

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

APRIL 9, 2013 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:35 P.M.
2. **PLEDGE OF ALLEGIANCE** Chairman Faletogo led the Salute to the Flag.
3. **ROLL CALL**

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

*(Commissioner Brimmer arrived at
6:50 P.M.)

Planning Commissioners Departed
Early: None

Planning Staff Present: Planning
Officer Repp, Senior Planner Signo,
Assistant City Attorney Soltani,
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, 8-0 (Commissioner Brimmer had not yet arrived).
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.

Harry Dew, Park Granada Mobilehome Park resident, stated that the park residents are being harassed by the park management and owner; and highlighted problems they are experiencing with lot line adjustments and other issues.

Assistant City Attorney Soltani stated she is aware of the issues taking place at this park and spoke with those park residents present this evening outside of the Council Chambers.

9. CONSENT CALENDAR

A) Minutes: March 26, 2013

MOTION:

Chairman Faletogo moved, seconded by Commissioner Diaz, to approve the March 26, 2013, Minutes as presented. Motion carried, (Commissioner Piñon abstained; Commissioner Brimmer had not yet arrived).

9. CONSENT CALENDAR

B) Extension of Time for 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 permitting an additional 21 mobile home spaces to an existing 404-unit mobile home park (Colony Cove Mobile Estates) located at 17700 South Avalon Boulevard.

Staff Recommendation:

APPROVE the extension of time until April 12, 2014, for Modification No. 3 to Special Use Permit No. 106-74; and ADOPT a minute resolution extending the approval of Modification No. 3 to Special Use Permit No. 106-74 to April 12, 2014.

Planning Commission Decision:

Without objection, Chairman Faletogo moved, seconded by Commissioner Diaz, to approve the extension of time to April 12, 2014. Motion carried, 8-0 (Commissioner Brimmer had not yet arrived.)

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

A) Design Overlay Review No. 1464-12

Applicant/Representative's Request:

The applicant, Frank Afari, is requesting construction of warehouse/office buildings and small restaurant spaces within the ML-D (Manufacturing, Light – Design Overlay) zoning district for the property located at 17802-17814 South Main Street.

Staff Report and Recommendation:

Senior Planner Signo 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. 13-2467, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1464-12 for the construction of seven warehouse buildings, offices, and restaurant spaces located at 17802-17814 South Main Street." Senior Planner Signo clarified that the building may be divided into three separate suites for individually owned small food establishments.

Chairman Faleto go opened the public hearing.

Frank Afari, project architect, noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Commissioner Brimmer moved, seconded by Commissioner Gordon, to concur with staff's recommendation, thus adopting Resolution No. 13-2467. Motion carried, 9-0.

11. PUBLIC HEARING

B) Tentative Parcel Map No. 71684

Applicant's Request:

The applicant, Vintage Real Estate, LLC, is requesting to create three parcels from one 13.4-acre parcel at the SouthBay Pavilion shopping center located at 20700 South Avalon Boulevard.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Tentative Parcel Map No. 71684 subject to the conditions attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 13-2468, entitled, "A Resolution of the Planning Commission of the city of Carson approving Tentative Parcel Map No. 71684 for the subdivision of one (1) existing parcel into three (3) parcels located at 20700 South Avalon Boulevard."

Commissioner Goolsby noted, echoed by Vice-Chair Verrett, his concern with adequate visibility of this proposed business because of the routine parking of busses along the street near the proposed site.

Senior Planner Signo stated that visibility issues will be addressed once the plans are submitted.

Assistant City Attorney Soltani noted the need to amend Condition of Approval No. 24, questioning whether CC&R's are necessary.

Senior Planner Signo indicated that there are reciprocal easements onsite and that CC&R's are not necessary; and he amended Condition of Approval No. 24 to read as follows: "CC&R's (Covenants, Conditions, and Restrictions) or other instrument or agreement approved by the Engineering Division to address drainage responsibilities are required, prior to Final Map approval."

Chairman Faletogo opened the public hearing.

Jerry Garner, representing Vintage Real Estate, stated they are subletting these restaurant pads from Sears and leasing them to the restaurants; stated they have agreed to maintain the sewer system, noting they have easements for the wet/dry utilities; and he noted his concurrence with the conditions of approval.

Vice-Chair Verrett expressed her belief the street trees on Del Amo Boulevard are overgrown.

Mr. Garner stated those are City-owned trees and not the responsibility of the mall to maintain; and explained that the signage on the building will be visible from Avalon Boulevard and that a sign will also be on the mall's monument sign. He stated that Vintage does not have any concern with the transit area.

Senior Planner Signo stated that the tree maintenance should be addressed by the Public Works Department.

Commissioner Brimmer stated that the bus issue should be addressed before it becomes a major problem, noting her concern with public safety.

Planning Officer Repp commented on the now defunct plans for a transit facility at this mall, noting there are no longer any funds for that previously proposed facility; and stated there are no plans to relocate this transit area. She stated that the transit staff will be advised of this concern.

Commissioner Schaefer stated, echoed by Commissioner Diaz, that the transit issue has nothing to do with approving the tentative parcel map, pointing out the applicant indicated he does not have an issue with that area; and suggested this item move forward.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Schaefer, to concur with staff's recommendation; moved to amend Condition of Approval No. 24 to read, "CC&R's (Covenants, Conditions, and Restrictions) or other instrument or agreement approved by the Engineering Division to address drainage responsibilities are required prior to Final Map approval"; and moved to adopt Resolution No. 13-2468. Motion carried, 9-0.

12. NEW BUSINESS DISCUSSION None

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

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 this Saturday, April 13, 2013 here at City Hall.

Planning Officer Repp stated that Shell's tree planting event will be held this Saturday morning.

Planning Officer Repp welcomed new Planning Commissioner Joseph Piñon.

15. COMMISSIONERS' REPORTS

Commissioner Saenz asked when the Planning Commission agenda will have an item added to discuss commercial and industrial building color codes.

Planning Officer Repp explained that a prior workshop addressed this issue; and she explained that because the ordinance allows for Planning Commission discretion/review, she does not believe there is a problem with industrial/commercial building colors.

Commissioner Saenz asked what can be done to get consistency and conformance with materials used to extend the height of residential fencing.

Planning Officer Repp explained that it would be considered a building enforcement issue that would affect a lot of properties, mentioning it is not an unusual issue with most cities.

Commissioner Schaefer noted her delight that the City Council Chambers will soon be named after former City Clerk Helen Kawagoe.

Commissioner Piñon highlighted the upcoming Pow Wow event at Cal State Dominguez Hills on Saturday, April 20th, from 11:00 A.M. to 7:00 P.M. and April 21st, from 11:00 A.M. to 6:00 P.M.

Commissioner Verrett congratulated and welcomed new Planning Commissioner Piñon.

Chairman Faleto go also congratulated and welcomed new Planning Commissioner Piñon; and thanked everyone for their efforts this evening.

16. ADJOURNMENT

At 7:43 P.M., the meeting was formally adjourned to Tuesday, April 23, 2013, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary