

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION CITY MANAGER'S CONFERENCE ROOM, CARSON CITY HALL

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

August 12, 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-Chairman Piñon led the Salute to the Flag.
3. **ROLL CALL**

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

Planning Commissioners Absent:
Commissioner Diaz (excused)

Planning Staff Present: Acting
Planning Officer Signo, Assistant
City Attorney Soltani, Associate
Planner Rojas, Planning Technician
Alexander, Recording Secretary
Bothe
4. **AGENDA POSTING
CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Gordon moved, seconded by Commissioner Saenz, to approve the Agenda as submitted. Motion carried, 8-0 (absent Commissioner Diaz)
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** Acting Planning Officer Signo
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

9. CONSENT CALENDAR

A) Minutes: July 22, 2014

Chairman Faletogo moved, seconded by Commissioner Schaefer, to approve the July 22, 2014, Minutes as presented. Motion carried, 8-0 (absent Commissioner Diaz).

9. CONSENT CALENDAR

B) Modification No. 2 to Design Overlay Review No. 1011-07, Modification No. 1 to Conditional Use Permit No. 609-06 and Modification No. 1 to Conditional Use Permit No. 676-07

Applicant's Request:

The applicant, Melissa A. Garrety for EBI Consulting, is requesting to install an unmanned wireless telecommunication facility on a 235-foot existing radio tower in the CG (Commercial, General) zone. The subject property is located at 17900 S. Central Avenue.

Staff Recommendation:

APPROVE Modification No. 2 to Design Overlay Review No. 1011-07, Modification No. 2 to Conditional Use Permit No. 609-06 and Modification No. 2 to Conditional Use Permit No. 676-07; and ADOPT a minute resolution and instruct staff to make necessary changes to Resolution No. 10-2305.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Brimmer, to approve the applicant's request. Motion carried, 8-0 (absent Commissioner Diaz).

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

A) Design Overlay Review No. 1517-13

Applicant's Request:

The applicant, FSZ Construction, is requesting to approve construction of a two-story, 1,937-square-foot single-family dwelling with an attached two-car garage on a 25-foot wide lot located within the RS (Residential, Single-Family) zoning district. The subject property is located at 2635 E. Madison Street.

Staff Report and Recommendation:

Planning Technician Alexander provided staff report and the recommendation to WAIVE further reading; APPROVE the proposed project subject to the Conditions of Approval attached as Exhibit "B" to the Resolution; and ADOPT Resolution No. 14-2523, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1517-13 for a new two-story 1,937-square-foot single-family

dwelling with an attached two-car garage on a 25-foot-wide lot located at 2635 E. Madison Street.”

Assistant City Attorney Soltani made the following changes to the Conditions: Condition No. 20, add the words “Prior to issuance of certificate of occupancy” at the beginning; and Condition No. 34, add “prior to issuance of building permits” after “...City Engineer.”

Chairman Faletogo opened the public hearing.

Guillermo Palafox, project designer, noted his concurrence with the amended conditions of approval.

Kevin Arias, neighbor, noted his concerns with the building of a new wall up close to his property line and leaving space enough between his garage and the wall, causing concern with a child or animal getting stuck in that narrow space. He noted his opposition to having the fire hydrant located to the front of his property, stating he will lose a parking space in front of his house. He asked where the speed hump will be placed.

Planning Technician Alexander explained that the fire department has signed off on the applicant’s plans; and discussion ensued on how best to build the wall to alleviate the neighbor’s concern.

Assistant City Attorney Soltani suggested the following change to Condition No. 20: “Prior to issuance of certificate of occupancy and after the subject properties are described legally, a new block wall shall be replaced on the applicant’s property as described in the results of the survey conducted by a professional land surveyor licensed by the State of California.”

Mr. Palafox stated that consideration can be given to placing the fire hydrant elsewhere.

Planning Technician Alexander noted it is likely that either neighbor will be opposed to having the fire hydrant placed in front of their property, but explained that the fire hydrant must be a certain distance from the applicant’s house.

Acting Planning Officer Signo stated that the applicant will need to contact the fire department to see if the placement of the hydrant can be changed.

Commissioner Brimmer noted her concern for the neighbor not having any resolution this evening with regard to his concerns, suggesting this matter be brought back to the next Planning Commission meeting.

Planning Technician Alexander mentioned that the applicant will need to hire a land surveyor.

Assistant City Attorney Soltani suggested the following change to Condition No. Condition No. 19, “Existing and proposed fences and walls are permitted. However, existing fences and walls shall be repaired, if necessary, and proposed fences and walls shall be constructed subject to inspection and approval...”

Planning Commission Decision:

Commissioner Gordon moved, seconded by Commissioner Schaefer, to approve the applicant’s request with the following modifications:

Condition No. 19: Existing and proposed fences and walls are permitted. However, existing fences and walls shall be repaired, if necessary, and proposed fences and walls shall be constructed subject to inspection and approval...”;

Condition No. 20: “Prior to issuance of certificate of occupancy and after the subject properties are described legally, a new block wall shall be replaced on the applicant’s property as described in the results of the survey conducted by a professional land surveyor licensed by the State of California”;

Condition No. 34: add “prior to issuance of building permits” after “...City Engineer”; and moved to adopt Resolution No. 14-2523. Motion carried, 8-0 (absent Commissioner Diaz).

11. PUBLIC HEARING

B) Design Overlay Review No. 1456-12 and Variance No. 550-14

Applicant’s Request:

The applicant, Tadaka Fujima, is requesting to approve construction of a two-story, 2,340-square-foot office building and reduce the required off-street parking from eight to seven parking spaces located within the ML-D (Manufacturing, Light-Design Overlay) zoning district. The subject property is located at 20912 S. Main Street.

Staff Report and Recommendation:

Planning Technician Alexander provided staff report and the recommendation to WAIVE further reading; APPROVE the proposed project subject to the conditions of approval attached as Exhibit “B” to the Resolution; and ADOPT Resolution No. 14-2524, entitled, “A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1456-12 for a new, two-story office building and Variance No. 550-14 to reduce the required off-street parking from eight to seven parking spaces for a property located at 20912 S. Main Street.”

Commissioner Brimmer asked why this applicant is not being required to hire a licensed landscape architect, noting her desire to see consistent requirements.

Planning Technician Alexander explained that a licensed landscape architect is not being required because this is only a small 6-foot strip that needs to be landscaped.

Chairman Faletogo expressed his belief that the conditions should be consistent.

Commissioner Goolsby pointed out that a landscape architect is not required on single-family, smaller projects, noting his support of not requiring a licensed landscape architect for this small area.

Commissioner Schaefer expressed her belief that other businesses along Main Street have been required to hire a licensed landscape architect, noting her desire to see consistency with the conditions.

Addressing Commissioner Gordon's inquiry regarding the findings to support a variance, Assistant City Attorney Soltani explained that because this is such a small site, findings can be made that denial of the applicant's request would deprive this owner the similar use of his property that is enjoyed by surrounding properties, noting the size is so small that it wouldn't be marketable if required to go any smaller.

Chairman Faletogo opened the public hearing.

Mr. Fujima, applicant, noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Commissioner Gordon moved, seconded by Commissioner Schaefer, to approve the applicant's request with the following modification, Triangle Page 13, move "Prior to Issuance of Building Permits" just above Condition No. 32; and moved to adopt Resolution No. 14-2524. Motion carried, 8-0 (absent Commissioner Diaz).

12. NEW BUSINESS DISCUSSION

A) Update on the Main Street Connection Project

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission accept this report on the Main Street Connection. The subject properties are the eastern portion of Main Street between 213th Street and Del Amo Boulevard.

Staff Report and Recommendation:

Associate Planner Rojas provided staff report, with a recommendation for the Planning Commission to receive and file following discussion.

Commissioner Schaefer asked why some of the businesses along this stretch have not had their conditional use permits revoked for refusing to comply; and she asked if the International Body Shop had moved.

Acting Planning Officer Signo explained that there is a revocation process that needs to take place first.

Associate Planner Rojas advised that International Body Shop moved to 21226 S. Main Street, noting there is an existing CUP for that site; and he reminded the Commission that the CUP runs with the land.

Discussion ensued on whether the motel is an acceptable use. Staff indicated there is a current business license for a motel use, but that it is not clear at this time whether they would be able to support a conditional use permit for a motel in this area.

Associate Planner Rojas noted for Commissioner Goolsby that there are three or four rooms in this motel, with one being used by the caretaker.

Commissioner Goolsby noted his concern that this motel may not be a legitimate stay-over motel, questioning the legality of it being in existence at this location.

Commissioner Gordon questioned why an advertising sign is not visible for the motel.

Acting Planning Officer Signo noted this property is zoned MH, adding that a motel use is not permitted in industrial zones and that this property should be subject to abatement. He agreed with Assistant City Attorney Soltani that staff will further investigate this matter and return with a status report on the legality of this motel use.

Chairman Faletogo asked that staff also provide status reports on the other properties in which owners/operators are not in compliance.

Commissioner Gordon stated that any property owner/operator deliberately not complying should be brought before this Commission for review and/or revocation proceedings.

Planning Commission Decision:

Without objection, Chairman Faletogo ordered this report received and filed.

13. WRITTEN COMMUNICATIONS None

Commissioner Brimmer departed the meeting prior to Manager's Report.

14. MANAGER'S REPORT

- Cancellation of August 26th Planning Commission meeting
- Update of the Oil Code
- Amendment to the Zoning Ordinance of the Carson Municipal Code regarding multiple dwelling units within Single-Family residential zones

Acting Planning Officer Signo stated that if there are no objections, the August 26th Planning Commission meeting will go dark; stated there will be a community meeting at the Community Center on Thursday, August 21st, from 6:00 P.M. to 9:00 P.M., to discuss the oil code, adding that approximately 34,000 notices of this meeting were sent to Carson residents and businesses; and stated that the amendment to the zoning ordinance regarding multiple dwelling units within Single-Family Residential zones will be going for its second reading in September. He also reminded the Commissioners of Thursday's Shell Facility tour.

Commissioner Saenz stated that the second August Planning Commission meeting would be a good opportunity to put on several workshops of the topics he has requested to be placed on the agendas.

Chairman Faletogo noted his preference to go dark on August 26th.

Commissioner Verrett expressed her belief that staff has adequately addressed most of the topics Commissioner Saenz has requested to be placed on future agendas.

Acting Planning Officer Signo added that most of the requests from Commissioner Saenz were traffic related, stating those requests were forwarded to the City's Traffic Engineer; and stated that staff is currently working on bringing forth a workshop for design review issues of importance to Commissioner Saenz.

Vice-Chairman Piñon requested that the August 21st community meeting be placed on the City's website under *What's New in Carson*.

15. COMMISSIONERS' REPORTS

Commissioner Gordon stated that he enjoyed attending the NAACP awards banquet, noting that Planning Commissioner Olivia Verrett holds a very important position within that organization. He requested that staff continue to highlight in some manner those conditions that are new and out of the ordinary in every set of conditions.

Commissioner Schaefer stated that she enjoyed attending the NAACP awards banquet and the Samoan Flag Day celebration, stating that Chief Faletofo did a magnificent job.

Commissioner Verrett thanked those Planning Commissioners who attended the NAACP awards banquet, noting it is her understanding the NAACP is the oldest civil rights organization.

Vice-Chairman Piñon stated that he attended the NAACP awards banquet; that he volunteered, along with members of City Council, helping to put in place the KaBOOM playground equipment at Scott Park; and stated he that attended the Samoan Flag Day celebration, thanking Chief Faletofo for his special invitation.

Chairman Faletofo thanked everyone for attending the 29th annual Samoan Flag Day celebration; and he noted his appreciation of staff for their efforts this evening.

16. ADJOURNMENT

At 8:20 P.M., the meeting was formally adjourned to Tuesday, September 9, 2014, 6:30 P.M., Helen Kawagoe City Council Chambers.

Chairman

Attest By:

Secretary