

## 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 25, 2013 – 6:30 P.M.*

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:45 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Gordon led the Salute to the Flag.
3. **ROLL CALL**

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

Planning Commissioners Departed  
Early: None

Planning Staff Present: Planning  
Officer Repp, Senior Planner Signo,  
Assistant City Attorney Soltani,  
Assistant Planner Castillo, Business  
and Employment Development  
Manager Waite, Recording Secretary  
Nursement
4. **AGENDA POSTING  
CERTIFICATION** Recording Secretary Nursement noted that all posting requirements had been met.
5. **AGENDA APPROVAL**

Commissioner Gordon moved,  
seconded by Vice-Chair Verrett, to  
approve the Agenda as submitted.  
(This motion was rescinded.)

Commissioner Diaz moved,  
seconded by Chairman Faletogo, to  
consider Agenda Item No. 10A as the  
last order of business. This 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** Planning Officer Repp

---

8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

9. **CONSENT CALENDAR**

A) **Minutes:** None

---

10. **CONTINUED PUBLIC HEARING**

A) **Economic Development Element Update**

Applicant's Request:

The applicant, city of Carson, recommends the Planning Commission recommend approval to City Council the Economic Development Element Update and the Negative Declaration.

Staff Report and Recommendation:

Employment Development Manager Waite presented staff report and the recommendation for the Planning Commission to approve the Economic Development Element Update. He fielded questions from the Planning Commission.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Brimmer, to approve staff recommendation, thus adopting Resolution No. 13-2477. Motion carried, 9-0.

---

11. **PUBLIC HEARING**

A) **Extension of time for Design Overlay Review No. 1404-11; Conditional Use Permit No. 868-11; Conditional Use Permit No. 869-11; Tentative Tract Map No. 71533**

Applicant's Request:

The applicant, CityView 616 East Carson, LLC, is requesting a one-year time extension for development of a mixed use development with 152 residences comprised of stacked flats, townhomes and detached units, and 13,313 square feet of commercial uses on 9.51 acres for the property located at 616 East Carson Street.

Staff Report and Recommendation:

Chairman Faletogo waived staff report. The recommendation is to APPROVE the extension of time for Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11, and Tentative Tract Map No. 71533; and ADOPT a minute resolution extending the approval to June 28, 2014.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Schaefer, to adopt a minute resolution extending the approval to June 28, 2014. Motion carried, 9-0.

---

**11. PUBLIC HEARING**

**B) Design Overlay Review No. 1485-13**

Applicant's Request:

The applicant, Ezekiel Zepeda, is requesting a new 1,838-square-foot, single-story single-family residence with an attached two-car garage on a 40-foot by 150-foot lot for the property located at 214 East Dominguez Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 13-2479, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1485-13 for construction of a new single-family home located at 214 East Dominguez Street."

Chairman Faletogo opened the public hearing.

Mark Arrico, applicant, noted his concurrence with the conditions of approval and stated his concurrence with providing screening.

Sofia Farr, resident, expressed her concern with migrating dust during the construction phase.

Reuben Gutierrez, project contractor, agreed to water down the dirt and use best management practices.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Gordon, to concur with staff recommendation, thus adopting Resolution No. 13-2479. Motion carried, 9-0.

---

**11. PUBLIC HEARING**

**C) Design Overlay Review No. 1484-13**

Applicant's Request:

The applicant, Ezekiel Zepeda, is requesting a new 1,854-square-foot, two-story single-family residence with an attached two-car garage on a 25-foot by 114-foot lot located at 2768 East Tyler Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 13-2480, entitled, "A Resolution of the

Planning Commission of the city of Carson approving Design Overlay Review No. 1484-13 for construction of a new single-family home located at 2768 East Tyler Street.”

Chairman Faletogo opened the public hearing.

Mark Arrico, applicant, noted his concurrence with the conditions of approval; and stated that he received no negative comments from the neighbors regarding this project.

Mamie Bursleson, resident, noted her concern with the congested area in this neighborhood.

Staff provided further input on the project design and construction activities.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Schaefer, to concur with staff recommendation, thus adopting Resolution No. 13-2480.

By way of a substitute motion, Commissioner Brimmer asked that the developer be directed to notify neighbors about the construction issues and that this item be continued. There being no second, this motion died.

The motion for approval carried, 8-1, with Commissioner Brimmer abstaining.

---

<b>12.</b>	<b>WRITTEN COMMUNICATIONS</b>	None
<b>13.</b>	<b>MANAGER'S REPORT</b>	None

---

**14. COMMISSIONERS' REPORTS**

Commissioner Piñon stated he attended the reopening of the Carson Park celebration, noting it was well-attended.

Chairman Faletogo thanked staff for their presentations.

**15. ADJOURNMENT**

At 9:20 P.M. the meeting was formally adjourned to Tuesday, July 9, 2013, 6:30 P.M., City Council Chambers.

\_\_\_\_\_  
Chairman

Attest By:

\_\_\_\_\_  
Secretary