

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

November 13, 2012 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:31 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Saenz led the Salute to the Flag.
3. **ROLL CALL**

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

*(Commissioner Brimmer arrived at
6:32 P.M.)

Planning Commissioners Absent:
None

Planning Staff Present: Senior
Planner Signo, Assistant City
Attorney Soltani, Associate Planner
Naaseh, Assistant Planner Castillo,
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, 8-0.
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
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None

9. CONSENT CALENDAR

- A) Minutes: September 25, 2012; October 9, 2012

MOTION:

Commissioner Saenz moved, seconded by Commissioner Diaz, to approve the September 25, 2012 and October 9, 2012 Minutes as presented. Motion carried, 8-0.

10. CONTINUED PUBLIC HEARING

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

Applicant's Request:

The applicant, Nader Qoborsi, is requesting a one-year time extension for 21 additional mobilehome spaces at the Colony Cove Mobile Estates mobilehome park and adding conditions of approval to address the existing abandoned oil wells on the property. The subject property is located at 17700 South Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Naaseh advised that this matter is being continued to the Commission's November 27, 2012 meeting.

Planning Commission Decision:

Without objection, Chairman Faletogo continued this matter to the Planning Commission's November 27, 2012, meeting.

10. CONTINUED PUBLIC HEARING

- B) Conditional Use Permit No. 831-10**

Applicant's Request:

Staff is requesting the Planning Commission consider revocation of Conditional Use Permit No. 831-10 for an auto repair business on a site located in the ML-D (Manufacturing, Light – Design Overlay) zoning district. The applicant is Reggie Guinto, and the property is located at 21012 South Main Street.

Staff Recommendation:

Staff recommends that the Planning Commission choose one of the following options:

1. REVOKE Conditional Use Permit No. 831-10, WAIVE further reading and ADOPT Resolution No. 12-__, entitled, "A Resolution of the Planning Commission of the city of Carson revoking approval of Conditional Use Permit No. 831-10 for a vehicle service and auto repair use located at 21012 South Main Street;" or
2. CONTINUE the public hearing to November 27, 2012; or
3. DIRECT staff to modify Resolution No. 11-2412 and ADOPT a minute resolution revising the performance standards and conditions of approval to give the applicant additional time.

Senior Planner Signo stated that while the applicant has made some progress, there are still some major improvements that are required both on the interior and the exterior.

Chairman Faletogo asked staff if they have an estimate of how much more money this applicant has to spend before all the required work is complete, noting the applicant has indicated he's already spent \$50,000.

Senior Planner Signo stated he does not know how much it will cost, noting the applicant will need to get his own estimates of what the work will cost. He added that the applicant can contact the Building and Safety department for any related fees.

Commissioner Saenz expressed his belief a spray booth permit is not required by code, that the applicant only needs an enclosed spray space.

Senior Planner Signo stated that building permits are required for the spray area.

Commissioner Saenz asked that staff provide the Commission with the municipal code language requiring such permits.

Senior Planner Signo explained for Chairman Faletogo that the rear yard bathroom should be set a minimum of 10 feet from the rear residential property line, pointing out it's currently up against the property line.

Commissioner Goolsby reiterated his concern with this client having to pay to test a fire hydrant that is located across the street and not even close to his property; and also noted his concern with having to pay school fees.

Senior Planner Signo explained that had the property owner obtained the proper permits in the beginning, he still would have had to pay these fees.

Zeke Vidarri, representing the property owner, stated that some of the estimates to get the required work done are from \$50,000 to \$60,000; and expressed his belief a continuance is needed so he can continue to work with the property owner and staff on getting the necessary repairs completed, noting he needs more time for a better understanding of what's required. He advised that the property owner is out of money but that he wants to make the improvements.

Commissioner Saenz expressed his opinion that bumper stops are obsolete, questioning why they are being required.

Senior Planner Signo stated they are required when parking is next to a building or wall. He mentioned that as of today, the site is displaying a new, unapproved banner.

Mr. Vidarri expressed his belief that staff continues to pick at such small matters.

Commissioner Gordon pointed out that it's the major work the applicant is not undertaking that keeps bringing this matter back to the Planning Commission. He asked staff for clarification on whether the applicant is required to have a spray booth enclosure.

Senior Planner Signo explained that they are required to have a designated spray booth.

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

Discussion ensued with regard to revising the performance schedule.

Planning Commission Decision:

Vice-Chair Verrett moved, seconded by Commissioner Saenz, to continue this matter to the November 27, 2012, Planning Commission meeting, giving the applicant and his representative more time to work with staff on developing revised performance standards for the completion of the work that needs to be completed. (This motion was ultimately withdrawn.)

By way of a substitute motion, Commissioner Schaefer moved, seconded by Commissioner Diaz, to revoke Conditional Use Permit No. 831-10. This motion died as follows:

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

By way of a substitute motion, Commissioner Brimmer moved, seconded by Chairman Faletogo, to adjust the timeline of the performance standards schedule, Nos. 5, 6, 7, 8, and 9, completing all the work on the performance standards list by April 24, 2013; that staff and the applicant work to come to a mutual agreement as to completing this work by the April 24, 2013 deadline; that if there is no agreement and the applicant cannot complete the work by that date, this matter will come before the Planning Commission for revocation.

Being in agreement with this motion, Vice-Chair Verrett withdrew her original motion, thus making Commissioner Brimmer's motion the only motion on the floor.

The motion carried as follows:

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

11. CONTINUED NEW BUSINESS DISCUSSION

A) Modification No. 1 to Design Overlay Review No. 958-06

Applicant's Request:

The applicant, Hamid Pournamdari, is requesting to modify the conditions of approval of Design Overlay Review No. 958-06 for a perimeter wall fountain feature and stone veneer finish for the property located at 23601 South Avalon Boulevard.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to CONTINUE the item to a date to be determined by the Planning Commission; or CONSIDER further action that would result in the timely processing of the application.

Hamid Pournamdari, applicant, noted that he is having financial difficulty in completing the work on this property.

Chairman Faletogo asked Mr. Pournamdari why he had not responded to staff's repeated calls/letters.

Mr. Pournamdari stated that he was busy dealing with family issues.

Chairman Faletogo stated that he likes the color of the building but pointed out that the onsite landscaping maintenance schedule needs to be improved.

Mr. Pournamdari stated that he has been having difficulty getting this building fully occupied both because of the poor economy and poor location. He noted for Commissioner Gordon that he did provide staff with a rendering of what he'd like to do with the perimeter wall.

Assistant Planner Castillo stated that there are some issues with the applicant's proposal and reiterated that he made multiple attempts to contact the applicant to discuss those issues.

The Commission urged the applicant to maintain open communications with staff to resolve the issues of concern.

Senior Planner Signo stated it is likely the applicant will need to obtain an encroachment permit to put any veneering on the perimeter wall.

Commissioner Brimmer suggested the applicant consider using anti-graffiti paint on the fence area, expressing her belief that slate would invite further graffiti.

Commissioner Diaz pointed out that the wall was installed without the benefit of a permit, adding that the wall is already cracked in certain areas; and he questioned if it is safe/sound.

Mr. Pournamdari stated he'd like to move forward with his tenant sign.

Chairman Faletogo stated that the applicant first needs to meet with staff.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Brimmer, to continue this matter to the Planning Commission's January 8, 2013, meeting. Motion carried, 7-1, with Commissioner Diaz voting no.

12. PUBLIC HEARING

A) Conditional Use Permit No. 903-12

Applicant's Request:

The applicant, Thomas M. Alexander, is requesting a shared parking agreement between the Carson Christian Outreach Church and Central Plaza Shopping Center to permit operation of Carson Christian Outreach Church. The subject property is located at Carson Christian Outreach Church: 17705 South Central Avenue (APN 7319 017 031) and Central Plaza Shopping Center: 17531 South Central Avenue (APN 7319 007 028).

Staff Report and Recommendation:

Associate Planner Naaseh presented staff report and the recommendation to APPROVE Conditional Use Permit No. 903-12; and WAIVE further reading and ADOPT Resolution No. 12-2453, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 903-12 for shared parking to permit operation of a church at 17705 South Central Avenue (APN 7319-017-031) with shared parking located at the Central Plaza Shopping Center at 17531 Central Avenue (APN 7319-007-028)."

Associate Planner Naaseh noted for Chairman Faletogo that no assembly is allowed outside of the operating hours.

Chairman Faletogo opened the public hearing.

Pastor Thomas Alexander, applicant, stated they will have smaller groups of no more than 24 people in attendance up to 8:00 P.M.; noted that during the week, they will conduct bible studies and choir rehearsals.

Associate Planner Naaseh noted for Commissioner Brimmer that the tenants have been informed of these activities and that future tenants are also to be informed of these hours of activities.

Mildred Sims, resident, stated she is pleased to have the church in this community and noted her approval of their request.

Pamela Kinney, resident, stated that her son has flourished at this school and noted her support of their request.

Laura Davis, resident, noted her support of the applicant's request; and stated that churches are beacons of hope for broken people and families.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Brimmer, to approve the applicant's request, thus adopting Resolution No. 12-2453. Motion carried, 8-0.

13. WRITTEN COMMUNICATIONS

None

14. MANAGER'S REPORT

- Porsche Driving Experience Center
- Development Agreement with CBS and Clear Channel
- GPA 91-12, 606 and 608 E. Realty Street
- SBCCOG Board of Directors' meeting, Thursday, November 15th, 6:00 PM, at the South Bay Environmental Services Center, 20285 Western Avenue, Torrance -- SBCCOG South Bay Sustainable Strategy discussion

Senior Planner Signo advised that the first three items were approved by City Council, and he invited the Planning Commissioners to attend the SBCCOG Board of Directors meeting on Thursday, November 15th.

15. COMMISSIONERS' REPORTS

Commissioner Brimmer highlighted the financial struggle of many of the auto repair businesses along Main Street and asked if there is any way during this poor economy to only address the safety issues at this time and to allow the less significant issues to be dealt with when the economy improves.

Senior Planner Signo pointed out that there are now only a few auto businesses that need to get their CUP's, including the 10 located at the Botach property.

Commissioner Saenz urged the City to be consistent with its enforcement.

Commissioner Schaefer stated that she attended an event for the Warren T. Furutani Harbor Area YouthSource Center at Harbor College, noting this center offers a second chance to dropouts and other struggling students; and noted that she attended the ground breaking event for the new Kaiser facility on Figueroa Street.

Vice-Chair Verrett noted her pleasure in working on this Commission with the diverse opinions/input, but expressed her belief that some of the Commissioners' comments are redundant, unnecessarily resulting in lengthy meetings. She noted that she enjoyed her attendance at the ribbon cutting event for Back in the Day.

Commissioner Gordon asked if the applicants with simple cases can be put at the beginning of the agendas, leaving the more complicated cases to the end of the meeting. He urged the City to be consistent in its enforcement of signs/banners. He advised that he and Chairman Faletogo toured the Oxy facilities in Carson and Long Beach, urging everyone to take the informative tour.

Commissioner Diaz stated he is looking forward to taking the Oxy tour in December. He urged the Commissioners to be mindful of the difficult tasks they are charged with, noting the importance of basing their decisions on the codes and laws of this City.

Chairman Faletogo highly recommended the educational Oxy tour, noting he enjoyed the experience. He thanked all staff for their efforts this evening.

16. ADJOURNMENT

At 9:27 P.M., the meeting was formally adjourned to Tuesday, November 27, 2012, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary