

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

JANUARY 8, 2013 – 6:30 P.M.

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

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

Planning Commissioners Absent: Brimmer (excused)

Planning Commissioners Departed Early: Verrett (7:45 P.M.)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Soltani, 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 Gordon, to approve the Agenda as submitted. Motion carried, 7-0 (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** 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: October 23, 2012; November 13, 2012; November 27, 2012

MOTION:

Chairman Faletogo moved, seconded by Commissioner Diaz, to approve the October 23, 2012, November 13, 2012, and November 27, 2012, Minutes as presented. Motion carried, 7-0 (absent Commissioner Brimmer).

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING None

12. 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. The subject property is located at 23601 South Avalon Boulevard.

Staff Recommendation:

Continue to February 12, 2013.

Planning Commission Decision:

Without objection, Chairman Faletogo ordered this matter continued to the February 12, 2013, Planning Commission meeting (absent Commissioner Brimmer).

13. NEW BUSINESS DISCUSSION

A) Conditional Use Permit No. 797-10

Applicant's Request:

The applicant, Joseph Gan, is requesting to consider a modification to Conditional Use Permit No. 797-10 for an auto repair business on a dual-zoned lot in the ML-D/RS (Manufacturing, Light Design Overlay/ Residential, Single-family) zoning district. The subject property is located at 20840 South Main Street.

Staff Report and Recommendation:

APPROVE Modification No. 1 to Conditional Use Permit No. 797-10; and WAIVE further reading and ADOPT a minute resolution approving Modification No. 1 to Conditional Use Permit No. 797-10, amending Resolution No. 12-2418, to allow the applicant more time to complete the performance standards.

Commissioner Goolsby stated that he would be amenable to giving the applicant a little more time to complete the work.

Planning Officer Repp advised that Condition No. 23 could be amended to allow an extension of time to complete the lot line adjustment process if inclement weather exists within this period of time. She suggested adding the following Condition 28b: "As an alternative, the applicant may erect a 6-foot high chain link fence for construction purposes. Said fence shall be provided for no more than 24 months unless a building permit has been issued and construction has commenced. At the conclusion of construction, the applicant may choose whether or not to construct a 42-inch permanent fence/wall."

Joseph Gan, applicant, stated that he may need a little extra time to complete the required work; and noted his concurrence with the change in conditions.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Saenz, to allow the applicant 60 days from today's date to complete all performance standards; to amend Condition No. 23, "The Planning Division may authorize an extension, if necessary, *due to poor weather conditions* and complete the lot line adjustment process..."; add a sentence to the end of Condition No. 28b, "As an alternative, the applicant may erect a 6-foot high chain link fence for construction purposes. Said fence shall be provided for no more than 24 months unless a building permit has been issued and construction has commenced. At the conclusion of construction, the applicant may choose whether or not to construct a 42-inch permanent fence/wall." Motion carried, 7-0 (absent Commissioner Brimmer).

13. NEW BUSINESS DISCUSSION

B) Consideration to adopt 2013 Planning Commission Goals and Objectives Workplan

Planning Officer Repp distributed to the Commission a copy of the Planning Commissioner's Book, a copy of the Carson Municipal Code regulations for the Planning Commission, Carson General Plan Housing Element Update information, and a listing of the suggested 2013 goals and objectives for the Planning Division/Commission. She highlighted the topics of the 2013 goals and objectives.

Commissioner Diaz stated, echoed by Chairman Faletogo, that if a complete annual review of the General Plan cannot be completed, he would like to see at least a summary of what changes have taken place in the past year.

With regard to the Housing Element, Planning Officer Repp stated that an annual report is due to the state in April, highlighting affordable housing projects that have been provided thus far. She added that Carson is in the process of updating its Housing Element for the period of 2013 through 2021.

Chairman Faletogo noted his concurrence with the need to address and possibly regulate the use of 'human signs' due to safety concerns.

With regard to the goal of adopting an amendment to the adult use regulation of the Zoning Ordinance, Assistant City Attorney Sultani stated that "reasonable" regulations

regarding appropriate time, place and manner can be undertaken without violating any constitutional rights.

Planning Officer Repp noted the need for a more comprehensive policy for the requirements of undergrounding utilities, suggesting specific districts, such as on public right-of-ways and/or along major arterials. With regard to community care and child care facilities, she highlighted the need for Carson to be in compliance with state law.

Planning Officer Repp invited the Commissioners to suggest additions to the goals and objectives list. The Commission agreed to resume discussion of the goals and objectives on February 12, 2013.

14. WRITTEN COMMUNICATIONS None

15. MANAGER'S REPORT

- A) Update of City Council Consideration of Truck Routes

Planning Officer Repp advised that City Council decided to remove a small portion of the truck route along Main Street and Victoria Street.

- B) Bike Master Plan – Workshop scheduled for Saturday, January 26, 2013

Planning Officer Repp encouraged the Commissioner’s attendance at the Bike Master Plan workshop on January 26, 2013 at the Community Center.

16. COMMISSIONERS' REPORTS

None.

17. ADJOURNMENT

At 8:05 P.M., the meeting was formally adjourned to Tuesday, January 22, 2013, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary