

## 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

February 28, 2012 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:33 P.M.
2. **PLEDGE OF ALLEGIANCE** Chairman Faletogo led the Salute to the Flag.
3. **ROLL CALL**

Planning Commissioners Present: Brimmer, Diaz, Faletogo, Goolsby, Schaefer, Saenz, Verrett, \*Williams

\*(Commissioner Williams arrived at 6:38 P.M.)

Planning Commissioners Absent: Gordon

Planning Commissioners Departed Early: None

Planning Staff Present: Planning Officer Repp, Assistant City Attorney Soltani, Associate Planner Gonzalez, 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 Diaz, to approve the Agenda as presented. Motion carried, 7-0 (Commissioner Williams had not yet arrived; absent Vice-Chairman Gordon).
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** Assistant City Attorney Sunny Soltani

A moment of silence was observed in honor of the passing of Associate Planner Steve Newberg.

**8. ORAL COMMUNICATIONS**

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

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**9. CONSENT CALENDAR** None

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**10. CONTINUED PUBLIC HEARING** None

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**11. PUBLIC HEARING**

**A) Design Overlay No. 1423-11 and Conditional Use Permit No. 883-11**

Applicant's Request:

The applicant, AT&T, Attn: Maryann Harwood of Reliant Land Services for Anchor Investments, is requesting to approve a 39-foot high major communications facility disguised as an eucalyptus tree (mono-eucalyptus), an equipment shelter (280 square feet), and general site improvements in the CG-D (Commercial, General – Design Overlay) zoning district. The subject property is located at 22829 South Figueroa Street.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay No. 1423-11 and Conditional Use Permit No. 883-11, subject to conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 12-2424, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1423-11, and Conditional Use Permit No. 883-11 for a major exception to build a 39-foot-high major communications facility disguised as an eucalyptus tree (mono-eucalyptus), construct a 280-square-foot equipment shelter and provide general site improvements to a property located at 22829 Figueroa Street."

Chairman Faletogo opened the public hearing.

Maryann Harwood, applicant's representative, noted her concurrence with the conditions of approval; and she stated that they have not received any calls from the residents.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Diaz, to concur with staff recommendation, accepting the revised resolution distributed at this evening's meeting, and adopting Resolution No. 12-2424. Motion carried, 8-0 (absent Vice-Chairman Gordon).

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**11. PUBLIC HEARING**

**B) Conditional Use Permit No. 888-11**

Applicant's Request:

The applicant, Scott Nollner, is requesting to approve a 760-square-foot accessory living quarters with an attached open patio (223 square feet) and an attached carport (360 square feet), totaling 1,343 square feet in the RM-12-D (Residential, Multifamily – Design Overlay) zoning district. The subject property is located at 302 East 220<sup>th</sup> Street.

Chairman Faletogo opened the public hearing.

Staff Report and Recommendation:

This matter was continued to the March 13, 2012 meeting.

Planning Commission Decision:

Chairman Faletogo moved, without objection, to continue this matter to the March 13, 2012, Planning Commission meeting (absent Vice-Chairman Gordon).

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**11. PUBLIC HEARING**

**C) Retail sale of diesel fuel for large-body trucks**

Applicant's Request:

The applicant, Bijan Radnia, is requesting to consider a major modification to allow large-body trucks on-site for retail sale of diesel fuel at an existing Mobil gas station located in the CG-D (Commercial, General – Design Overlay) zoning district. The subject property is located at 21633 South Wilmington Avenue.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE the Major Modification, subject to conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 12-2425, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 1 to continue to allow large-body trucks on-site for retail sale of diesel fuel and general site improvements in the CG-D (Commercial, General – Design Overlay) zone located at 21633 South Wilmington Avenue.

Chairman Faletogo opened the public hearing.

Chairman Faletogo noted his discomfort with the Exxon/Mobil Gas company representative's August 9, 2011, letter wherein it states they would not approve any changes to the existing canopies, noting that it should not be up to a company as to what will be approved or not approved. Commissioners Brimmer and Williams echoed this concern.

Planning Technician Alexander stated that the applicant has been working with the Building and Safety department and had his plans checked, but noted he still has some revisions to respond to; once he makes those revisions and resubmits and obtains approval of those plans, then he will be able to renew all associated permits and also pay for his building permit fees; and stated that a building inspector will then visit the site for final inspection.

Commissioner Brimmer commended staff and the applicant for working together to resolve these issues.

Planning Officer Repp explained that a stakeholder does not have the right to waive or not comply with conditions of approval that have been placed on a project; stated that staff had visited the site and determined the signage was effective and therefore didn't feel the additional signage was critical; and that staff removed the condition for the canopy sign for that reason, not because Mobil noted its opposition.

Planning Technician Alexander noted for Commissioner Schaefer that all the signs were approved.

Commissioner Diaz advised that he frequently drives by this gas station and stated he has not seen any problem with the circulation/staging of the trucks, noting he does not see any problem with these trucking operations.

Chairman Faletogo opened the public hearing.

Bijan Radnia, applicant, stated he concurs with the conditions of approval.

Chairman Faletogo commended the applicant on working with the city to resolve these long-standing issues.

Commissioner Goolsby agreed that Mr. Radnia is to be commended for working with staff.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Brimmer, to concur with staff recommendation, thus adopting Resolution No. 12-2425. Motion carried, 8-0 (absent Vice-Chairman Gordon).

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Applicant's Request:

The applicant, Jin Kim, is requesting to permit beer and wine sales at an existing 2,491-square-foot convenience store with a drive-through exterior carwash with a 3,000-square-foot structure located in the ML-D (Light Manufacturing, Design Overlay Review) zoning district. The subject property is located at 16101 South Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 12-2426, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 895-12 for beer and wine sales within an existing convenience market located at 16101 South Avalon Boulevard."

Associate Planner Gonzalez noted for Commissioner Schaefer that the \$38,250 fee in lieu of undergrounding existing utility lines along Alondra Boulevard is a one-time fee.

Commissioner Brimmer stated this is a good project for that area.

Associate Planner Gonzalez noted for Commissioner Brimmer that there are 24-hour surveillance cameras on site that can be viewed from the sheriff's station.

Commissioner Williams stated this is an appropriate request, expressing his belief there won't be a problem on site.

Chairman Faletogo opened the public hearing.

Simon Kazkofi, applicant, stated that the name of the business owner should now indicate Aquamax; advised that the carwash is doing well but that the minimarket is struggling; and he stated there is good security on site, noting the security cameras can be viewed from the sheriff's station. He noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Brimmer, to concur with staff recommendation, thus adopting Resolution No. 12-2426. Motion carried, 8-0 (absent Vice-Chairman Gordon).

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**13. WRITTEN COMMUNICATIONS**                      None

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**14. MANAGER'S REPORT**

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Planning Officer Repp thanked Commissioners Diaz and Schaefer for attending the South Bay Cities Council of Governments 13<sup>th</sup> Annual General Assembly on Friday, February 24, 2012, to address disaster preparedness; and advised that it was an informative workshop highlighting complicated issues that will need to be dealt with when a large earthquake happens or some other type of disaster and its aftermath.

Planning Officer Repp thanked the Commission for honoring Steve Newberg's passing with a moment of silence this evening; advised that Steve passed away on Friday, February 17, 2012; and stated that his passing is not only devastating for his family, but also for those of us who worked with Steve. She stated that Steve was a shining star in the department and noted that his family and co-workers are very appreciative of everyone's expressions of condolences and shared stories of their interactions with Steve. She highlighted the beautiful tropical flower arrangement downstairs, noting it was delivered by one of Steve's clients, Clear Channel Outdoor Advertising; and stated that staff has decided to place this arrangement up for auction and donate the proceeds to both the American Heart Association and Children's Hospital of Orange County, inviting everyone to participate in the drawing.

Planning Officer Repp happily announced that Senior Planner John Signo and his wife are the proud, first-time parents of a baby boy born on Wednesday, February 22<sup>nd</sup>, weighing in at 4 pounds 11 ounces, 17.5 inches long. She stated that mom, baby, and dad are doing well.

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## 15. COMMISSIONERS' REPORTS

Commissioner Diaz thanked Planning Officer Repp for keeping the Commission informed, either through email communications and/or by personal telephone calls, about issues and events that are important for the Planning Commission to support or get involved with; and he thanked Recording Secretary Bothe for her notifications of various events of interest to the Planning Commission. He stated that he especially was appreciative of the notification of Associate Planner Newberg's passing, noting he was grateful to be able to attend the funeral service and celebration of life events for Steve. He reiterated his appreciation of staff's outreach efforts.

Commissioner Goolsby expressed his heart-felt condolences to the Newberg family.

Commissioner Schaefer stated that it's difficult to believe Steve Newberg has passed away.

Commissioner Schaefer noted she attended the informative South Bay Cities Council of Governments 13<sup>th</sup> Annual General Assembly on Friday, February 24, 2012, to address disaster preparedness along with Commissioner Diaz, stating she thought the workshop was outstanding. She asked whether the new collision repair business at the former Don Kott property will be installing landscaping along Avalon Boulevard.

Planning Officer Repp advised that they will soon be installing the landscaping along Avalon Boulevard.

Commissioner Brimmer congratulated Assistant City Attorney Soltani on the birth of her baby girl and welcomed her back from maternity leave. She asked about the \$5.99 banner at the Pavilion, stating she is sure staff continues to work on that issue.

The Commission congratulated the Signo family on the birth of their new baby boy.

Chairman Faletogo stated that Steve is in good hands in heaven.

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**16. ADJOURNMENT**

At 7:45 P.M. the meeting was formally adjourned to Tuesday, March 13, 2012, 6:30 P.M., City Council Chambers.

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Chairman

*Attest By:*

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*Secretary*