

# MINUTES

## CITY OF CARSON PLANNING COMMISSION REGULAR MEETING

*CITY COUNCIL CHAMBERS, CARSON CITY HALL*

*701 East Carson Street, Second Floor  
Carson, CA 90745*

*February 8, 2011 – 6:30 P.M.*

1. **CALL TO ORDER** Chairman Faleto go called the meeting to order at 6:38 P.M.
2. **PLEDGE OF ALLEGIANCE** Chairman Faleto go led the Salute to the Flag.
3. **ROLL CALL**

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

\*(Commissioner Brimmer arrived at 7:15 P.M.)

Planning Commissioners Absent:  
Gordon

Planning Commissioners Departed Early: Commissioner Saenz (during discussion of Item 11A)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, City Attorney Wynder, Associate Planner Newberg, Planning Technician Alexander, 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 Verrett, to approve the Agenda, pulling Consent Calendar Item Nos. 9B and 9C for discussion. Motion carried, 7-0 (Commissioner Brimmer had not yet arrived; absent Commissioner Gordon).
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.

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- 7. **SWEARING OF WITNESSES** City Attorney Wynder
  - 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:** January 25, 2011

**MOTION:** Chairman Faleto go moved, seconded by Commissioner Diaz, to approve the January 25, 2011, Minutes as presented. Motion carried, 7-0 (Commissioner Brimmer had not yet arrived; absent Commissioner Gordon).

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9. **CONSENT CALENDAR**

- B) **Design Overlay Review No. 1337-09 and Variance No. 506-09**

Applicant’s Request:

The City is proposing a revocation of permits for SW Suits, Inc., to construct a freeway-oriented sign and exceed the maximum allowable sign area for the Avalon Plaza shopping center. The subject property is located at 20761-20775 South Avalon Boulevard.

Staff Report and Recommendation:

Senior Planner Signo noted that the business owner has pulled a banner permit and presented the resolution for adoption, Resolution No. 11-2363, entitled, “A Resolution of the Planning Commission of the city of Carson revoking approval of Design Overlay Review No. 1337-09 for a freeway-oriented wall sign, but upholding Variance No. 506-09 to exceed the total allowable sign area for a shopping center located at 20761-20775 South Avalon Boulevard.”

Vice-Chairman Park noted his opposition to extending the time the banner signage can be on display.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Schaefer, to approve Resolution No. 11-2363. Motion carried, 5-2, as follows:

- AYES: Faleto go, Goolsby, Gordon, Saenz, Verrett
  - NOES: Diaz, Park
  - ABSTAIN: None
  - ABSENT: Brimmer, Gordon
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**9. CONSENT CALENDAR**

**C) Modification No. 1 to Design Overlay Review No. 1364-10 and Conditional Use Permit No. 807-10**

Applicant's Request:

The applicant, Related, is requesting a modification to a previously approved project for construction of a four-story 65-unit affordable housing community with a podium-level courtyard above an interior parking structure on a 1.75-acre site. The subject property is located at 425 East Carson Street.

Staff Report and Recommendation:

Senior Planner Signo highlighted the modifications in staff report and the recommendation to APPROVE Modification No. 1 to Design Overlay Review No. 1364-10 and Conditional Use Permit No. 807-10; and WAIVE further reading and ADOPT a Minute Resolution approving Modification No. 1 to Design Overlay Review No. 1364-10 and Conditional Use Permit No. 807-10.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Saenz, to approve the applicant's request with the following additions:

Add a footnote under Section 3, Item 6 of Resolution No. 10-2315, "On February 8, 2011, the Planning Commission approved Modification No. 1 to Design Overlay Review No. 1364-10 and Conditional Use Permit No. 807-10, which modifies the site plan. As a result, the proposed project provides a total of 145 parking spaces, which still exceeds the minimum requirement of 144 spaces. However, the modification reduces the resident parking from the required 130 spaces to 128 spaces. Since the project is for affordable housing, the Planning Commission has approved a deviation allowing for the deficiency of two resident parking spaces"; and modify Condition No. 6 by adding the following: "The conditions contained herein shall apply to the modified development plans approved by the Planning Commission on February 8, 2011." Motion carried, 7-0 (absent Commissioners Brimmer and Gordon).

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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:

Associate Planner Newberg presented staff report and the recommendation to 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. 11-2367, 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.” He amended the following Conditions: No. 25: The applicant shall remove the existing chain-link fence along the rear property line and replace with a decorative, 6-foot high steel fence and minimum 3-foot wide vegetative swale (“bioswale”) adjacent to such fence, subject to review and approval by the Planning Division; and No. 26: The applicant shall construct a new vegetative swale (“bioswale”) along the rear property line, adjacent to the fence required in Condition No. 25 above. Such device shall drain into the existing catch basin located in the southwest corner of the subject property.” He highlighted the two changes the applicant would like to see with eliminating the 10-foot recommended landscaping and the postponement of architectural/façade improvements.

Vice-Chairman Park asked if the dumpster will be removed.

Associate Planner Newberg stated that the plans include a trash enclosure.

Referring to Condition No. 18, Vice-Chairman Park asked how much automotive work is being done at this facility.

Planning Officer Repp stated that this facility does light automotive work, and suggested Condition No. 18 could be amended by adding “wrecked vehicles are not allowed on the property.” She added that while the applicant is proposing to take up to three years for the architectural/facade improvements, staff would not support taking that long to make those improvements.

Chairman Faleto go opened the public hearing.

Robert Sundstrom, applicant’s representative, stated that he concurs with staff about slenderizing the base of the monument sign, but noted that he does have a concern with two of the conditions: 1) because of proposed future upgrades to this facility, he would like the City to allow them up to a 3-year period to make these building façade improvements; and 2) it is the applicant’s belief that a 10-foot landscaped setback will negatively impact the safety and ease of circulation and limit the number of parking spaces. He added that while they are not opposed to allowing residents to drop off used motor oil for recycling, they do not want those customers in the protected/secured area where the holding tank is located, stating that the used oil should be disposed of by an employee. He noted the importance of allowing this building to conform to their corporate design.

Responding to Vice-Chairman Park’s inquiry concerning the dumpster, Mr. Sundstrom advised that that dumpster is not their property; and that they have moved it off their property several times only to have someone move it back onto theirs. He added that the plans do call for a trash enclosure.

Commissioner Diaz concurred with staff that three years is too long to make the façade improvements and noted his support for a 10-foot landscaped setback.

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

Planning Officer Repp suggested the following additions to the Conditions of Approval: Add 4A, The applicant shall substantially conform to the approved site plan and elevations within one year of the date of this approval. The Planning Department shall approve a maximum of one year additional time if the applicant can demonstrate that the funding has been budgeted and all work can be completed no later than two years of this approval. The applicant shall install the 10 feet of landscaping as described in Condition No. 11 contained herein, no later than one year of this approval. The

proposed monument sign shall not be erected until such time that the landscaping, as described in this condition, has been installed, or unless it is being erected concurrently with the landscaping.

Chairman Faletogo reopened the public hearing.

Mr. Sundstrom stated that the proposed new language, in concept, is workable.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Goolsby, to approve the applicant's request with the following amendments: Add 4A, The applicant shall substantially conform to the approved site plan and elevations within 12 months of the date of this approval. The Planning Department shall approve a maximum of 12 months extra if the applicant can demonstrate that the funding has been budgeted and all work can be completed no later than two years of this approval. The applicant shall install the 10 feet of landscape no later than one year of this approval. The proposed monument sign shall not be installed until the landscape has been or is being installed concurrently with landscaping; and moved to adopt Resolution No. 11-2367. This motion ultimately carried.

By way of a friendly amendment, Vice-Chairman Park asked that the word "wreck" be deleted from Condition No. 18.

Commissioner Saenz did not accept the friendly amendment.

Motion carried, 6-2, as follows:

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

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**11. PUBLIC HEARING**

**A) Conditional Use Permit No. 852-10**

Applicant's Request:

The applicant, Ms. Gwenn Vallone, Pug Nation of Los Angeles, is requesting to approve a CUP for a proposed dog rescue shelter and kennel use located within the MH (Manufacturing, Heavy) zoning district. The subject property is located at 16829 South Broadway.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE Conditional Use Permit No. 852-10; and WAIVE further reading and ADOPT Resolution No. 11-2368, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 852-10 to permit a shelter and kennel located at 16829 South Broadway."

Commissioner Verrett noted her concern that a paid staff of three is not sufficient to care for 30 dogs; and asked how many kennels will be provided and what type of heating and ventilation system is in place.

Planning Technician Alexander advised that care will be provided 24 hours a day, 7 days a week by three paid employees and numerous volunteers, noting there may be an average of two to three people on the premises at all times. She added that a maximum of 30 dogs may be housed on site at any one time; explained that there will be four separate fenced off areas and a common area for the dogs to roam and play; and that separate areas will be provided for meals and sleep. She added that this agency will be under the control of Los Angeles Animal Control, stating they will go through that agency's licensing and inspection process.

Vice-Chairman Park stated that this agency should be getting certified with animal control first before this Planning Commission makes its decision. He questioned whether there is ample ventilation, heating/cooling, and adequate natural light.

Planning Technician Alexander explained that Los Angeles Animal Control will not license these operations until the improvements have been made to this facility; and noted that it is the group's desire to get Planning Commission approval before it spends the money to make all these improvements. She advised there are numerous windows throughout this facility and that it has several roll-up doors that will be gated and opened for natural light and fresh air circulation.

Senior Planner Signo mentioned that the Building and Safety Department will also require safety improvements with this change in occupancy.

Vice-Chairman Park noted his concern with how the urine/feces will be managed on this cement floor.

Planning Technician Alexander explained that an interior mud bath will be installed on the floor to catch the waste as it is washed down and that the feces will be manually picked up. She added that the rescue agency will hire a special waste disposal company to dispose of this waste. She pointed out that this group has a lot of experience with pug rescue.

Chairman Faletogo opened the public hearing.

Mary Dolan, representing Pug Nation, explained that this site was chosen because it meets their needs; and pointed out that the board members have over 100 years of combined experience with pug rescue, noting they are very familiar with their needs and care. She stated they are all committed to this rescue effort and placing the pugs in good, safe, and loving homes. She stated that the pugs require a safe environment that meets their needs for proper air temperature. She explained that the adoptions will take place off site, that potential clients will not be visiting this site. She reiterated that each employee, board member and all the volunteers are very passionate about this effort and are committed to providing the pugs with everything they need for their comfort and safety.

Commissioner Saenz asked how the group obtains its funds.

Ms. Dolan explained that not only do they do a lot of fund-raising, they also have a private benefactor who is providing a substantial amount of money for veterinarian expenses, rent, and other essential needs. She added that adoption fees are also charged to help with the rescue effort. She confirmed that these dogs will never be left alone.

Commissioner Brimmer commended Planning Technician Alexander on her presentation. She asked about the group’s funding source and whether it had an appropriately sized vehicle to transport the dogs.

Commissioner Diaz asked if their paid staff is a veterinarian.

Ms. Dolan explained that they work closely with select veterinarians who have an affinity/expertise for this breed; advised that no veterinarian is on their staff; and stated that because many, if not all, of their board members and volunteers are owners of this breed, they know how to adequately care for their needs. She mentioned that there are always foster parents who are willing to take some of the dogs home until they are placed in a permanent home; and she pointed out that they are modeling their program and layout on a very successfully run rescue program that operates in Torrance, noting they have very high standards. Ms. Dolan explained that before they chose to locate to this building, they had to be very sure the building was adequate for these pugs; and stated that because of the layout of the building, the ceiling fans, windows, roll-up doors, they believe the temperature, fresh air circulation, and natural light will be well suited for the pugs. She added that the pugs will sleep in beds.

Commissioner Goolsby expressed his belief this agency has done its homework and is well prepared to operate this rescue/kennel.

Gwenn Vallone, agency representative, commented on the anonymous donation that has generously been pledged for this effort; stated that many of the board members have served on other rescue boards and/or have been members of other dog rescue groups and that they’re highly knowledgeable about how to successfully run this operation. She added that there are many volunteers who will be assisting on a day-to-day basis; and that they are financially secure and will also be fundraising.

Peter Rotha stated that he has helped design the interior layout for this agency, noting he is a designer by profession. He confirmed that this building has plenty of natural light and ventilation and adequate space for these dogs to exercise, play and sleep. He noted that the various areas are petitioned off by chain link fencing, pointing out that the dogs will not be permitted to freely roam the entire building.

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

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Schaefer, to approve the applicant’s request, thus adopting Resolution No. 11-2368. Motion carried, 5-2, as follows:

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

**11. PUBLIC HEARING**

- B) Conditional Use Permit No. 723-09; Conditional Use Permit No. 793-10; Conditional Use Permit No. 794-10; Conditional Use Permit No. 795-10; Conditional Use Permit No. 809-10; Conditional Use Permit No. 853-10**

Applicant's Request:

The applicant, Craig Ekberg, is requesting to approve five (5) individual, existing, non-conforming auto repair uses located on the subject property and within 100 feet of a residential zone. Conditional Use Permit No. 853-10 proposes a shared parking agreement to accommodate a billiards (pool) hall to be open after regular business hours. The subject property is within the CG-D (Commercial General, Design Overlay) zoning district. The subject property is located at 22023, 22027, 22029 South Figueroa Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE Conditional Use Permit No. 723-09, Conditional Use Permit No. 793-10, Conditional Use Permit No. 794-10, Conditional Use Permit No. 795-10, Conditional Use Permit No. 809-10, and Conditional Use Permit No. 853-10; and

- Waive further reading and adopt Resolution No. 11-2369, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 723-09 to permit an existing auto repair facility (Navarro Auto Service) located at 22029 South Figueroa Street, Unit 1";
- Waive further reading and adopt Resolution No. 11-2370, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 794-10 to permit an existing auto repair facility (SBR Auto Repair) located at 22029 South Figueroa Street, Unit 2";
- Waive further reading and adopt Resolution No. 11-2371, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 809-10 to permit an existing auto repair facility (GIGATT Auto Repair) located at 22029 South Figueroa Street, Unit 3";
- Waive further reading and adopt Resolution No. 11-2372, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 795-10 to permit an existing auto repair facility (Danny's Smog) located at 22029 South Figueroa Street, Unit 4";
- Waive further reading and adopt Resolution No. 11-2373, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 793-10 to permit an existing auto repair facility (The Windshield Doctor) located at 22027 South Figueroa Street"; and
- Waive further reading and adopt Resolution No. 11-2374, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 853-10 to permit a shared parking agreement between tenants to accommodate a (two-table) billiards hall located at 22023 South Figueroa Street."

Vice-Chairman Park noted his concern the applicant is not present to state whether he agrees with the conditions of approval.

City Attorney Wynder explained that the applicant's absence shouldn't prevent the Planning Commission from making a decision, noting the applicant will either sign or not sign the Agreement of Acceptance form.

Vice-Chairman Park questioned whether there is adequate room for parking, noting that large equipment and large vehicles are reducing the parking area.

Associate Planner Newberg stated that he is only aware of three or four larger vehicles that are parked on site; and explained that this site was specifically built for this use in 1996. With regard to the pool hall, Associate Planner Newberg stated that the space can only accommodate two pool tables and that he doubts there is enough room for 15 people to be inside at one time.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Schaefer, to approve the applicant's request, thus adopting Resolution Nos. 11-2369 through 11-2374. Motion carried, 5-2, as follows:

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

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**12. NEW BUSINESS DISCUSSION** None.

**13. WRITTEN COMMUNICATIONS** None.

**14. MANAGER'S REPORT**

- Discussion of venue for March Planning Commission meetings

Planning Officer Repp advised that because of the March 8<sup>th</sup> election and an additional City Council meeting, the Chambers will not be available on the regularly scheduled Planning Commission dates.

There was consensus to accommodate the change in the March meeting dates as follows:

- Moved the March 8<sup>th</sup> meeting to Thursday, March 10, 2011, City Council Chambers; and
- Moved the March 22<sup>nd</sup> meeting to Wednesday, March 23, 2011, City Council Chambers.

Planning Officer Repp commented on the impending closure of the Dom Dominguez Apartments, set to close no later than November 2011; advised that there have been extensions; and noted that Watson Land Company will partner with the operator of the apartments in providing relocation assistance.

**15. COMMISSIONERS' REPORTS**

Vice-Chairman Park commented on the workshop that will be held at the Community Center to address an upcoming affordable housing project. He asked if he could be put on a list to receive notification for all RFP's on proposed developments.

Planning Officer Repp directed Vice-Chairman Park to contact Jeff Westbrook in the Redevelopment division.

Chairman Faletofo thanked everyone for their efforts this evening.

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**16. ADJOURNMENT**

At 9:40 P.M., the meeting was formally adjourned to Tuesday, February 22, 2011, City Council Chambers.

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Chairman

*Attest By:*

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*Secretary*