

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

October 8, 2013 – 6:30 P.M.

1. **CALL TO ORDER** Vice-Chair Verrett called the meeting to order at 6:30 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Brimmer led the Salute to the Flag.
3. **ROLL CALL**

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

Alternate Planning Commissioners Present: Akametalu

Planning Commissioners Absent: Faletogo (excused)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Soltani, Associate Planner Gonzalez, 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 Gordon, to approve the Agenda as submitted. Motion carried, 9-0 (absent Chairman Faletogo).
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 Soltani
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None

9. CONSENT CALENDAR

A) Minutes: September 10, 2013

Commissioner Diaz moved, seconded by Commissioner Gordon, to approve the September 10, 2013, Minutes as presented. Motion carried, 8-0 (Commissioner Schaefer abstained; absent Chairman Faletogo).

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

A) Conditional Use Permit No. 944-13

Applicant's Request:

The applicant, Eurocongroup, Inc., is requesting to allow beer and wine sales at an existing Mobil gas station mini-market located at 20223 Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and recommendation to WAIVE further reading and ADOPT Resolution No. 13-2497, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 944-13 for the sale of beer and wine at an existing Mobil gas station mini-market located at 20223 South Avalon Boulevard."

Commissioner Schaefer asked whether Condition No. 19, calls to the Sheriff's Department for alcohol-related disturbances, is a typical condition added to other cases.

Associate Planner Gonzalez stated that condition has typically not been included in the past.

Assistant City Attorney Soltani explained that this is a good condition to add, noting that it is a good way to assess the problematic activities at this location; and stated it adds a layer of protection for the city.

Commissioner Schaefer stated she would prefer to see this condition written with more clarity. Commissioner Gordon concurred.

Senior Planner Signo pointed out there is a connection with alcohol sales and increased calls for Sheriff's service.

Vice-Chair Verrett opened the public hearing.

Bobby Bhattardi, applicant's representative, stated that they have a state-of-the-art video monitoring system that covers all areas of their property, noting it can be viewed from another location; and requested that Condition No. 19 be a little clearer. He added that if alcohol sales become a problem, they will provide security; and mentioned that after 10:00 P.M., all sales will be done from the clerk's drawer.

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

Commissioner Brimmer asked if Condition No. 19 is a new condition.

Senior Planner Signo indicated yes.

Commissioner Brimmer asked that new conditions somehow be highlighted, stating she needs more information on the ramifications of this condition.

Assistant City Attorney Soltani explained that this condition gives the City the ability to regulate and revoke a permit should the calls become excessive for Sheriff's service.

Discussion ensued with regard to somehow highlighting special and/or new conditions.

Planning Commission Decision:

Commissioner Goolsby moved, seconded by Commissioner Diaz, to concur with staff recommendation, adding at the end of Condition No. 19, "...in any calendar month **related to loitering, fighting or problems which the City determines are related to the sale of alcohol**"; and moved to adopt Resolution No. 13-2497. Motion carried, 9-0 (absent Chairman Faletogo).

12. NEW BUSINESS DISCUSSION

A) 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, nonconforming front yard fence height, and requirement of a fence permit for properties citywide.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation for the Planning Commission to CONSIDER and DISCUSS the information provided for in this workshop; and DIRECT staff to prepare with separate ordinance amendments for residential fences and commercial/industrial fences.

Commissioner Gordon stated that the enforcement should be across the board no matter how much one party complains about the enforcement.

Commissioner Goolsby suggested that the chain-link fencing in poor condition should be able to be painted. He expressed his belief that requiring homeowners to tear down perfectly maintained front yard fencing will create anger and be problematic for City Hall staff/elected officials.

Commissioner Brimmer stated that no matter what is done, not everyone will be happy with a change; and she expressed her preference to not allow any front yard fencing higher than 3 ½ feet. She stated she'd like a poll of the residents on their opinions about front yard fencing materials and height. She pointed out that some residents won't be able to afford fixing/altering their fences.

Commissioner Saenz noted his preference for no residential chain-link fences, stating the residents be given up to 18 months to remove them.

Commissioner Schaefer noted her support for increasing the height of front yard fencing to 48 inches; and to prohibit chain-link fencing and barbed wire in residential areas.

Vice-Chair Verrett suggested grandfathering in existing front yard fences.

Commissioner Schaefer pointed out there is a huge number of front yard fences in this City and expressed her belief that more than 18 months would be needed to gain compliance, suggesting that timeframe be doubled.

Commissioner Goolsby noted his preference to grandfather in the existing front yard fences and increasing the allowable height to 48 inches going forward.

Senior Planner Signo expressed his concern with the potential for special privilege claims, believing it may become problematic for the City with grandfathering in existing fences.

Commissioner Gordon stated that the Commission should narrow this down to only front yard chain-link fencing; that the fencing be taken down within 18 months; and that the height limit should be increased to 48 inches.

Commissioner Brimmer reiterated her preference to poll the community on this subject, believing this effort to have residents taking down their fences will become very problematic.

Commissioner Gordon noted his preference to set this for public hearing to see what the residents have to say.

Commissioner Saenz noted his preference to increase the height to 48 inches; to not allow chain link in the front yard setback; and to forward this matter to City Council.

Commissioner Brimmer reiterated the importance of community outreach.

12. NEW BUSINESS DISCUSSION

B) Carson Street Master Plan Street Improvements

Associate Planner Naaseh presented staff report.

Planning Commissioner Saenz suggested street name signage be located on the median strips along Carson Street.

The majority of the Commission preferred that the bike sharrows be painted in white and that all bus shelters have side panels.

Associate Planner Naaseh noted for Commissioner Brimmer that the City will bear the cost of maintenance.

Commissioner Gordon suggested that instead of advertisements on the bus shelter panels, that historical information about Carson be erected.

Commissioner Brimmer commented on the amount of money generated by advertisements at bus shelters.

The Commission asked that this evening's power point presentation be emailed to them and thanked staff for a thorough presentation.

13. MANAGER'S REPORT

- Cancellation of the December 24, 2013 Planning Commission meeting
- Carson Healthy Eating Active Living (Heal) Initiative Survey

14. COMMISSIONERS' REPORTS

Vice-Chair Verrett welcomed Alternate Planning Commissioner Akametalu to the meeting.

Commissioner Piñon noted he enjoyed the 45th Carson anniversary parade, suggesting the Planning Commission be included in the future event.

Commissioner Diaz stated he attended the first Active Transportation Plan, Healthy Eating Active Living (HEAL) Community Advisory Board meeting.

Commissioner Brimmer requested that when New Business Discussion items come forward, that the Councilmember be identified who requested it be agendaized. She happily announced that she has a new baby granddaughter named Ivy Michelle.

Vice-Chair Verrett noted her appreciation of staff working with the elected officials to bring items before this body for consideration. She highlighted the upcoming celebration event for the naming of Jim Dear Boulevard.

Commissioner Goolsby highlighted the upcoming State of the City address.

15. ADJOURNMENT

At 10:00 P.M., the meeting was formally adjourned to Tuesday, October 22, 2013, City Council Chambers.

Chairman

Attest By:

Secretary