

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

June 26, 2012 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletoogo called the meeting to order at 6:36 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Brimmer led the Salute to the Flag.
3. **ROLL CALL**

Planning Commissioners Present: Brimmer, Faletoogo, Goolsby, Gordon, Schaefer, Saenz, *Verrett, Williams

*(Commissioner Verrett arrived at 6:40 P.M.)

Planning Commissioners Absent: Diaz (excused)

Planning Commissioners Departed Early: None

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Soltani, Associate Planner Song, 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 Chairman Faletoogo, to approve the Agenda as submitted. Motion carried, 7-0 (Commissioner Verrett had not yet arrived; absent Commissioner Diaz).
6. **INSTRUCTIONS TO WITNESSES** Chairman Faletoogo 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.

1) John Abella, 21002 South Main Street property owner, noted his opposition to the City taking away his property rights by requiring his family to move out of their home which they've owned since 1953, pointing out the County of Los Angeles approved this dwelling before Carson was incorporated. He stated that he lost his job during this poor economy, and he urged the City to give him 5 years to adequately plan for moving his family out of their home.

9. CONSENT CALENDAR

A) Minutes: April 24, 2012; May 8, 2012

MOTION:

Vice-Chairman Gordon moved, seconded by Commissioner Saenz, to approve the April 24, 2012 and May 8, 2012, Minutes as presented. Motion carried as follows:

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

10. CONTINUED PUBLIC HEARING

A) **Modification No. 3 to Special Use Permit No. 106-74**

Applicant's Request:

The applicant, Nader Qoborsi, is requesting Modification No. 3 to Special Use Permit No. 106-74 to grant a one-year time extension for permitting an additional 21 mobile home spaces to an existing 404-unit mobile home park (Colony Cove Mobile Estates). The subject property is located at 17700 South Avalon Boulevard.

Staff Recommendation:

Continue to July 10, 2012.

Planning Commission Decision:

Without objection, Chairman Faletogo continued this matter to the Planning Commission's July 10, 2012 meeting.

11. PUBLIC HEARING

A) Conditional Use Permit No. 847-10

Applicant's Request:

The applicant, Rogelio Ramos, is requesting to approve an existing detached accessory structure that includes a 360-square-foot 2-car garage and a 216-square-foot unpermitted storage room totaling 576 square feet in the RS (Residential, Single-Family) zoning district. A conditional use permit is required because the accessory structure exceeds 500 square feet. The property is located at 23102 Dolores Street.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 847-10 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 12-2437, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 847-10 for an existing detached accessory structure exceeding 500 square feet that includes a 360-square-foot, 2-car garage and an attached 216-square-foot storage room totaling 576 square feet to a property located at 23102 Dolores Street."

Chairman Faletogo opened the public hearing.

Rogelio Ramos, applicant, noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Vice-Chairman Gordon moved, seconded by Commissioner Brimmer, to approve staff's recommendation, thus adopting Resolution No. 12-2437. Motion carried, 8-0 (absent Commissioner Diaz).

11. PUBLIC HEARING

B) Design Overlay Review No. 1438-11

Applicant's Request:

The applicant, Architecture Solution Group, is requesting to consider the construction of a new 3,675-square-foot retail building on a site located in the MU-CS (Mixed Use – Carson Street) zone. The subject property is located at 21607 South Main Street.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation to APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 12-2438, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1438-11 for the construction of a new retail/restaurant building located at 21607 South Main Street."

Commissioner Brimmer noted some concern with this busy area and asked if a new driveway was planned.

Associate Planner Song stated that a new driveway would be provided and stated that it would be a right turn-out only.

Chairman Faleto go stated that this is a busy intersection and stated that people coming out near El Polo Loco try and make a reckless U-turn to head south on Main Street.

Planning Officer Repp expressed her belief those maneuvers may be illegal and stated that Traffic Engineer Garland will be advised of this concern, suggesting the median be extended to avoid unsafe turns out of these centers.

Associate Planner Song added that Traffic Engineer Garland did believe the new driveway would help with traffic flow.

Commissioner Williams noted his concern that the triangular shaped planters would be difficult for a mechanical sweeper to adequately maneuver around.

Associate Planner Song stated she will discuss that issue with the applicant, but added that the applicant barely meets the landscaping requirements as currently designed.

Chairman Faleto go opened the public hearing.

Nguyen Le, applicant’s representative, stated that they currently don’t have a tenant for this building; advised that the driveways will ease the congestion; and noted his concurrence with the conditions of approval.

Commissioner Brimmer stated that she would have liked to have seen confirmation/evidence that the traffic issues were addressed at this center; and stated that the trash area should be well-maintained and secured.

Mr. Le stated that their enclosed trash area will be for their tenant and not for the market.

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

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Brimmer, to approve staff’s recommendation, thus adopting Resolution No. 12-2438. Motion carried, 8-0 (absent Commissioner Diaz).

12. NEW BUSINESS DISCUSSION	None
13. WRITTEN COMMUNICATIONS	None

14. MANAGER'S REPORT

- Comprehensive Master Plan of Bikeways Consultant Selection

Planning Officer Repp advised that Associate Planner Song was instrumental in Carson being awarded a grant of \$90,000 from the California Department of Transportation to address bikeway planning.

Associate Planner Song stated that City Council recently selected Ryan Snyder and Associates/RBF Consulting to prepare the City's first Comprehensive Master Plan of Bikeways; advised that several community meetings and events are scheduled to garner public participation and comments, such as a city bicycle tour, bicycle safety/educational event, and imagination workshop; and noted that staff has launched a website (<http://ci.carson.ca.us/bikeways>) and a project-dedicated Facebook page (Carson Comprehensive Master Plan of Bikeways) to generate interest and public participation for this special community-wide project. She stated that the first meeting is being planned for September 8th, 11:00 A.M., at the Community Center.

Commissioner Brimmer expressed her belief that more creative outreach efforts need to take place in order to gather greater participation, suggesting staff contact area schools. She volunteered to assist staff in this effort.

Planning Officer Repp noted that the September meeting date may be changed if necessary.

15. COMMISSIONERS' REPORTS

Commissioner Williams requested staff reports indicate that staff has communicated with other departments when preparing their reports, noting he wants to see confirmation that staff has had dialogue with various concerned departments on projects.

Commissioner Brimmer commended Planning Technician Alexander on her thorough report this evening and asked for input on the Oxy proposal.

Planning Officer Repp advised that Oxy has not yet submitted a formal application, but stated that a workshop will take place sometime this year or next to discuss their upcoming EIR.

Commissioner Verrett highlighted the 4th of July celebration that will take place at the Home Depot center, noting that participants can shuttle from the Community Center.

Commissioner Saenz asked for input on the former Fletcher Oil site.

Planning Officer Repp advised that the City has land use authority and that the Sanitation District has no current plans for this site.

Commissioner Schaefer stated that she attended the Carson Women's Club scholarship luncheon and stated she was impressed with the ambitious future scholastic plans of the recipients. She invited all to attend this evening's budget workshop at the Community Center.

Chairman Faletofo thanked staff for their thorough reports this evening; and reminded the community that the Hope Community Church Youth Ministry is volunteering their time to work on the homes of low-income senior citizens, noting they will do light painting around the house, mow lawns, etc.; and stated that anyone seeking help may contact him at 310-210-7301 to put them in contact with this group. He encouraged the community to stop by the Samoan Federation's fireworks stand to purchase fireworks.

16. ADJOURNMENT

At 7:43 P.M., the meeting was formally adjourned to Tuesday, July 10, 2012, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary