

## 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 22, 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** The Salute to the Flag was led by Commissioner Saenz.
3. **ROLL CALL**

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

Alternate Planning Commissioners Present: Akametalu

\*Commissioner Gordon arrived just after roll call.

Planning Commissioners Absent: Faletoغو (excused)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Soltani, Associate Planner Gonzalez, Associate Planner Naaseh, 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 Schaefer, to approve the Agenda as submitted. Motion carried, 9-0.
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:** September 24, 2013

Commissioner Diaz moved, seconded by Commissioner Schaefer, to approve the September 24, 2013, Minutes as presented. Motion carried, 9-0 (absent Chairman Faletogo).

**10. CONTINUED PUBLIC HEARING**

**A) Conditional Use Permit No. 931-13**

Applicant's Request:

The applicants, Norberto Lopez and Rosa M. Alvarez, are requesting to approve a conditional use permit for a second dwelling located within the RS (Residential, Single Family) zoned district. The subject property is located at 2624 East Madison Street.

Staff Recommendation:

Continue to November 26, 2013

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Schaefer, to continue this matter to the November 26, 2013, Planning Commission meeting. Motion carried, 9-0 (absent Chairman Faletogo).

**11. PUBLIC HEARING**

None

**12. NEW BUSINESS DISCUSSION**

**A) Workshop on Conditions of Approval**

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission discuss general and specific conditions of approval that are applied to development projects 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 as necessary.

Commissioner Gordon asked that conditions which don't apply to a project be deleted.

Commissioner Brimmer asked that staff orally call out any new conditions being applied for all cases going forward somehow be highlighted in the conditions of approval.

Discussion ensued on how best to highlight standard conditions, site-specific conditions, and new conditions going forward.

Planning Commission Decision:

It was the consensus of the Commission that all standard language in the conditions of approval be in regular type; that project-specific language be placed in bold type; and that a new, standard condition to be added going forward be somehow highlighted and/or underlined upon its first use and verbally addressed by staff.

**12. NEW BUSINESS DISCUSSION**

**B) Workshop on Los Angeles County General Plan Update**

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission discuss and consider issues related to land uses and densities proposed by Los Angeles County immediately west of Carson. The location involved is Carson Street west of the 110 Freeway.

Commissioner Gordon expressed his concern with the inefficiency of public transportation, pointing out it's typically faster to drive one's own vehicle.

Commissioner Brimmer stated she is not satisfied with the location selected for the West Carson area Transit Oriented District (TOD) Land Use Plan -- area along Carson Street west of I-110 -- believing its placement does not adequately serve the community.

Commissioner Diaz noted his concern with the proposed high density.

Planning Officer Repp addressed the need for a good balance in density that creates economic interest/development.

The Commission commended and thanked Associate Planner Naaseh for his thorough report.

Staff asked the Planning Commission to maintain/review their copies of the General Plan, noting that staff will be scheduling a series of workshops to discuss the City's General Plan.

**13. WRITTEN COMMUNICATIONS**                      None

**14. MANAGER'S REPORT**

City Council action:

- Enterprise Rent-a-Car, Conditional Use Permit No. 940-13

Planning Officer Repp advised that City Council addressed some concern with this proposed project and its close proximity to the Porsche and Boulevards at SouthBay projects, directing that access on Main Street be restricted. She added that the applicant is not supportive of that direction and that they are not sure at this time if they will continue with their proposal.

- 2014-2021 Housing Element

Planning Officer Repp advised that City Council approved the Housing Element and that it has been sent to the state for certification.

Planning Officer Repp encouraged everyone to participate in the national Make a Difference Day this Saturday.

---

**15. COMMISSIONERS' REPORTS**

The Commission welcomed the Planning Department's new Senior Clerk, Solo Faagata.

Commissioner Saenz highlighted a couple properties in his neighborhood that have been cited for front yard setback noncompliant issues, asking that they be grandfathered. He noted his concern with what he believes is selective code enforcement.

Planning Officer Repp noted that it is Public Safety's job to enforce the City's codes and commented on the process for amendments to the City's Municipal Codes.

Commissioner Goolsby stated he attended the City's State of the City event; and highlighted Kaiser Permanente's presence in this community.

Commissioner Piñon stated he attended the City's State of the City event and the dedication event for Jim Dear Boulevard; and highlighted Mr. Bocock's presentation last Tuesday regarding methane dangers and the Carousel tract.

Vice-Chair Verrett invited all to the November 7, 2013, Compton Community College District roundtable discussion with Dr. Keith Curry, 6:00 p.m. to 7:30 p.m., Room 107 at the Carson Community Center; and she highlighted Red Ribbon Week. She congratulated Planning Commissioner Louis Diaz for being selected as a labor awardee for the Larry Itliong Day Celebration on Friday, October 25<sup>th</sup>, 6:00 P.M., USW-Local 675 Union Hall.

Commissioner Diaz stated he was surprised and honored to be selected.

---

**16. ADJOURNMENT**

At 9:00 P.M., the meeting was formally adjourned to Tuesday, November 12, 2013, 6:30 P.M., City Council Chambers.

\_\_\_\_\_  
Chairman

Attest By:

\_\_\_\_\_  
Secretary