

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

August 9, 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** Commissioner Goolsby led the Salute to the Flag.
3. **ROLL CALL**

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

*(Vice-Chairman Gordon arrived at 6:49 P.M.; Commissioner Verrett arrived at 6:53 P.M.)

Planning Commissioners Absent:
None

Planning Commissioners Departed Early: None

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Soltani, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Diaz moved, seconded by Commissioner Saenz, to approve the Agenda as submitted. Motion carried, 7-0 (Commissioners Gordon and Verrett 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** Assistant City Attorney Soltani

8. ORAL COMMUNICATIONS

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

9. CONSENT CALENDAR

A) Minutes: June 14, 2011

MOTION: Commissioner Diaz moved, seconded by Commissioner Saenz, to approve the June 14, 2011, Minutes as presented. Motion carried, 7-0 (Commissioners Gordon and Verrett had not yet arrived.)

10. CONTINUED PUBLIC HEARING

None.

11. PUBLIC HEARING

A) Conditional Use Permit No. 872-11, Variance Nos. 525-11 and 526-11

Applicant's Request:

The applicant, Garrett Harper, is requesting to construct a self-service carwash and a 1,233-square-foot convenience store selling beer and wine located in the ML (Light Manufacturing) zoning district. The subject property is located at 21212 South Alameda Street.

Staff Report and Recommendation:

Senior Planner Signo explained that this item will be need to be re-noticed to include a Design Overlay Review; and that it will be ready for the September 13, 2011, Planning Commission meeting.

Planning Commission Decision:

Chairman Faletogo continued this matter, without objection, to the September 13, 2011 Planning Commission meeting (Commissioners Gordon and Verrett had not yet arrived).

12. NEW BUSINESS DISCUSSION

A) Workshop to discuss Zoning Ordinance

Applicant's Request:

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

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to CONSIDER and DISCUSS the information provided for in this workshop; DIRECT staff to continue to identify issues within the Zoning Ordinance that need refinement; and DIRECT staff to proceed with an ordinance amendment regarding outdoor storage/display and caretaker's residences.

Commissioner Goolsby stated that all mobile home park building permits should be issued by the Housing and Community Development Department of the state and so reflected in the update ordinance for mobile home parks.

Commissioner Verrett stated that tax service should be included as an acceptable home occupation; and stated that the City's ordinance should be consistent with the state's laws when possible.

Planning Officer Repp explained that staff is seeking to add language for home occupations that limits client traffic and large truck equipment/supplies deliveries in neighborhoods.

Commissioner Schaefer stated that child care should also be added to home occupations.

With regard to tattoo and massage services, Chairman Faletogo stated that ample controls should be in place to monitor these businesses; and stated that if those businesses along Carson Street are not causing any problems, he would not like to see them displaced, excessively conditioned and go out of business. He asked that the City be mindful of this poor economy and the impacts additional conditions have on these businesses.

Commissioner Saenz stated that he'd like to see the tattoo and massage businesses not located on Carson Street.

Commissioner Brimmer echoed Chairman Faletogo's comments regarding not excessively conditioning or displacing tattoo and massage businesses on Carson Street if they are not causing any problems and to be keep in mind this poor economy when placing additional conditions on these businesses.

Commissioner Diaz urged the City to be mindful of how ordinance changes impact the entire city. He also agreed that as long as tattoo and massage businesses are operating in a legitimate manner, they should not be penalized for those that don't operate in a legal manner; and added that he would not like to see any businesses misplaced or go out of business because of updating the ordinance.

With regard to retail sale of petroleum products, Commissioner Verrett stated she would not like to see large diesel trucks travel near residential areas.

Commissioner Diaz stated he would not like to see a lot of restrictions placed on vehicles for fueling, especially where there have not been any problems; and reiterated he does not want to condition everything to the extreme and cause problems for businesses.

With regard to sidewalk, parking lot and tent sales, Commissioner Brimmer stated that minimum standards should be in place, but highlighted the high rents these businesses are paying and urged the City to keep in mind all the fees associated with conditional use permits and other fiscal impacts that negatively impact the struggling businesses; and added that empty stores/businesses create a blighted condition. Commissioner Brimmer stated she'd like additional information on the following subjects: Outbuildings and Outdoor Uses and the limitations on bathrooms; new zoning classifications as it relates to cemeteries, blimp port, and college; diesel fuel sales; and permitted home

occupations. She noted that once the proposed changes are identified, that information should be provided to the affected businesses and community.

Commissioner Verrett commented on oversized trucks/vehicles being parked on streets with large advertizing signs; and she noted the need to make a strong distinction between caretaker units and live/work units.

Senior Planner Signo stated that while a company vehicle with advertizing signs is permitted, it is not lawful to park a vehicle on the street and lean/place advertizing signage on that vehicle.

Commissioner Diaz stated that staff should continue to identify areas in the ordinance that need further refinement, but urged staff not to rush the changes through without adequate deliberation. He reminded the Planning Commissioners they can review the municipal code sections on line instead of requesting printouts of various sections.

Planning Officer Repp encouraged the Commissioners to utilize the internet to review the municipal code; and stated it is always helpful to review how other cities are handling various issues.

Chairman Faleto go thanked staff for the workshop, asking that staff continue to identify necessary updates.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Update on City Council action(s): Banner Signs Ordinance No. 11-1475

Planning Officer Repp stated that City Council is discussing allowing a longer period of time for banner displays than what the Planning Commission had recommended; and noted that when this matter returns to City Council, staff's recommendation will then be for a maximum of 120 days, with not more than 60 days of display at one time and at least 30 days in between the last display.

Commissioner Diaz expressed his frustration that City Council did not give more serious consideration to the Planning Commission's recommendation for a maximum 90-day display period for banner displays, pointing out this Commission put a lot of effort and thought into its recommendation to City Council.

Chairman Faleto go and Vice-Chairman Gordon echoed Commissioner Diaz' comments.

Planning Officer Repp encouraged the Commissioners to openly and routinely communicate with the elected officials.

Chairman Faleto go stated that staff does a good job of communicating the Planning Commission's recommendations to City Council.

Commissioner Brimmer expressed her belief the City Council could be sending the Planning Commission a message that it needs to be more liberal with its decisions in these poor economic times.

Commissioner Goolsby expressed his belief this Commission does need to be more liberal.

Commissioner Diaz stated that staff does an excellent job of providing the Planning Commission with enough information to make informed decisions.

Planning Officer Repp invited the Planning Commissioners for a boat tour of the Port of Los Angeles on Tuesday, August 30, 2011, from 3:00 P.M. to 4:30 P.M. She noted that space is limited and that they should R.S.V.P. as soon as possible.

15. COMMISSIONERS' REPORTS

Commissioner Brimmer stated that the job fair for veterans at Veteran's Park was well attended, noting free haircuts and massages were given to the veterans seeking jobs.

Commissioner Saenz provided staff with a list of businesses along Main Street where the front fences appear to be encroaching on City property.

Chairman Faletofo advised that the Samoan Flag Day event from July 30th through August 6th was well attended; and he thanked Planning Commissioner Janice Schaefer for her donation for this event. He thanked everyone for their efforts this evening, noting a lot is learned from these workshops.

16. ADJOURNMENT

The meeting was formally adjourned at 8:35 P.M.

Chairman

Attest By:

Secretary