

## MINUTES

**CITY OF CARSON  
REGULAR MEETING OF THE PLANNING COMMISSION  
HELEN KAWAGOE CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR**

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

**March 24, 2015 – 6:30 P.M.**

1. **CALL TO ORDER** Vice-Chairman Piñon called the meeting to order at 6:33 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Diaz.
3. **ROLL CALL**

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

Planning Commissioners Absent: Faletoغو (excused), Goolsby (excused), Verrett

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Ward, Associate Planner Rojas, 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 Brimmer, to approve the Agenda as submitted. Motion carried, 6-0 (absent Faletoغو, Goolsby, Verrett).
6. **INSTRUCTIONS TO WITNESSES** Vice-Chairman Piñon 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 Ward
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None
9. **CONSENT CALENDAR**

**Minutes:** February 24, 2015

**Motion:** Commissioner Diaz moved, seconded by Commissioner Gordon, to approve the February 24, 2015, Minutes as presented. Motion carried, 6-0.

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**10 CONTINUED PUBLIC HEARING** None

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**11. PUBLIC HEARING**

**A) Modification No. 1 to Design Overlay Review No. 14-78 and Conditional Use Permit No. 963-14**

Applicant's Request:

The applicant, Deborah Hong, is requesting to permit a shopping center façade remodel and joint-use parking agreement in the CR-D (Commercial, Regional – Design Overlay) zoning district. The subject property is located at 21761 S. Avalon Boulevard.

Staff Recommendation:

Associate Planner Rojas presented staff report and the recommendation to APPROVE Modification No. 1 to Design Overlay Review No. 14-78 and Conditional Use Permit No. 963-14 and WAIVE further reading and ADOPT Resolution No. 15-2539, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 14-78 and Modification No. 1 to permit a shopping center façade remodel and Conditional Use Permit No. 963-14 to permit a joint-use parking agreement."

Associate Planner Rojas noted for Commissioner Gordon that there may be some liability/security issues with altering the existing chain link fence surrounding the flood control channel and explained that staff will be deferring to the Flood Control District on this matter. He added that intensity of use will be a consideration for future tenants on this site. He explained that a parking analysis/survey was performed on this site to determine its peak use, noting that Fridays, noon, is the peak day/time.

Commissioner Gordon asked about signs being proposed for the back of this building, noting they were not allowed at a prior hearing.

Associate Planner Rojas advised that staff is not recommending signs at the back of the building at this time; and that a separate application would be required for the placement of any such signs.

Planning Manager Naaseh added that if those signs were requested, it would require an ordinance amendment.

Commissioner Brimmer expressed her belief that signage visible from the 405 Freeway would be helpful for all. She commended Associate Planner Rojas on his report, noting her appreciation of the bolded new conditions. She expressed her belief that the ingress/egress on this property is awkward and asked for further input on a traffic analysis.

Planning Manager Naaseh explained that there is no intensification of use, no additional trips, that the traffic numbers are the same and that they are only proposing a

remodel/reface of this building with this item; and added that the future proposed tenant, 7-Eleven, is considered a retail use and its square footage is taken into consideration for traffic/parking purposes. He added that Condition No. 40 requires a new parking analysis, not a traffic study.

Commissioner Schaefer suggested that the ingress/egress areas be striped.

Vice-Chairman Piñon opened the public hearing.

Deborah Hong, applicant's representative, explained that the parking survey indicated the peak individual hours do not overlap very much on this site; that they are amenable to painting directional signage for the ingress/egress area; and noted her concurrence with the conditions of approval.

Vice-Chairman Piñon closed the public hearing.

Planning Manager Naaseh noted for the Commission that they could add a condition to require painted directional signage for the egress/ingress; and a condition be added that should the applicant seek rear signage facing the 405 Freeway, it come before the Planning Commission.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Schaefer, to approve the applicant's request; moved to add Condition No. 40a, "Striping shall be placed on the entry to indicate entry and exit from the shopping center, as approved by the City's Traffic Engineer"; add Condition No. 42a, "If the applicant proposes signage at the rear of the building, the applicant shall submit a separate request to the City"; and moved to adopt Resolution No. 15-2539. Motion carried, 5-1, with Commissioner Brimmer voting no.

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**11. PUBLIC HEARING**

**B) Design Overlay Review No. 1538-14 and Conditional Use Permit No. 956-14**

Applicant's Request:

The applicant, Steve Stapakis, is requesting to permit three existing multiple single-family residential rental units, conversion of an existing one-car garage into a two-car garage and addition of a new two-car garage in the RS (Residential, Single-Family) zoning district. The subject property is located at 21922 Martin Street.

Staff Recommendation:

Associate Planner Rojas presented staff report and the recommendation to APPROVE Design Overlay Review No. 1538-14 and Conditional Use Permit No. 956-14; and WAIVE further reading and ADOPT Resolution No. 15-2539, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1538-14 to permit conversion of an existing one-car garage to a two-car garage and add

a new two-car garage, and Conditional Use Permit No. 956-14 to permit three existing multiple single-family rental units.”

Vice-Chairman Piñon opened the public hearing.

Joanne Kootsikis, applicant, noted her concurrence with the conditions of approval.

Vice-Chairman Piñon closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Brimmer, to approve the applicant’s request, thus adopting Resolution No. 15-2539. Motion carried, 6-0.

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**13. WRITTEN COMMUNICATIONS** None

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**14. MANAGER'S REPORT**

Planning Manager Naaseh noted that Planning staff is working with the City Attorney’s Office on the proposed stadium project, pointing out that little information is available at this time.

Planning Manager Naaseh reminded the Commissioners of the workshops on Monday, March 30<sup>th</sup> regarding the Oil Code Update.

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**15. COMMISSIONERS' REPORTS**

Commissioners Brimmer noted her delight in attending the League of California Cities 2015 Planning Commissioners Academy on March 4<sup>th</sup> in Newport Beach; she commented on some of the topics being discussed, such as the growing number of massage businesses being opened throughout the state and the challenges resulting from those establishments; she added that Carson has a low number of massage establishments compared to many cities throughout the state; and she noted that short-term home rentals was also a topic being discussed. She noted her appreciation in being able to attend this event.

Commissioner Saenz asked for a copy of the municipal code regarding property improvements and the \$50,000 limitation for discretionary approvals.

Commissioner Schaefer thanked staff for facilitating her attendance at the League of California Cities 2015 Planning Commissioners Academy in Newport Beach, noting it was a nice experience; and she pointed out that the proposed NFL stadium is not going to cost the City any money, that it is all going to be financed by the two team owners.

Commissioner Gordon stated that he enjoyed attending the League of California Cities 2015 Planning Commissioners Academy in Newport Beach, noting it was interesting to speak to some of the Planning Commissioners and staff from other cities in California.

Commissioner Diaz stated that he enjoyed attending the League of California Cities 2015 Planning Commissioners Academy in Newport Beach, noting it was very informative and interesting to engage with other people from various municipalities across the state; and he thanked the Planning Department for facilitating the Commission’s attendance at this event.

Vice-Chairman Piñon stated that he attended the League of California Cities 2015 Planning Commissioners Academy in Newport Beach, stating that he found the CEQA workshop to be very useful.

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**16. ADJOURNMENT**

At 7:50 P.M., Vice-Chairman Piñon formally adjourned the meeting to April 14, 2015, and the Planning Commission meeting was adjourned in honor of Planning Commissioner John C. Goolsby's son, *Dorsey Nolan Goolsby*, who passed away on Monday, March 2, 2015.

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Chairman

Attest By:

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Secretary