

## 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**

*July 12, 2011 – 6:30 P.M.*

1. **CALL TO ORDER**

Chairman Faletogo called the meeting to order at 6:39 P.M.
2. **PLEDGE OF ALLEGIANCE**

Chairman Faletogo led the Salute to the Flag.
3. **ROLL CALL**

Planning Commissioners Present: Diaz, Faletogo, Goolsby, Gordon, Park, Schaefer, Saenz, Verrett

Planning Commissioners Absent: Brimmer (excused)

Planning Commissioners Departed Early: None

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION**

Recording Secretary Bothe indicated that all posting requirements had been met.

At this point, Planning Officer Repp explained that Agenda Item No. 11B, Appeal of Director's Decision for Don Dominguez Apartments, will be pulled from the agenda this evening as a result of the following letter she received this afternoon from the lawyer representing San Miguel Apartments:

"Ms. Repp, I represent San Miguel Apartments, Inc. ("SMA") SMA's Ground Lease has been terminated and therefore SMA no longer has any interest in the property. Accordingly, SMA hereby withdraws its applications for a zoning change, a conditional use permit, and extension of the Abatement Date. SMA requests that all matters on calendar before the Planning Commission be

taken off calendar and that all fees be refunded to SMA.

Thank you.

Regards, Stephen L. Joseph  
LAW OFFICES of  
STEPHEN L. JOSEPH"

Planning Officer Repp clearly explained for the audience what has taken place, noting the audience members will be able to provide input this evening under Oral Communications. She encouraged the apartment residents to attend next Tuesday's meeting at the Community Center, 6:30 P.M., wherein the appointed Receiver will provide all the information needed for their relocation assistance.

**5. AGENDA APPROVAL**

With the understanding that Item 11B has been pulled from the Agenda, Commissioner Saenz moved, seconded by Commissioner Diaz, to approve the Agenda. Motion carried, 8-0 (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**

Planning Officer Repp

**8. ORAL COMMUNICATIONS**

For items **NOT** on the agenda. Speakers are limited to three minutes.

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Pat Kelly, No. 103 apartment resident, stated there are approximately 60 families that live in this complex; noted his concern that he is on a limited social security disability income; and that he does not know where he will be able to affordably live.

Aslaa Abdallah, No. 101 apartment resident, urged the City to do whatever is possible to help all the residents in this complex.

Samia Ibrahim, No. 101 apartment resident and apartment manager, stated that she is devastated with what the San Miguel apartment owners have done; she urged Watson Land Company to be generous in their efforts to help each family; and asked that the City do what it can to help these residents.

Chairman Faleto go thanked the residents for their input, noting he also is a resident of this complex.

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**9. CONSENT CALENDAR**

**A) Minutes:** May 24, 2011

**MOTION:** Vice-Chairman Park moved, seconded by Commissioner Saenz, to approve the May 24, 2011, Minutes as presented. Motion carried, 8-0 (absent Commissioner Brimmer).

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**10. CONTINUED BUSINESS DISCUSSION** None.

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**11. PUBLIC HEARING**

**A) Conditional Use Permit No. 796-10**

Applicant's Request:

The applicant, Amalia Torres, 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 2708 – 2710 East Adams Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Conditional Use Permit No. 796-10, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 11-2400, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 796-10 for an existing second dwelling unit located at 2708 – 2710 East Adams Street."

Chairman Faleto go opened the public hearing.

Amalia Torres, applicant, noted her concurrence with the conditions of approval.

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

Commissioner Goolsby stated there should be a 2-car garage.

Vice-Chairman Gordon pointed out there is no room for a 2-car garage, as indicated by staff.

Senior Planner Signo advised that the Planning Commission has the authority to approve or deny the second dwelling based on the facts presented to this Commission.

Planning Officer Repp added that similar applications have come before this Commission and have been approved following necessary improvements; and she commented on maintaining safe, affordable housing stock.

Planning Commission Decision:

Commissioner Gordon moved, seconded by Commissioner Saenz, to approve the applicant's request. (This motion ultimately carried.)

By way of a substitute motion, Vice-Chairman Park moved, seconded by Commissioner Diaz, to deny the applicant's request. This motion failed as follows:

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

The original motion to approve carried, thus adopting Resolution No. 11-2400:

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

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**11. PUBLIC HEARING**

**B) Appeal of Director's Decision for Don Dominguez Apartments**

Applicant's Request:

The applicant, Mr. Ebbí Azzízzí, President San Miguel Apartments, is requesting an appeal of the Director's Decision to not accept any applications to allow the Don Dominguez Apartments to operate beyond November 23, 2011. In 2003, San Miguel Apartments agreed to and accepted the Facility Closure Agreement, including a stipulation that the apartments would close by November 23, 2011, and that there would be no further requests for an extension. The Director has determined that San Miguel Apartments may not submit applications that are inconsistent with the Facility Closure Agreement. The subject property is located 19702–19822 South Main Street.

Staff Report:

This request has been withdrawn by the applicant.

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**13. WRITTEN COMMUNICATIONS**                      None.

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**14. MANAGER'S REPORT**

Planning Officer Repp reminded the Planning Commissioners of the joint City Council workshop to address the Carson Street infrastructure plan, noting the meeting will be at 6:30 P.M., Monday, July 25, 2011, at the Community Center, Carson-Dominguez Ball Room.

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**15. COMMISSIONERS' REPORTS**

Commissioner Verrett stated it is likely she will not be able to attend the Planning Commission meetings on July 25<sup>th</sup> and 26<sup>th</sup>.

Chairman Faleto go thanked everyone for their work this evening, noting his appreciation of a short meeting.

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**16. ADJOURNMENT**

At 7:30 P.M., the meeting was adjourned to Monday, July 25, 2011, 6:30 P.M., Carson Community Center, Carson-Dominguez Ball Room.

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Chairman

*Attest By:*

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*Secretary*