

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION

CITY COUNCIL CHAMBERS, CARSON CITY HALL

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

April 26, 2011 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faleto go called the meeting to order at 6:35 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,
Gordon, Park, *Schaefer, Saenz,
Verrett

*(Commissioner Brimmer arrived at 6:40 P.M.; Commissioner Schaefer arrived at 7:08 P.M.)

Planning Commissioners Departed Early: None.

Planning Staff Present: Senior Planner Signo, Assistant City Attorney Sultani, Associate Planner Gonzalez, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION**

"In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting." (Government Code Section 54954.2)

Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Saenz moved, seconded by Commissioner Diaz, to approve the Agenda as presented. Motion carried (Commissioners Brimmer and Schaefer had not yet arrived).

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- 6. **INSTRUCTIONS TO WITNESSES** Chairman Faletego 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 Sultani

 - 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: March 15th and 23rd, 2011 (23rd will be provided at next meeting)

MOTION: Chairman Faletego moved, seconded by Vice-Chairman Park, to approve the March 15, 2011, Minutes as presented. Motion carried as follows:

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

10. CONTINUED PUBLIC HEARING None.

11. PUBLIC HEARING

A) Conditional Use Permit No. 858-11

Applicant's Request:

The applicant, Sears Holdings Corporation, is requesting to facilitate exterior improvements to a Sears Automotive Center on a site located in the CR-D (Commercial, Regional-Design Overlay Review) zoning district. The subject property is located at 20420 South Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 11-2388, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 858-11 for an existing vehicle service and repair use (Sears Automobile Service Center) located at 20420 South Avalon Boulevard." He amended the resolution by adding "and the project complies with Carson Municipal Code Section No. 9138.2" to Section 3.

Chairman Faletego opened the public hearing.

Sean Teagve, applicant's representative, noted his concurrence with the conditions of approval.

Chairman Faletego closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Gordon, to approve the applicant's request; added "and the project complies with Carson Municipal Code Section No. 9138.2" to Section 3F; and moved to adopt Resolution No. 11-2388. Motion carried, 8-0 (absent Commissioner Schaefer).

12. NEW BUSINESS DISCUSSION

A) Workshop to discuss Zoning Ordinance

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission discuss the organization and layout of the Zoning Ordinance and possible improvements to provide for consistency and proper procedures in implementation for properties citywide.

Staff Report and Recommendation:

Associate Planner Signo presented staff report and the recommendation for the Planning Commission to CONSIDER and DISCUSS the information provided for in this workshop.

Vice-Chairman Park agreed that some of the ordinances need to be updated, especially with regard to the second unit ordinance. He noted his opposition to waiving ordinance requirements.

Commissioner Saenz stated that public health, welfare and safety should never be disregarded when making decisions, highlighting his concerns with the problems with drainage in the Sea County community and the building of a house on a small parcel in that community.

Chairman Faletogo agreed that new guidelines should be put in place in order to move forward and help to phase out legal nonconformities.

Senior Planner Signo explained that staff will be incrementally bringing proposed changes before the Commission for consideration.

Chairman Faletogo thanked Senior Planner Signo for his report.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Chairman Faletogo, to direct staff to continue to do further analysis on issues needing refined in the Zoning Ordinance to provide for consistency and proper procedures in implementation.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT None.

15. COMMISSIONERS' REPORTS

Commissioner Brimmer thanked staff for a good workshop this evening.

Vice-Chair Park advised that West Basin Municipal Water District will be conducting a free toilet exchange on April 30, 2011.

Chairman Faletogo thanked everyone for this evening's meeting and thanked the two students who attended this evening's meeting.

16. ADJOURNMENT

At 7:30 P.M., the meeting was formally adjourned to Tuesday, May 10, 2011, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary