

MINUTES

**CITY OF CARSON
REGULAR MEETING OF THE PLANNING COMMISSION
HELEN KAWAGOE CITY COUNCIL CHAMBERS, CARSON CITY HALL**

**701 East Carson Street, Second Floor
Carson, CA 90745
April 22, 2014 – 6:30 P.M.**

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

Planning Commissioners Present:
*Brimmer, Diaz, Faleto go, Goolsby, Piñon, Schaefer, Saenz, Verrett

*(Commissioner Brimmer arrived at 6:38 P.M.)

Planning Commissioners Absent:
Commissioner Gordon (excused)

Planning Staff Present: Senior Planner Signo, Assistant City Attorney Soltani, Associate Planner Gonzalez, Assistant Planner Raktiprakorn, 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 Diaz, to approve the Agenda as submitted. Motion carried, 8-0 (Commissioner Brimmer had not yet arrived; absent Commissioner Gordon.)
6. **INSTRUCTIONS TO WITNESSES** Chairman Faleto go 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: March 25, 2014

Commissioner Diaz moved, seconded by Commissioner Piñon, to approve the February 11, 2014, and February 25, 2014, Minutes as presented. Motion carried, 8-0 (absent Commissioner Gordon).

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

A) Design Overlay Review No. 1530-13, Conditional Use Permit Nos. 950-13/951-13 and Variance No. 549-14

Applicant's Request:

The applicant, Car Pros Kia of Carson, is requesting to construct a new Car Pros Kia automotive dealership building and remove an existing freeway billboard sign to be replaced with an electronic message center sign located in the CA (Commercial, Automotive) zoning district. The subject property is located at 22020 Recreation Road.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 14-2514, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1530-13 to construct a new 64,784-square-foot Car Pros Kia dealership building, Conditional Use Permit No. 950-13 for a dealership carwash, Conditional Use Permit No. 951-13 for a new electronic message center pylon sign, and Variance No. 549-14 to exceed the height and size requirements for the pylon sign to be located at 22020 Recreation Road."

Planning Commissioner Schaefer stated that way-finding signage may be needed to direct people where to turn from Carson Street to get to this site.

Associate Planner Gonzalez stated that the applicant will have signage identifying the entrance to this site, but stated that it is a good idea to consider another directional/way-finding sign on Carson Street at Recreation Road.

Chairman Faletogo opened the public hearing.

Ken Phillips, applicant, stated that directional signage is important for this project; stated they will be taking down two old billboards on this site; he addressed the plans for this site; and noted that he concurs with the conditions of approval.

Chairman Faletogo asked what will be done with the current dealership location on Avalon Boulevard.

Mr. Phillips stated they have 2.5 years remaining on that lease and stated that at this point, they are not sure what will happen to the Avalon dealership site.

Rod Wilson, EMI representative, briefly commented on the proposed new signage for this project, noting they will operate according to Cal Trans regulations.

There being no further input, Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Brimmer, to approve the applicant's request, thus adopting Resolution No. 14-2514. Motion carried, 8-0 (absent Commissioner Gordon.)

12. NEW BUSINESS DISCUSSION

A) Workshop regarding second dwelling units

Applicant's Request:

The applicant, city of Carson, Planning Division, provided a follow-up report on second dwelling units for properties citywide.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to receive/file.

Chairman Faletogo expressed his belief the conditional use permit process is working to bring the non-conforming second-unit properties into compliance, hoping the same will be done with the non-conforming multi-unit properties.

Don Adams, realtor, addressed the need to process this matter quickly because there are properties currently being held up in escrow because of this issue.

Planning Commission Decision:

Without objection, Chairman Faletogo ordered this report received/filed, with the understanding this matter will return for public hearing at the next Planning Commission meeting (absent Commissioner Gordon.)

12. NEW BUSINESS DISCUSSION

B) Planning Commission Agenda Protocols

Applicant's Request:

The applicant, city of Carson, Planning Division, presented a workshop to discuss protocols on Planning Commission meetings.

Associate Planning Naaseh and Assistant City Attorney Soltani presented the workshop.

Chairman Faletogo reminded the Commissioners not to deliberate before the public hearings are closed.

Planning Commission Decision:

Without objection, Chairman Faletogo ordered this report received/filed (absent Commissioner Gordon.)

12. NEW BUSINESS DISCUSSION

C) General Plan Workshop

Applicant's Request:

The applicant, city of Carson, Planning Division is presenting a workshop to familiarize the Commission with the purpose of the General Plan, goals and policies, and items that should be considered in future updates.

Associate Planner Naaseh presented staff report. He suggested the Commission can either schedule special workshops and/or establish special committees to work with staff on General Plan elements. He added that updates are necessary to the City's General Plan, noting that it requires dedicated staff time to do the updates.

Chairman Faletogo, echoed by Vice-Chair Verrett, expressed his preference to place the General Plan updates on light Planning Commission agendas or to schedule extra meetings when necessary.

Commissioner Diaz stated that future workshops or special meetings would be beneficial to concentrate on the General Plan updates.

Commissioner Saenz stated he would support additional meetings to discuss the updates.

Associate Planner Naaseh stated that the next Planning Commission agenda will include a workshop for land use.

Planning Commission Decision:

Without objection, Chairman Faletogo ordered this report received/filed (absent Commissioner Gordon.)

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Senior Planner Signo clarified that the April 15th City Council meeting was only to address the issuing of the 10-day report regarding the moratorium on drilling any new oil wells; that on April 29th, the City Council will have a special meeting to address the extension of the oil well drilling moratorium; and stated that the meeting will be held at the Community Center.

15. COMMISSIONERS' REPORTS

Commissioner Saenz asked, and received, a brief status update on the money the City is to receive for the bike plan. Senior Planner Signo stated that the majority of the work at this point is in the hands of Public Works for road painting/installation of the bike lanes.

Commissioner Schaefer provided staff the March 5, 2014, letter she had received from the Small Business Association of Carson and Concerned Residents of the city of Carson asking for various areas to be re-zoned.

Commissioner Diaz stated he had received the same letter.

Commissioner Piñon stated he also received that same letter. He advised that from April 11th through the 13th, he attended the West Basin Municipal Water District Colorado River inspection trip along with various elected officials and other Commissioners from various cities. He stated they learned a great deal about this water system and its demands from municipalities; and stated that at the Skinner Water Treatment Plant, solar panels provide half the power for their pumps and facilities; and he asked if the City has given any consideration to using solar power at its park facilities. He stated that tomorrow at the Carson Community Center, 6:30 P.M., there will be a community meeting to discuss the Machado Lake Trash Project, a program to install full capture trash screens on catch basins in order to comply with the Los Angeles Regional Water Quality Control Board Total Maximum Daily Load limit of zero trash discharged to Machado Lake. He announced that tomorrow, there will be a debate at Cal State Dominguez Hills of the candidates for the 64th Assembly District.

Chairman Faleto go thanked everyone for their efforts this evening, and noted he is excited to see the improvements to the Kia car dealership on Recreation Road.

16. ADJOURNMENT

At 8:34 P.M., the meeting was formally adjourned to Tuesday, May 13, 2014, 6:30 P.M., Helen Kawagoe City Council Chambers.

Chairman

Attest By:

Secretary