

## 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

*MARCH 12, 2013 – 6:30 P.M.*

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:32 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Schaefer.
3. **ROLL CALL**

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

Planning Commissioners Absent:  
None

Planning Commissioners Departed  
Early: None

Planning Staff Present: Planning  
Officer Repp, Assistant City Attorney  
Soltani, Assistant Planner Alexander,  
Recording Secretary Bothe, Senior  
Clerk Benitez
4. **AGENDA POSTING  
CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Diaz moved, seconded by Commissioner Gordon, 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: February 26, 2013

**MOTION:**

Chairman Faletogo moved, seconded by Commissioner Diaz, to approve the February 26, 2013, Minutes as presented. Motion carried, (Commissioner Gordon abstained).

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**10. CONTINUED PUBLIC HEARING**

- A) **Zone Text Amendment No. 14-13**

Applicant's Request:

The applicant, city of Carson, Planning Division, is requesting the Planning Commission consider a zone text amendment to Section 9182.41, Nonconformity Requiring Capital Expenditure to Conform, applicable to industrial zoned properties to allow retention of up to 50 percent of an existing legal, nonconforming block wall subject to a determination of compatibility with the existing and anticipated development within the surrounding area pursuant to Section 9172.23 (Site Plan and Design Review) and involving properties citywide.

Staff Recommendation:

Continue to March 26, 2013

Planning Commission Decision:

Without objection, Chairman Faletogo ordered this matter continued to the March 26, 2013, Planning Commission meeting, 8-0.

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**11. PUBLIC HEARING**

- A) **Conditional Use Permit No. 923-12**

Applicant/Property Owner:

The applicant, Jaime Negrette, is requesting to approve a Conditional Use Permit for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district for the property located at 2620-2622 East Adams Street.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE Conditional Use Permit No. 923-12 subject to the conditions of approval attached as Exhibit "B" to the Resolution; WAIVE further reading and ADOPT Resolution No. 13-2461, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 923-12 for an existing second dwelling unit for a property located at 2620-2622 East Adams Street."

Chairman Faletogo opened the public hearing.

Jaime Negrette, applicant, noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Gordon, to concur with staff's recommendation, thus adopting Resolution No. 13-2461. Motion carried, 8-0.

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(Due to a possible conflict of interest, Commissioner Schaefer recused herself from consideration of this matter.)

**11. PUBLIC HEARING**

**B) Conditional Use Permit No. 930-13**

Applicant's Request:

The applicant, city of Carson, Public Works Department, is requesting construction of an electronic message center sign along the Main Street frontage of Carson Park located at 21411 South Orrick Avenue.

Staff Report and Recommendation:

Planning Officer Repp presented staff report and the recommendation to APPROVE Conditional Use Permit No. 930-13 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 13-2462, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 930-13 for construction of an electronic message center sign along the Main Street frontage of Carson Park."

Responding to Chairman Faletogo's inquiry regarding notice to the neighbors, Planning Officer Repp advised that no responses had been received.

Chairman Faletogo opened the public hearing.

Jan Schaefer, resident, stated she would prefer to see this sign at the corner of Orrick Avenue and 213<sup>th</sup> Street.

Planning Officer Repp advised that a marquee sign will be located at the corner of Orrick Avenue and 213<sup>th</sup> Street, another sign erected close to the building, and this proposed one along Main Street.

Ronald Shimokagi, resident, noted his support for this type signage being located at other parks, stating it is a good idea to advertise park amenities and activities.

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

Planning Officer Repp noted for Chairman Faletogo that there will be at least three separate locations for parking areas. She mentioned that this type of electronic sign is not permitted within 100 feet of a residential area, that they are typically allowed for businesses seeking freeway oriented visibility.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Gordon, to concur with staff's recommendation, thus adopting Resolution No. 13-2462. Motion carried, 7-0 (Commissioner Schaefer recused herself from consideration).

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**12. 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 Recommendation:

To continue to March 26, 2013, to allow concurrent consideration of Variance No. 541-13.

Planning Commission Decision:

Without objection, Chairman Faletogo ordered this matter continued to the March 26, 2013, Planning Commission meeting, 8-0.

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**13. WRITTEN COMMUNICATIONS**                      None

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**14. MANAGER'S REPORT**

- Master Plan of Bikeways: On-line survey and upcoming Tour de Carson Festival on April 13, 2013  
[http://ci.carson.ca.us/content/departement/eco\\_dev\\_service/bikeways.asp](http://ci.carson.ca.us/content/departement/eco_dev_service/bikeways.asp)

Planning Officer Repp encouraged the Planning Commissioners to fill out the online survey regarding the Master Plan of Bikeways project; and invited all to attend the Tour de Carson Festival on April 13, 2013 here at City Hall. She mentioned there will also be a small health fair at this event.

- Appeal of Modification No. 1 to Conditional Use Permit No. 825-10, Rick's Lube & Tune

Planning Officer Repp advised that Councilman Gipson has appealed the Planning Commission's approval, noting his interest in discussing the signage policy for commercial developments.

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**15. COMMISSIONERS' REPORTS**

Commissioner Diaz urged the Planning Commissioners to attend City-sponsored events, noting he and one other Commissioner attended the legislative reception at the Community Center on February 21<sup>st</sup>.

Chairman Faletogo agreed that greater Commissioner attendance is necessary at City events, and he thanked everyone for their efforts this evening.

Commissioner Saenz asked for, and received, a status report on the former Fletcher Oil site and stated that a color code should be put in place for all buildings.

Planning Officer Repp stated that the Planning Commission had a workshop on design review not too long ago but noted this issue can be revisited to determine if more specific language is necessary related to building colors. She mentioned that a development status report is maintained on the City's website.

Responding to Commissioner Gordon's inquiry about the conditions of approval for the former Don Kott site, Planning Officer Repp expressed her belief the auction vehicles are permitted on the car lot, but stated that staff will provide the Commission with clarification on what was approved for that auction business.

Commissioner Brimmer expressed her belief that entire northeast corner lot needs to be revisited to determine if they're meeting the conditions of approval.

Commissioner Verrett asked staff to check into the conditions of approval for the mall signage, believing they have exceeded what was approved.

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**16. ADJOURNMENT**

At 7:35 P.M. the meeting was formally adjourned to Tuesday, March 26, 2013, 6:30 P.M., City Council Chambers.

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Chairman

Attest By:

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Secretary