

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

July 8, 2014 – 6:30 P.M.

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

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

Absent: Chairman Faletogo (excused)

Planning Staff Present: Acting Planning Manager Signo, Assistant City Attorney Soltani, Associate Planner Naaseh, Associate Planner Rojas, Recording Secretary Faagata
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Faagata indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Saenz moved, seconded by Commissioner Brimmer, to approve the Agenda as submitted. Motion carried, 8-0.
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** Acting Planning Manager John Signo
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.
9. **CONSENT CALENDAR**

A) **Minutes:** June 10, 2014

Commissioner Piñon moved, seconded by Commissioner Brimmer, to approve the June 10, 2014, Minutes as presented. Motion carried, 8-0.

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

A) Design Overlay Review No. 1536-14; Conditional Use Permit No. 954-14

Applicant's Request:

The applicant, Robert Stenson, is requesting to construct three 2-story multiple-family residential buildings with 11 units totaling 8,781 square feet of interior living area located in the MU-SB (Mixed Use Sepulveda Boulevard) zoning district. The subject property is located at 440 East Sepulveda Boulevard.

Staff Report and Recommendation:

Associate Planner Rojas presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 14-2519, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1536-14 and Conditional Use Permit No. 954-14 for the construction of three multi-family residential buildings located at 440 East Sepulveda Boulevard."

Commissioner Piñon asked that if any soil contamination is found from the prior use, that this matter be returned to the Planning Commission.

Vice-Chair Verrett noted her concern with the potential for illegal parking in the alleyway.

Acting Planning Manager Signo explained that there is not enough room for parking in that area, but added that any illegally parked vehicles should be towed away; and he suggested posting 'No Parking' signage.

Vice-Chair Verrett opened the public hearing.

Robert Stenson, applicant's representative, stated that he would agree with posting 'No Parking' signage in the alleyway.

Yadhira Talavera, resident, noted her opposition to this project because of construction noise and increased traffic; and suggested the entire front curb of this project be painted red.

Mr. Stenson expressed his concern that painting the entire curb red would cause visitors to park in the nearby neighborhood.

Commissioner Saenz mentioned that the City's traffic engineer would need to have input on painting the curb red.

Commissioner Brimmer encouraged the applicant to speak with the residents in the neighborhood to see what, if any, concerns they may have with regard to this project.

Commissioner Goolsby noted his preference in keeping red painted zones to a minimum.

Commissioner Schaefer complemented the applicant on the attractive design of this project.

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

Planning Commission Decision:

Commissioner Schaefer moved, seconded by Commissioner Goolsby, to approve the applicant's request with the addition of Condition of Approval 20A, "A 'No Parking' sign shall be posted in the back alley at the owner's expense pending approval"; and moved to adopt Resolution No. 14-2519. Motion carried, 8-0.

Vice-Chair Verrett recessed the meeting at 7:24 P.M. and reconvened the meeting at 7:28 P.M.

12. NEW BUSINESS DISCUSSION

**A) Modification No. 1 Conditional Use Permit No. 370-90 and
Modification No 1 Design Overlay Review 529-90**

Applicant's Request:

The applicant, Christine Song, is requesting the removal of a 60-foot-high existing legal non-conforming monopole and construction of a 69-foot monopine with three (3) antennas per sector for a total of twelve (12) antennas, twelve (12) RRUs, three (3) microwave dishes, and two (2) power/fiber demarcation boxes on a property located in the CG (Commercial, General) zone. The subject property is located at 22025 South Figueroa Street.

Staff Report and Recommendation:

Associate Planner Naaseh presented staff report and the recommendation to APPROVE the proposed project; and WAIVE further reading and ADOPT Resolution No. 14-2520, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 1 to Design Overlay Review No. 529-90 and Modification No. 1 to Conditional Use Permit No. 370-90 to remove an existing legal, non-conforming monopole and replace with a monopine in the CG (Commercial, General) zone on a property located at 22025 South Figueroa Street."

Vice-Chair Verrett opened the public hearing.

Christine Song, applicant, offered to answer any questions.

Assistant City Attorney Soltani noted that while the applicant had previously requested the deletion of the last three sentences in Condition of Approval No. 11, she would advise against deleting any of that language.

Vice-Chair Verrett closed the public hearing.

Planning Commission Decision:

Commissioner Brimmer moved, seconded by Commissioner Saenz, to approve staff's recommendation, thus adopting Resolution No. 14-2520. Motion carried, 8-0.

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Acting Planning Manager Signo advised that Shell Refinery is once again inviting any interested Planning Commissioners to tour their facility, mentioning that the Environmental Commission is available to tour the facility on Thursday, August 7th.

Acting Planning Manager Signo introduced the two Planning Department interns, Yuri Way and Sarah Oliveira.

15. COMMISSIONERS' REPORTS

Commissioner Brimmer noted she enjoyed attending the Filipino 4th of July celebration. On behalf of Mayor Dear, she distributed flyers to the Commission for a picnic to honor local veterans at Dolphin Park; and stated that OXY will be at the picnic to answer questions about their project.

Commissioner Saenz requested, and received, input regarding various projects.

Acting Planning Manager Signo noted for Commissioner Goolsby that, if he wishes, Public Works can provide a schedule on the Broadway improvements; and stated that the small Wal-Mart grocery store will open on July 16th.

Commissioner Piñon stated that he attended the Mayor's 4th of July celebration at StubHub; that he also attended the June 23rd Future Ports Annual Conference at the San Pedro Double Tree, noting that the Long Beach Mayor-Elect and other port leaders were in attendance.

Vice-Chair Verrett advised that she will be absent from the July 22nd Planning Commission meeting.

16. ADJOURNMENT

At 7:45 PM, the meeting was formally adjourned to Tuesday, July 22, 2014, 6:30 PM, Helen Kawagoe City Council Chambers.

Chairman

Attest By:

Secretary