

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

August 13, 2013 – 6:30 P.M.

1. **CALL TO ORDER** Vice-Chair Verrett called the meeting to order at 6:38 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Gordon led the Salute to the Flag.
3. **ROLL CALL**

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

Planning Commissioners Absent: Faletogo (excused)

Planning Commissioners Departed Early: Brimmer (8:40 P.M.)

Planning Staff Present: Senior Planner Signo, Assistant City Attorney Soltani, Associate Planner Gonzalez, Associate Planner Naaseh, Public Safety Services Manager McKay, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Diaz moved, seconded by Commissioner Brimmer, to consider Agenda Item No. 11A after Agenda Item 9B. Motion carried, 8-0 (absent Chairman Faletogo).
6. **INSTRUCTIONS TO WITNESSES** Vice-Chair Verrett 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 Soltani

8. ORAL COMMUNICATIONS

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

9. CONSENT CALENDAR

A) Minutes: May 28, 2013

Commissioner Diaz moved, seconded by Commissioner Brimmer, to approve the May 28, 2013, Minutes as presented. Motion carried, 8-0 (absent Chairman Faletogo).

9. NEW BUSINESS CONSENT

B) Extension of Time No. 1 to Design Overlay Review No. 1438-11

Applicant's Request:

The applicant, Architecture Solution Group, is requesting a one-year time extension for construction of a new 3,675-square-foot retail building on a site located in the MU-CS (Mixed Use – Carson Street) zone. The property is located at 21607 South Main Street.

Staff Recommendation:

APPROVE the extension of time for Design Overlay Review No. 1438-11 and ADOPT a minute resolution extending the approval to June 26, 2014.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Schaefer, to extend the approval for one year, to June 26, 2014. Motion carried, 8-0 (absent Chairman Faletogo).

12. NEW BUSINESS DISCUSSION (Intentionally considered out of Agenda order)

A) Modification No. 1 to Design Overlay Review No. 1474-13 and Conditional Use Permit No. 927-13

Applicant's Request:

The applicant, Related, is requesting to modify development plans to eliminate the southwestern section. The property involved is 401-425 East Carson Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Modification No. 1 allowing the applicant to proceed with either the original approval or the alternative design; and WAIVE further reading and ADOPT a minute resolution for Resolution No. 13-2460 approving Modification No. 1 to Design Overlay Review No. 1474-13 and Conditional Use Permit No. 927-13.

Marie Debor, applicant's representative, stated they have every intention on meeting the timeline for funding; explained they will be enhancing the frontage along Carson Street; and noted her concurrence with the conditions of approval.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Goolsby, to concur with staff recommendation. Motion carried, 8-0 (absent Chairman Faletogo.)

10. CONTINUED PUBLIC HEARING

**A) Zone Change Case No. 169-13 and
General Plan Amendment No. 93-13**

Applicant's Request:

The applicant, Glasswerks, is requesting to change the zone from RS (Residential, Single-Family) to ML-D (Manufacturing, Light – Design Overlay) and to change General Plan land use designation from Low Density Residential to Light Industrial. The property involved is 716 East Alondra Boulevard.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 13-2490, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval of Zone Change Case No. 169-13 to change the zone from RS (Residential, Single-Family) to ML-D (Manufacturing, Light - Design Overlay) and General Plan Amendment No. 93-13 changing the land use designation from Low Density Residential to Light Industrial for the property located at 716 East Alondra Boulevard."

Staff highlighted the outreach efforts to the community.

Associate Planner Gonzalez noted for Commissioner Piñon that 24-inch box trees are recommended, recommending fast growing evergreens.

Donn Stout, representing the applicant, noted his concurrence with the conditions of approval, adding they will pepper in a few more mature trees near the residential area.

Onetta Reed, resident, noted her concern for those neighbors living in the cul-de-sac, suggesting that wall be increased in height and that more mature trees be planted in that area. She noted her concurrence with not allowing the trucks to park near those residents' wall.

Mr. Stout stated that if the City allows, they will increase the height of that cul-de-sac wall and plant more mature trees in that area.

Associate Planner Gonzalez stated that staff will arrange with the applicant to increase the wall height two feet and plant 36-inch box trees along that area.

There being no further input, Vice-Chair Verrett closed the public hearing.

Commissioner Brimmer expressed her belief that staff needs to go into that community and speak with those residents.

Commissioner Diaz pointed out that the noticing requirements had been met, noting the importance of communicating with the residents. He noted that the applicant's representative has committed to working with the residents on these issues of concern addressed this evening; and that he does not believe a continuance is necessary.

Commissioner Saenz concurred with Commissioner Diaz to move this item forward.

Commissioner Gordon questioned what benefit there would be to another hearing, noting that the issues of concern have been addressed this evening.

Vice-Chair Verrett re-opened the public hearing.

Ms. Reed stated that the residents don't understand what this project is about; that they are fearful of their property values going down, but indicated they don't want to stop this project; and that she is happy the applicant is agreeing to work with the residents.

The Commission encouraged the residents to attend these meetings and to ask questions, talk to staff, pointing out the importance of not ignoring the public hearing notices.

There being no further input, Vice-Chair Verrett closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Goolsby, to concur with staff recommendation; moved that the wall adjacent to the residential cul-de-sac be increased in height to 8 feet; and that 36-inch box trees be planted along the cul-de-sac wall closest to the residents; and moved to adopt Resolution No. 13-2490.

By way of a substitute motion, Commissioner Brimmer moved that a community meeting take place. This motion died due to the lack of a second.

The motion carried as follows:

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

11. PUBLIC HEARING

**A) Modification No. 1 Conditional Use Permit No. 444-96 and
Modification No 1 Design Overlay Review 637-96**

Applicant's Request:

The applicant, Ms. Karri Keeble, is requesting to remove the existing antennas and replace them with new antennas and associated electronics on an existing legal non-conforming 53-foot-high monopole on a property located in the CG (Commercial, General) zone. The subject property is located at 22017 South Figueroa Street.

Staff Report and Recommendation:

Associate Planner Naaseh presented staff report and the recommendation to APPROVE the proposed project; and WAIVE further reading and ADOPT Resolution No. 13-2489, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 1 to Design Overlay Review No. 637-96 and Conditional Use Permit No. 444-96 to remove and replace antennas and upgrade associated equipment on an existing legal, non-conforming monopole on a property located at 22017 South Figueroa Street." He amended Condition No. 19, "The City reserves the right to bring the project back for review and consideration should Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 be modified or repealed. However, the City agrees that should said law be repealed or modified, the City will wait a minimum of 3 years from the date of the Planning Commission approval prior to bringing the project back for review and reconsideration. In the event the law is repealed or modified after said 3-year period, the City may bring back the project for review and reconsideration at any time."

Vice-Chair Verrett opened the public hearing.

Kerri Keeble, applicant's representative, noted her concurrence with the conditions of approval.

There being no further input, Vice-Chair Verrett closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Brimmer, to concur with staff recommendation; amended Condition No. 19, "The City reserves the right to bring the project back for review and consideration should Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 be modified or repealed. However, the City agrees that should said law be repealed or modified, the City will wait a minimum of 3 years from the date of the Planning Commission approval prior to bringing the project back for review and reconsideration. In the event the law is repealed or modified after said 3-year period, the City may bring back the project for review and reconsideration at any time"; and moved to adopt Resolution No. 13-2489. Motion carried, 8-0 (absent Chairman Faletogo).

12. NEW BUSINESS DISCUSSION (12A was considered out of Agenda order)

B) Workshop on fences

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission discuss and consider issues dealing with chain-link fencing and nonconforming front yard fence height for properties citywide.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to CONSIDER and DISCUSS the information provided for in this workshop; and DIRECT staff to prepare an ordinance amendment.

Vice-Chair Verrett asked who is responsible for the dilapidated fencing along parts of the 91 Freeway in Carson.

Public Safety Services Manager McKay stated that staff will look into what is the responsible agency, suggesting it likely is Caltrans.

Senior Planner Signo commented on staff currently working with Caltrans for needed landscaping upgrades on Caltrans properties in the city.

Commissioner Gordon expressed his belief that more information is necessary, questioning if staff is proposing that residents remove their fences if they do not comply with code; stated he'd like more information on enforcement endeavors, questioning if this would be citywide; and asked how staff is proposing to address the current nonconformities.

Commissioner Diaz stated that he'd like to see more information on what the costs will be for the residents to come into conformance; stated he is not opposed to chain link as long as it is properly maintained; and expressed his belief the requirement for fencing height should be higher, suggesting 48 inches.

Commissioner Saenz noted his support of requiring a permit throughout the city, stating he would not support an excessive fee; stated he does not support chain link fencing in the front yard setback; and stated that the height limit should be increased to at least 48 inches.

Commissioner Schaefer stated she'd like to see no fences, questioning why they are erected in residential areas.

Public Safety Services Manager McKay stated fences provide residents with privacy, protection, etc.; and explained that this is a huge code enforcement problem in Carson; and noted his agreement with putting a permit process in place going forward. He stated that some chain link fencing is in poor condition and that weeds/grass become unsightly at the bottom of the fencing.

Commissioner Gordon questioned how staff plans to get the word out and educate the residents.

Public Safety Services Manager McKay stated a lot of it would be by word of mouth; that it can possibly be set up in certain zones, but pointed out it will take a lot of time and effort to educate the public about a new process/procedure.

Commissioner Brimmer questioned how staff plans to deal with design review and achieving continuity; and expressed her belief more workshops are necessary on this subject matter.

Commissioner Saenz suggested an article could go into various city publications, newspapers, and handouts to contractors who come to the counter.

Commissioner Schaefer stated she'd like to see comparisons of how other cities are handling this issue.

Senior Planner Signo stated that staff can do an inventory of what is currently in place in the city.

Planning Commission Decision:

It was the consensus of the Commission to return this discussion to the next Planning Commission meeting, directing staff to survey how other cities manage residential fencing requirements and to bring other alternatives back for the Commission to consider.

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Senior Planner Signo asked that Commissioners contact staff about the scheduling for the Goodyear Airship excursion over Carson.

Senior Planner Signo advised that City Council approved the Bike Master Plan and the Kinder Morgan project; advised that a new City Manager, Sam Ghaly, has been hired; and noted that the August 27, 2013, Planning Commission meeting will be dark.

15. COMMISSIONERS' REPORTS

Senior Planner Signo noted for Commissioner Goolsby that the funding has been secured for the Broadway Street improvements.

Commissioner Piñon requested an update on the development of The Boulevards at South Bay.

Commissioner Diaz invited everyone to attend the annual Labor Day event at Banning Park on September 2, 2013, celebrating labor solidarity; advised that the event is fully funded by the labor organizations; and stated there will be live entertainment and food.

Commissioner Goolsby commended Vice-Chair Verrett on her leadership of this evening's Planning Commission meeting.

Vice-Chair Verrett thanked the Commission and staff for their efforts this evening.

16. ADJOURNMENT

At 9:00 P.M., the meeting was formally adjourned to Tuesday, September 10, 2013, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary