARING**

**A) 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 Report and Recommendation:

OPEN the continued public hearing; TAKE public testimony; and CONTINUE the public hearing until December 14, 2010.

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**

**A) Conditional Use Permit No. 806-10**

Applicant's Request:

The applicant, Michael Coyne, is requesting a Conditional Use Permit approval to facilitate continued auto repair use for a Midas Auto Repair located in the MU-CS (Mixed Use-Carson Street) zoning district. The subject property is located at 333 East Carson Street.

Staff's Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No.\_\_\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 806-10 for an existing auto repair use located at 333 East Carson Street."

Associate Planner Gonzalez noted for Vice-Chairman Park that the banners will need to come down if there is no permit on file. He clarified that the pole sign next to the Midas business will need to come down by June 2011 per the Carson Street Sign Ordinance. He added that two monument signs can be permitted for this entire center, integrating the Midas sign in the current sign and adding another monument on Dolores Street.

Chairman Faletogo opened the public hearing.

Michael Coyne, applicant, stated that taking down the pole sign will financially hurt their business, noting that they will lose visibility; advised that they recently painted this building with corporate/brand colors; and that he is opposed to repainting the building. He stated there is no room on the current monument sign for Midas.

William Henry, co-owner of the property, stated there is not enough room on the current monument sign for all stores in this center, pointing out that the City's regulations don't allow the monument sign to be any larger. He questioned why staff is requiring changes to the monument signage when it has nothing to do with the Midas proposal or the rest of the shopping center, stating it should be dealt with separately because it is likely to create a business conflict between the client and property owner. He stated that the monument sign can be moved back a bit but that there is not enough room for every business on that sign.

Planning Officer Repp stated that the monument sign should be relocated within a larger landscaped area; and advised that only one monument sign can be located along Carson Street because there is less than 300 linear feet of frontage along Carson Street.

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

Vice-Chairman Park asked how the property owner decides who goes on the monument sign.

Chairman Faleto go re-opened the public hearing.

Mr. Henry stated that Midas has a long lease for this building and that they have a legal right to use the pole sign in their lease. He added that all the business leases at this center are structured to use the monument sign; and he questioned how he is to address adhering to these leases if the City is not favorable to allowing a larger monument sign that can accommodate the Midas sign. He added that the hamburger business on the corner also has a pole sign and questioned if that would also have to be removed; and he noted his concern that placing too many businesses on one small monument sign will be ineffective and will especially hurt the businesses located at the very back of this center.

Commissioner Brimmer asked if the pole sign could remain if it were improved.

Associate Planner Gonzalez reiterated that the sign ordinance requires the pole sign to come down by June 2011.

Commissioner Brimmer stated it is necessary for the City to recognize that this client has been doing business in Carson for many years at this site and that the City should be compromising with these businesses, pointing out that the ordinance does not allow the current monument sign to go any larger in size.

Mr. Henry expressed his belief that this entire property is only 10 percent off from being permitted two monument signs along Carson Street; and he asked the City to make that compromise.

Commissioner Goolsby stated a compromise is necessary in this case and noted the necessity of maintaining Carson's business friendly stance.

Planning Officer Repp explained that there needs to be 300 linear feet of frontage along Carson Street for two monument signs along this roadway, stating the sign ordinance may need to have more flexibility built into it; and noted that any ordinance amendment would require a public hearing. She stated that the Omega Burger pole sign would also need to come down.

Mr. Henry stated that the legal description for this site is listed as two separate parcels, though the assessor's map identifies it as one parcel.

Associate Planner Gonzalez stated that the City's information identifies this as one parcel.

Planning Officer Repp stated that if this site is two legal parcels, then staff could justify two monument signs along Carson Street.

Chairman Faletogo stated this parcel issue needs to be cleared up and suggested this matter be continued to the next meeting.

Commissioner Brimmer stated she'd support amending the sign ordinance to be more flexible when considering extenuating circumstances such as this and stated that Midas should be able to keep the pole sign.

Commissioner Saenz stated that he does not want to see a precedence set if allowing a pole sign.

Planning Commission Decision:

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

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**12. NEW BUSINESS DISCUSSION**

**A) Workshop Regarding Second Dwelling Units**

Applicant's Request:

The city of Carson is providing a follow-up presentation on second dwelling units for properties citywide.

Senior Planner Signo presented staff report. He stated that currently, there are 66 applications that have yet to be submitted, 26 applications that have been approved, and mentioned that no application at this point has been denied. He noted that the 66 properties will be referred to Code Enforcement for action. He stated that this process is necessary for the elimination of long-term deficiencies and much needed improvements. With the aid of a Power Point presentation, he reviewed the second dwelling flow chart and general requirements for the entire process.

Planning Officer Repp explained that the state has expressed its concern the City's new second unit ordinance is too restrictive and that the City will soon be reviewing this ordinance to address the state's concern.

Vice-Chairman Park expressed his concern that the Commission is being asked to waive the requirements of this ordinance as written and that allowing many of these second units to remain creates a negative impact on those residents in the affected neighborhoods.

Planning Officer Repp explained that many of these property owners are being required to put a substantial reinvestment into these properties; that the Planning Commission does have the discretionary authority to require acceptable standards be met; and she highlighted the need for affordable housing stock that meets health and safety codes. She added that this ordinance is likely to be amended early next year due to the state's comments on the City's Housing Element.

Planning Commission Decision:

Chairman Faletogo moved, without objection, to receive and file this report.

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**13. WRITTEN COMMUNICATIONS**                      None.

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**14. MANAGER'S REPORT**

- Planning Commission packet delivery

Planning Officer Repp advised that because of the budget crisis, it has become necessary to cut back on excess staff hours, noting that the hand-delivered Planning Commission packets are done with overtime hours. She advised that each Planning Commissioner will now be responsible for picking up their own Commission packets at the Community Center starting from Friday mornings. She noted that the reports and most exhibits will typically be on the City's website on Thursday evenings.

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

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**15. COMMISSIONERS' REPORTS**

Commissioner Saenz stated that in order to cut back on waste, the City should not be allowing any City employees to take home City vehicles.

Planning Officer Repp expressed her belief that the only employees who drive City vehicles home are those who respond to City emergencies.

Commissioner Schaefer thanked staff for the before-and-after photos of the approved second unit CUP's.

Commissioner Diaz advised that he will not be able to attend the Planning Commission's December 14, 2010 meeting.

Chairman Faletogo thanked the Commission and staff for their work and wished everyone a happy Thanksgiving.

There was consensus for the Planning Commission to go dark December 28, 2010.

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**16. ADJOURNMENT**

At 8:10 P.M. the meeting was formally adjourned to Tuesday, December 14, 2010, 6:30 P.M., City Council Chambers.

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*Chairperson*

*Attest By:*

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Secretary