

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 11, 2013 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:37 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 Pinon arrived at 6:39 P.M.)

Planning Commissioners Departed Early:
Commissioner Schaefer departed the meeting prior to consideration of Item No. 11B.

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Soltani, Associate Planner Gonzalez, Associate Planner Song, Traffic Engineer Garland, Business and Employment Development Manager Waite, 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, 9-0.
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.

Community Development Director Graves commented on his disappointment with the Planning Commission's failure at its last meeting to maintain proper and professional decorum related to personal verbal attacks against City staff by the speakers at the podium.

Commissioner Brimmer stated she'd like to meet with Mr. Graves to discuss this matter.

Commissioner Diaz expressed his belief the control of the meeting is first in the hands of the Chairman, the Commission looking to the Chair to run the meeting.

Commissioner Schaefer noted that she wished she had spoken up, stating that the allegations by the Carson City Tow applicant were preposterous; stated that those who sit quietly during such comments can incorrectly infer agreement with the speaker's comments; and she apologized for not speaking up at the prior meeting.

Chairman Faletogo noted his appreciation of Director Graves' input this evening.

Commissioner Goolsby stated that the Chair gave staff an opportunity to respond.

9. CONSENT CALENDAR

A) Minutes: None

10. CONTINUED PUBLIC HEARING

A) Design Overlay Review No. 1477-13, Variance No. 540-13 and Modification No. 2 to Conditional Use Permit No. 462-98

Applicant's Request:

The applicant, Mike Pourtemour, is requesting to permit the construction of a new modular office building, allow the continued operation of a vehicle impound yard, and to retain an existing masonry wall on Broadway Street to be located in the MH-D

(Manufacturing, Heavy - Design Overlay) zoning district. The subject property is located at 19135 South Main Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 13-2475, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1477-13 and Modification No. 2 to Conditional Use Permit No. 468-98 and approving Variance No. 540-13 to reduce the setback along Main Street and for zero setback and less than an 8-foot high wall along Broadway for a vehicle impound yard located at 19135 South Main Street."

Responding to Commissioner Saenz' inquiry regarding the Planning Commission's recommendation to delete the condition for a licensed landscape architect, Assistant City Attorney Soltani explained that the Planning Commission does not have the authority to change the City's Municipal Code requirements, noting that many of the conditions are standard and that all property owners must comply with those standards unless a variance with appropriate findings is granted.

Michele Pourtemour, applicant, expressed her belief their business has been incorrectly considered a truck yard; and stated that the wall on Broadway is 8-foot high from top to bottom the entire length of the wall.

Commissioner Schaefer expressed her belief that more attention needs to be done with ongoing landscaping maintenance on Main Street.

Ms. Pourtemour stated that she disagrees, noting every day at 6:00 a.m., someone is taking care of their landscaping.

Commissioner Gordon stated there are other properties on Broadway with an unusual shape, questioning the adequacy of the findings for this property.

Assistant City Attorney Soltani explained that it is the Planning Commission's task to decide whether the shape of this lot is unusual enough to support a variance.

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

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Piñon, to adopt the resolution. (This motion ultimately carried.)

By way of a friendly amendment, Commissioner Goolsby asked that Condition of Approval Nos. 49, 50 and 51 be deleted.

Commissioner Diaz rejected the friendly amendment.

By way of a substitute motion, Commissioner Gordon moved, seconded by Commissioner Schaefer, to adopt the alternative resolution which denies the request to retain the existing masonry wall on Broadway Street. This motion died as follows:

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

The original motion carried to approve Resolution No. 13-2475 as follows:

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

11. PUBLIC HEARING

A) Master Plan of Bikeways

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission approve the Master Plan of Bikeways.

Staff Report and Recommendation:

Waive further reading and adopt Resolution No. 13-2476, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval to the City Council of General Plan Amendment No. 92-13 to amend Section 3.3 of the General Plan Circulation Element and adopt the city of Carson Master Plan of Bikeways"; and amend the Draft Master Plan of Bikeways to remove the proposed cycle tracks along University Drive and Central Avenue surrounding the California State University, Dominguez Hills campus and StubHub Center as a preferred priority and replace with standard bike lanes.

Ryan Snyder, Master Plan of Bikeways consultant, explained that the bike lanes near the 91 Freeway are wide and that they will not impact the traffic on that street; and he explained that the future of transportation is going in this direction and is necessary for the safety of cyclists.

Traffic Engineer Garland expressed his belief the proposed plan is a good one for the bicyclists.

Commissioner Goolsby commented on Watson Land Company's concern with traffic safety and the bicyclists using the roadways which are heavily traveled by trucks.

Traffic Engineer Garland explained that the painted bike lanes will make it safer for the bicyclists, pointing out that the bicyclists are already using these roadways.

Addressing Vice-Chair Verrett's concern with the cost of this plan, Mr. Snyder explained that the money for this project comes from a government grant; advised that painting the bike lanes is an affordable safety measure; and he highlighted the numerous meetings and workshops that have taken place thus far, pointing out there are many who are biking in this community and who are interested in seeing a bike plan in this city. He stated that in his professional opinion, once Carson paints the bike lanes making it safer for the bicyclists, more cyclists will be using the City's streets. He noted for the Commission that it is legal for a bicyclist to use any public street and that the need currently exists to make it safer for bicyclists.

Associate Planner Song added that Watson Land Company is the only company that has indicated some opposition to the plan. She commented on the extensive community and business outreach efforts and workshops that have taken place thus far for this project.

Chairman Faletogo opened the public hearing.

Pilar Hoyos, representing Watson Land Company, expressed her opinion there has not been enough business outreach; and explained that Watson Land Company is concerned with the safety of bikes in heavy truck areas, noting there is a visibility issue with trucks and bikes. She noted Watson's opposition to the bike designation for Wilmington Avenue, between 223rd Street and Sepulveda Boulevard; and opposition to the designation of Watson Center Road, between Wilmington Avenue and Avalon Boulevard.

Matthew Means, representing Watson Land Company, echoed Ms. Hoyos' concerns for the safety of bicyclists around heavy trucking activities.

Miriam Vazquez, resident, expressed concern for cyclist safety around heavy trucking areas, stating she never sees bicyclists on the City's roadways.

Jenny Vazquez, resident, stated she doesn't see any cyclists on the City's roadways and noted her opposition to this plan.

Katie Pandolfo, representing StubHub Center, addressed her concern for traffic/cyclist safety and the reduction of lanes around the sports center and surrounding freeways.

Max Castillo, resident, stated he is an avid cyclist and noted his support of the proposed plan.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Brimmer, to continue this public hearing to the next Planning Commission meeting, asking that more community and business outreach be undertaken. (This motion was ultimately rescinded.)

By way of a substitute motion, Commissioner Diaz moved, seconded by Commissioner Gordon, to concur with staff recommendation. (This motion was ultimately rescinded.)

By way of a friendly amendment, Commissioner Gordon suggested eliminating the cycle track on Albertoni Street.

Commissioner Diaz rejected the friendly amendment.

Commissioner Gordon withdrew his second on the motion.

Commissioner Schaefer moved, seconded by Chairman Faletogo, to concur with staff recommendation; to eliminate the bike route on Wilmington Avenue between 223rd Street and Sepulveda Boulevard; to eliminate the bike lanes along Watson Center

Road; to eliminate the cycle track along Albertoni Street; that further outreach be done to the businesses; and moved to adopt Resolution No. 13-2476. Motion carried as follows:

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

11. PUBLIC HEARING

B) Economic Development Element Update

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission recommend approval to City Council of the Economic Development Element Update and the Negative Declaration for properties citywide.

Staff Report and Recommendation:

Business and Employment Development Manager Waite presented staff report and the recommendation to OPEN the public hearing and receive public testimony; COMPLETE review of the new economic development element in light of testimony received; and FORWARD the revised Economic Development Element and the attached Negative Declaration to the City Council with a recommendation of adoption.

Planning Commission Decision:

Commissioner Brimmer moved, seconded by Commissioner Verrett, to continue this public hearing to the Planning Commission's June 25, 2013 meeting. Motion carried, 8-0 (absent Commissioner Schaefer).

12. WRITTEN COMMUNICATIONS None

13. MANAGER'S REPORT None

14. COMMISSIONERS' REPORTS

Commissioner Piñon noted he attended the recent community meeting for the Carousel matter.

Addressing Commissioner Diaz' inquiry regarding the larger public transit bus vehicles on McHelen, Planning Officer Repp stated that service is provided by Long Beach Transit and is not under the control of Carson.

Commissioner Gordon stated he enjoyed the informative tour of the Colorado River sponsored by the Metropolitan Water Board, noting it was an enlightening experience.

Vice-Chair Verrett congratulated Commissioner Diaz on being honored for his outstanding and tireless efforts working with the unions.

Commissioner Diaz thanked Commissioner Verrett for her acknowledgement, noting he received over 50 awards from various regulatory and governmental agencies.

Commissioner Gordon stated he was at Commissioner Diaz' awards ceremony; stated that Commissioner Diaz puts a lot of effort and time into his work with the unions; and added that he is very influential in this field.

Commissioner Diaz noted his appreciation of the support and stated he is proud to be the recipient of these awards.

Chairman Faleto go congratulated Commissioner Diaz.

Commissioner Goolsby stated that he attended the recent Filipino Independence Day event, mentioning that Vice-Chair Verrett was also at this event.

Commissioner Saenz highlighted the nice multi-colored exterior paint at the Thomas Saffron senior housing complex across the street from City Hall.

Commissioner Brimmer congratulated Commissioner Diaz; she thanked Harold Williams for inviting her to participate with the Metropolitan Water Board's trip to the Colorado River; and she congratulated Commissioner Schaefer and others on succeeding in their efforts to name the Council Chambers after former City Clerk Helen Kawagoe. She commented on working with staff and Cliff Graves to clear up any confusion regarding the Carson City Tow case.

Chairman Faleto go stated he would like to meet with staff to address any confusion in the comments made by the Carson City Tow applicants. He noted his appreciation of Cliff Graves providing input this evening.

15. ADJOURNMENT

At 10:18 P.M., the meeting was formally adjourned to Tuesday, June 25, 2013, 6:30 P.M., Council Chambers.

Chairman

Attest By:

Secretary