

**CITY OF CARSON
REGULAR MEETING OF THE PLANNING COMMISSION**

EXECUTIVE CONFERENCE ROOM, CARSON CITY HALL

**701 East Carson Street, Second Floor
Carson, CA 90745**

JANUARY 14, 2014 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:30 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Piñon led the Salute to the Flag.
3. **ROLL CALL**
Planning Commissioners Present: Brimmer, Diaz, Faletogo, Goolsby, Gordon, Piñon, Schaefer, Saenz, Verrett
Planning Commissioners Absent: None
Planning Staff Present: Planning Officer Repp, Senior Planner Signo, 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 Saenz moved, seconded by Commissioner Gordon, to approve the Agenda as submitted. 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: December 10, 2013

Chairman Faleto go moved, seconded by Commissioner Schaefer, to approve the December 10, 2013, Minutes as presented. Motion carried, 8-0 (Commissioner Diaz abstained).

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

A) Design Overlay Review No. 1437-11, Conditional Use Permit No. 872-11, and Variance Nos. 525-11/526-11

Applicant’s Request:

The applicant, Garrett Harper, is requesting an extension of time for previously approved permits for a self-service car wash and convenience market selling beer and wine for the property located at 21212 South Alameda Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to grant a one-year time extension, to January 14, 2015.

Chairman Faleto go opened the public hearing.

Garrett Harper, applicant, stated that he will soon be ready to commence with pulling the permits and getting this process started.

Chairman Faleto go closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Gordon, to approve the one-year extension to January 14, 2015. Motion carried, 9-0.

11. PUBLIC HEARING

B) Design Overlay Review No. 1503-13

Applicant’s Request:

The applicant, Erwin Bucy, Paragon Commercial, is requesting approval of a master plan for the phased rehabilitation of building facades and parking lot for the shopping center and approval of a sign program for the shopping center and construct the first phase of the rehabilitations for the inline shop facades and parking lot, located in the MU-CS (Mixed Use–Carson Street) zoned district. The subject property is located at 21726 South Main Street, 120 East Carson Street, 164 West Carson Street, and 180 East Carson Street.

Staff Report and Recommendation:

Associate Planner Naaseh presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 14-2503, entitled, “A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1503-13 and Sign Program No. 13-12 for a sign program and master plan for the phased rehabilitation of a shopping center, including the first phase for rehabilitation of inline shop facades and parking lot improvements for a property located at 21726 South Main Street and 120-180 East Carson Street. He added the following conditions:

- The applicant shall submit a revised Master Plan that modifies the parking lot for the Albertsons parcels in a similar manner as the inline shops and Bank of America parcels.
- In order to address health and safety issues with the access and on-site circulation of the site, the applicant shall modify the parking lot for the inline shops and Bank of America parcels consistent with the site plan presented at the Planning Commission meeting, and the drive aisles shall be reduced from 16 feet to 15 feet. The applicant is responsible to obtain approval of Bank of America, if necessary. Minor deviations from the site plan may be approved by staff. Other deviations from the site plan shall be presented to the Planning Commission as a Consent Item.
- The Sign Program and the Site Plan shall be modified to show two monument signs along Carson Street by eliminating the middle monument sign along Carson Street.
- A new landscape planter shall be constructed parallel to Carson Street between the two most easterly driveways.
- The applicant shall be responsible to place decomposed granite (DG) between the curb and the wall the entire length of 218th Street along the entire frontage for Albertsons, inline shops, and Bank of America to specifications as approved by the City Engineer.
- The applicant shall provide a letter to the City agreeing to complete the required improvements within the public right-of-way along 218th Street at a later time when Albertsons or Bank of America remodel their buildings.

Commissioner Schafer stated that the east side of this center and the Bank of America lot needs to improve upon its maintenance of its lot/sidewalks, noting this area is routinely littered with debris.

Associate Planner Naaseh explained that the east parcel is separately owned, noting the applicant has reached out to that property owner regarding the planned upgrades to this site.

Commissioner Schaefer asked why a 5-foot landscaped setback is being proposed along Carson and Main Streets instead of 10 feet.

Associate Planner Naaseh explained that to improve the safety of onsite circulation along with providing an adequate number of parking spaces for this busy center, staff believes the 5-foot landscaped setback will be more beneficial to this site.

Planning Officer Repp added that this property already has existing legal, nonconformities, and stated that staff believes the 5-foot landscaped setback will be a great improvement to this busy site and will improve the safety of circulation; but added that the Commission can consider both the 5-foot and 10-foot setback options. She added that requiring the 10-foot landscaped setback will also reduce the parking.

Commissioner Brimmer noted her concern with Albertsons and Bank of America not being on board to revitalize their sites during this process.

Chairman Faletogo opened the public hearing.

Erwin Bucy, applicant/property owner, stated that he has the funding to begin this project; advised that he has had communications with Albertsons and Bank of America on the needed/planned improvements; and advised that Albertsons was recently bought out and that they are currently focusing their attention on creating a new business plan

for their stores, noting he is hopeful they will make the necessary improvements to their properties. He stated that parking is critical to the success of this center; and he commended Associate Planner Naaseh on working with him through this process.

Vice-Chair Verrett commended the applicant for the proposed improvements to this center.

Commissioner Brimmer commended the applicant on the proposed improvements to the traffic flow onsite, highlighting her experience with it not being a safe traffic pattern.

Mr. Bucy explained that both Albertsons and Bank of America have ground leases and are responsible for maintaining their own parking lots.

Vice-Chair Verrett commented on the poor lighting on the western edge of this site.

Mr. Bucy advised that Albertsons is responsible for that lot, but stated he will impart the Commission's concerns to these two companies.

Dr. Rita Boggs, resident, stated that the existing and nonexistent parking lot striping can create some unsafe conditions.

Commissioner Brimmer stated that something in writing should be sent to the main offices of Albertsons and Bank of America to urge them to make the necessary improvements.

Rebecca Chua, resident, asked if the applicant is planning on purchasing any nearby properties. Mr. Bucy indicated no.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Brimmer moved to approve staff recommendation with the added conditions and to require a 10-foot landscaped setback. (Commissioner Brimmer ultimately withdrew this motion.)

Commissioner Brimmer moved, seconded by Chairman Faletogo, to approve staff recommendation, including the following conditions:

- The applicant shall submit a revised Master Plan that modifies the parking lot for the Albertsons parcels in a similar manner as the inline shops and Bank of America parcels.
- In order to address health and safety issues with the access and on-site circulation of the site, the applicant shall modify the parking lot for the inline shops and Bank of America parcels consistent with the site plan presented at the Planning Commission meeting, and the drive aisles shall be reduced from 16 feet to 15 feet. The applicant is responsible to obtain approval of Bank of America, if necessary. Minor deviations from the site plan may be approved by staff. Other deviations from the site plan shall be presented to the Planning Commission as a Consent Item.
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for Albertsons, inline shops, and Bank of America, to specifications as approved by the City Engineer.

- The applicant shall provide a letter to the City agreeing to complete the required improvements within the public right-of-way along 218th Street at a later time when Albertsons or Bank of America remodel their buildings.

Moved to approve a 5-foot landscaped setback; and to approve Resolution No. 14-2503. Motion carried, 9-0.

12. NEW BUSINESS DISCUSSION

- Overview of the Carson Street Master Plan

Associate Planner Naaseh presented staff report. He advised that tonight’s Carson Street Master Plan power point slides can be viewed on the City’s website.

Planning Officer Repp commended all staff involved in this process, believing construction will commence this summer.

Dr. Boggs urged the City to make sure the developer properly handles any contamination situation at the 616 East Carson Street/CityView development (property next to Ralphys).

Ms. Chua suggested that “No Littering” signs be posted around the city along with posted fines if caught littering.

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Planning Officer Repp wished everyone a happy new year, noting this should be a very active development year for Carson.

Senior Planner Signo advised that the relocated Chuck E. Cheese’s will re-open on January 17th; and that Buffalo Wild Wings should be open by the end of this month.

15. COMMISSIONERS’ REPORTS

Commissioner Brimmer wished everyone a happy new year; and she asked if any City funds can be put toward a signage program for businesses. Planning Officer Repp stated that City funds are extremely limited but that staff will look into it. Commissioner Brimmer suggested that staff contact major grocery store chains to advise of any improvements being done in their areas. Planning Officer Repp encouraged the Commissioners to speak with store managers, and noted that letters were sent to Albertsons and Bank of America with regard to this evening’s shopping center agenda item.

Mr. Bucy stated he has personally contacted Albertsons and Bank of America to address the improvements on site and also those proposed improvements along Carson Street.

Commissioner Saenz noted his concern with the Sheriffs speeding toward a call and not using their sirens and lights, stating he has contacted the Sheriff's office.

Commissioner Schaefer stated the ethics workshop was well done; and pointed out that the City has a complaints section on their website for those who want to report issues of concern, noting in her experience, it has been a very responsive program.

Planning Officer Repp noted for Chairman Faletogo that staff will contact the City Clerk's Office to find out how those absent Planning Commissioners can fulfill their ethics workshop requirement/obligation.

Ms. Boggs commended Assistant City Attorney Soltani on the ethics workshop.

Vice-Chair Verrett asked staff to look into the excessive signage at the Southbay Pavilion.

Planning Officer Repp advised that the Southbay Pavilion theater should be open before this Christmas.

Commissioner Gordon wished everyone a happy new year.

Commissioner Diaz stated the ethics workshop was very informative; and stated that the noise and vibrations from the train yard continues, asking if the City can do anything more. He added that there is still interest in a sound wall for this area.

Planning Officer Repp suggested that the homeowners association contact the train yard company, noting that staff will do likewise if that complaint goes unheeded.

Commissioner Piñon noted his participation at a recent Southern California International Gateway (SCIG) meeting and asked for further input on the City's joining the lawsuits against BNSF Railway over BNSF's proposed SCIG rail yard project. Planning Officer Repp explained that a new judge will soon determine whether the City joined the lawsuits in a timely manner, highlighting the City's concern that SCIG has underestimated the impacts upon Carson.

Chairman Faletogo wished everyone a happy and prosperous new year; he noted that the tower clock across the street from City Hall is not displaying the correct time; and he thanked those in the audience for their attendance.

Planning Officer Repp stated she will contact the Saffron management regarding the clock.

16. ADJOURNMENT

At 8:36 P.M., the meeting was formally adjourned to Tuesday, January 28, 2014, 6:30 P.M.

Chairman

Attest By:

Secretary