

## 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

February 25, 2014 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:37 P.M.
2. **PLEDGE OF ALLEGIANCE** Chairman Faletogo led the Salute to the Flag.
3. **ROLL CALL**

Planning Commissioners Present:  
Brimmer, Faletogo, Goolsby,  
Gordon, Piñon, Schaefer, Saenz,  
Verrett and Alternate Akamatalu

Planning Commissioners Absent:  
Diaz

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 Saenz moved, seconded by Vice-Chair Verrett, to approve the Agenda as submitted. Motion carried, 9-0 (absent Commissioner Diaz).
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.

Acting Community Development  
Director Barry Waite introduced  
himself to the Commission, noting he

will be assisting the Planning Department following Ms. Repp's departure, stating that her departure will leave a huge void in Community Development.

**9. CONSENT CALENDAR**

**A) Minutes:** None

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**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) zoning district. The subject property is located at 2624 East Madison Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation for this matter to be continued to March 25<sup>th</sup> to allow the applicant more time for the demolition process.

Mr. Lopez, applicant, stated he could use a little more time.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Schaefer, to continue this matter to April 8, 2014, giving the applicant more time to work on the demolition process. There was no objection (absent Commissioner Diaz).

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**11. PUBLIC HEARING**

**A) Conditional Use Permit Nos. 952-13 and Relocation Permit No. 3048-14**

Applicant's Request:

The applicant, South-Bay Carson, LLC, is requesting the development of an organic refuse landfill site, including the relocation of modular office buildings, for operation of a vehicle processing center for military personnel on a site zoned ML-ORL-D. The subject site is located at 20151 South Main Street.

Staff Report and Recommendation:

Associate Planner Gonzalez explained that the property owner is taking issue with the Fire Department's requirement to install additional fire hydrants on this property; and noted that they are trying to negotiate with the Fire Department on this costly requirement, pointing out this Conditional Use Permit only has a 5-year lifespan. Staff suggested this matter be continued to April 8<sup>th</sup>, allowing an opportunity for those discussions.

Chairman Faletogo opened the public hearing.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Schaefer, to continue this matter to April 8, 2014. Motion carried, 9-0.

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**12. NEW BUSINESS DISCUSSION**

**A) Workshop on the California Environmental Quality Act (CEQA)**

Senior Planner Signo provided an introductory workshop to discuss the importance of CEQA. With the aid of a power point presentation, he highlighted the definition of CEQA, goals of CEQA, EIR processes, thresholds of significance and how those thresholds are determined, mitigation measures, statement of overriding consideration, EIR certification, etc.

Commissioner Saenz commended staff for an informative workshop and asked to be provided a copy of the power point presentation. Staff indicated the presentation will be emailed to each Commissioner.

Planning Officer Repp added that there are some very informative sites on line regarding this process.

Commissioner Schaefer stated this was a very informative workshop and asked who decides which agency will do the EIR and who pays for the process.

Senior Planner Signo explained that it depends on the technical expertise of an agency, noting that City staff meets with agencies to come to a determination on which agency is able to provide the permits, noting that all agencies work together in this process.

Planning Officer Repp explained that there are detailed discussions with agencies to determine which takes the lead, noting that all agencies work together in this process; advised that an applicant never conducts an EIR; and that the applicant is the party who pays for this process. She stated that after a lot of interviews, it ultimately is the City that selects the final candidate to perform the EIR.

Chairman Faletogo thanked staff for an informative workshop.

Planning Commission Decision:

Receive and file.

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**13. WRITTEN COMMUNICATIONS**

None

#### 14. MANAGER'S REPORT

Planning Officer Repp thanked the Commission for its service to this community; stated that it has been a pleasure to see this community grow and become stronger in the 27 years she has worked in Carson, believing Carson is on its way to becoming a popular destination city; and she stated that she is proud to have been a part of its growth.

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#### 15. COMMISSIONERS' REPORTS

Vice-Chair Verrett stated she has learned a lot from Ms. Repp, highlighting Ms. Repp's grace and professionalism. She noted her confidence in Senior Planner Signo taking over as staff liaison for this Commission.

Commissioner Schaefer noted her admiration of Ms. Repp, stating that Palos Verdes Estates is lucky to have gained a hard-working and knowledgeable employee; she commended Ms. Repp on her great speaking abilities; and stated that Ms. Repp's project fingerprints are all over this city. She thanked Ms. Repp for her service to Carson.

Commissioner Saenz noted he has worked with Ms. Repp for many years; and stated that she and her experience will be greatly missed.

Commissioner Goolsby noted his appreciation of all Ms. Repp's efforts with the oil well issues in his neighborhood over the years.

Chairman Faletogo thanked Ms. Repp for her assistance to this Commission, stating that she has a vast knowledge of this city and is always able to answer the Commission's questions with her expertise; and he wished the very best for Ms. Repp in her future endeavors.

Commissioner Brimmer echoed the Commission's sentiments, noting she will miss Ms. Repp's direction during the meetings.

Commissioner Piñon thanked Ms. Repp for her experience and for her informative tours wherein she imparted a wealth of knowledge. He highlighted the following events: Community Dynamics ground breaking event this Friday at 10:00 a.m.; and the Health Fair event at Veteran's Park on Saturday, 10:00 a.m. to 1:00 p.m.

Alternate Commissioner Akamatalu wished Ms. Repp success.

Commissioner Saenz asked if the Sanitation District property (former Fletcher Oil Refinery) can be rezoned.

Planning Officer Repp stated the City can consider it but that it would have to go through the CEQA process.

Planning Officer Repp added that Affirmed Housing will have its ribbon cutting ceremony this Thursday at 10:00 a.m.

**16. ADJOURNMENT**

At 8:30 p.m., the meeting was formally adjourned to Tuesday, March 11, 2014, 6:30 P.M., City Council Chambers.

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Chairman

*Attest By:*

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*Secretary*