

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION

*Helen Kawagoe Council Chambers, 2ND Floor
701 East Carson Street, Carson, CA 90745*

January 12, 2016 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Diaz called the meeting to order at 6:36 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Pimentel.
3. **ROLL CALL**
Planning Commissioners Present: Andrews, Diaz, Fe'esago, Guidry, Madrigal, Mitoma, Pimentel, Post, Thomas

Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Gerli, Senior Planner Rojas, 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** Vice-Chairman Madrigal moved, seconded by Commissioner Post, to approve the Agenda as submitted. Motion carried, 9-0.
6. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None
7. **CONSENT CALENDAR**

Minutes: November 24, 2015

Chairman Diaz moved, seconded by Vice-Chairman Madrigal, to approve the November 24, 2015, Minutes as presented. Motion carried, 8-0 (Thomas abstained).

8. CONTINUED PUBLIC HEARING

A) Conditional Use Permit No. 971-15

Applicant's Request:

The applicant, Steve Rawlings of Alcoholic Beverage Consulting and representative for Century Theatres, Inc., is requesting to consider selling beer and wine for onsite consumption within a movie theater at the SouthBay Pavilion, located at 20700 S. Avalon Boulevard.

Staff Report and Recommendation:

Staff advised that Cinemark is still analyzing various options and that it is recommended this be referred back to staff.

Planning Commission Decision:

Without objection, Chairman Diaz referred this matter back to staff.

8. CONTINUED PUBLIC HEARING

B) Design Overlay Review No. 1540-15

Applicant's Request:

The applicant, Jerry N. Garner, is requesting to remove an existing food court, including 7,392 square feet of common eating area, and replace it with a large retail tenant in the CR-MUR-D (Commercial, Regional – Mixed Use Residential-Design Overlay) zone, located at 20700 S. Avalon Boulevard.

Staff Report and Recommendation:

Staff advised that the applicant needs additional time to address this proposal and that it is recommended this be referred back to staff.

Planning Commission Decision:

Without objection, Chairman Diaz referred this matter back to staff.

9. PUBLIC HEARING

A) Modification No. 1 to Conditional Use Permit No. 962-14

Applicant's Request:

The applicant, Car Pros Kia of Carson, is requesting to delete Condition of Approval No. 13 requiring removal of an existing billboard prior to issuance of a building permit for a digital LED display pylon sign, located in the CA (Commercial, Automotive) zoning district for the property located at 22020 Recreation Road.

Staff Report and Recommendation:

Staff advised that some issues still need to be worked out with the billboard on the property and that staff would recommend this item be continued to January 26th.

Chairman Diaz opened the public hearing.

Mary Ann Brown, resident, stated that her backyard faces the Dominguez Channel and stated that the large Kia sign is too bright and even comes through her closed blinds in the evening. She asked that this extremely bright, pulsating sign be dimmed during the evening hours.

Jeannette Gonzalez, resident, submitted a signed list from her neighbors who have been negatively impacted by Kia's bright sign; and she commented on the health impacts of interrupted sleep.

Walter Gonzalez, resident, stated he also has been negatively impacted by this bright light and noted his concern that other car dealers along this stretch of the freeway will want their signs just as bright.

Staff advised that the sign company and the Kia representative will be contacted to dim the lights and shut it off at midnight.

Planning Commission Decision:

Without objection, Chairman Diaz continued this matter to the January 26th meeting.

Commissioner Pimentel recused herself from consideration of Agenda Item No. 9B due to a possible conflict of interest.

9. PUBLIC HEARING

B) Design Overlay Review No. 1589-15

Applicant's Request:

The applicant, Jose Mora, is requesting a 675-square-foot first floor addition and a 675-square-foot second floor addition to an existing 888-square-foot single-family dwelling with a detached two-car garage at 853 East Realty Street.

Staff Report and Recommendation:

Assistant Planner Raktiprakorn presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 16-2563, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1589-15 for construction of an addition to an existing single-family dwelling located at 853 East Realty Street."

Vice-Chairman Madrigal voiced his concern with the lack of available parking in this neighborhood, traffic safety, and privacy issues with a second story in a predominantly single-story neighborhood; and added that a six-bedroom house has the potential to create more parking and traffic problems in this area. He advised that due to the parking and narrow street, only one car can pass at a time; and asked if a traffic study was done for this project.

Assistant Planner Raktiprakorn advised that there is a 2-car garage and driveway that can accommodate this family's vehicles.

Planning Manager Naaseh advised that while this is a predominantly single-story neighborhood, there are other 2-story homes in this neighborhood; and explained that the City's code does not prohibit the building of 2-story homes anywhere in residential zones. He explained that traffic engineers measure the number of units as opposed to the number of bedrooms, pointing out this is considered one unit. He noted that staff had a couple concerns because the lots in this neighborhood are under 4,500 square feet, but added that this proposal meets code; and that as long as it meets setback and height requirements, it is permitted by right and must be approved. He added that for

most people, their homes are their main investment; that as their family grows, they need more space; and that for some, they cannot afford to buy a new house and their only option is to increase the size of their home. He stated that because this is not a conditional use permit or a variance and it meets code, it is permitted by right.

Commissioner Post asked if this home is going to be lived in by one family or become a group home or halfway house.

Senior Planner Rojas stated that this project can be conditioned to require the garage be kept clear enough for the parking of two vehicles and noted they have a fairly long driveway with which to safely accommodate 3 to 4 vehicles, noting this is a property that can park 5 vehicles onsite. He added that the garage at the rear is one story; that a 1-story structure can encroach into the rear setback; and advised that this project does not exceed any threshold to trigger any substantial mitigation.

Commissioner Mitoma stated that the City should address mansionization.

Planning Manager Naaseh stated that staff can provide a workshop item for a Planning Commission committee to address the issues that have been brought up this evening to see if it's necessary/possible to amend the code in these tight neighborhoods.

Commissioner Guidry stated that property owners should have a right to build on their property according to the guidelines that are in place; and that if the City believes its codes are outdated, those codes should be addressed. She stated that this project is in compliance with the current codes and that it should be permitted by right; and she expressed her belief a 2,000-square-foot house is not considered mansionization. She pointed out that as people update/upgrade their homes, it improves these neighborhoods and entices other people to invest in their properties. She expressed her belief the City should not attempt to control family size and the number of people living in a house, noting that family sizes vary culturally and it's not something the City should be considering in making a determination. She added that group homes are regulated by the state and that those properties cannot be treated any differently if they are in compliance with code. She stated that the code already requires that garages must house vehicles and not be used mainly for storage.

Vice-Chairman Madrigal expressed his concern with future 2-story proposals for this area, stating he is supportive of a workshop.

Commissioner Thomas stated that the committee should address how to adequately evaluate density in these crowded neighborhoods; and suggested the possibility of neighborhood parking stickers.

Chairman Diaz opened the public hearing.

Jose Mora, project architect, stated that the property owner needs the extra bedrooms because he has six family members living in this 2-bedroom house; advised that the six bedrooms will be approximately 9 x 9 feet; and stated this will not be a mansion but a normal sized house that will accommodate his family. He stated they have four cars and that their property can easily accommodate those vehicles, two in the garage and two in the driveway. With regard to the concern for privacy, he stated that he has changed the location of the upstairs windows to the east side of the property, so those

don't look into a neighbor's property; and he pointed out that the rooms must have windows for light and egress and reiterated that he has moved them so they don't create a privacy issue for the neighbor.

Commissioner Fe'esago stated that his neighborhood is also impacted with parking problems, which is compounded on street sweeping days; and stated there should be fewer bedrooms for this size lot.

Commissioner Post stated she has 2-story homes on the sides of her property and that she is not concerned with her privacy; and advised that larger homes are necessary to fill the shortage of land to build more houses. She noted that this family needs a larger home and that they have the right to develop their property as long as it meets code.

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

Planning Commission Decision:

Vice-Chairman Madrigal moved to continue this item in order for the Planning Commission to have a workshop to discuss neighborhood parking, traffic and privacy issues with building proposals in congested areas. This motion died due to the lack of a second.

Chairman Diaz moved, seconded by Commissioner Andrews, to concur with staff recommendation, thus adopting Resolution No. 16-2563. Motion carried, 7-1, with Vice-Chairman Madrigal voting no; Commissioner Pimentel recused.

9. PUBLIC HEARING

C) Design Overlay Review No. 1601-15

Applicant's Request:

The applicant's representative, Oscar Sanchez of Ideal Designs, is requesting to construct a 2,522-square-foot, two-story warehouse and office building in the ML-D (Manufacturing Light – Design Overlay) zoning district. The subject property is located at 21100 S. Main Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented 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 Resolutions; and ADOPT Resolution No. 16-2564, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1601-15 for a new, two-story warehouse and office building for a property located at 21100 S. Main Street."

Chairman Diaz opened the public hearing.

Oscar Sanchez, applicant's representative, stated that this warehouse will be used to store drywall supplies and equipment; noted his agreement with the conditions of

approval; but suggested adding language for passage of the pedestrian right-of-way, stating the Building and Safety Department required that wording on his last project.

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Fe'esago, to approve the applicant's request; to add a condition, "Passage of pedestrian right-of-way shall be installed from the sidewalk on the south side of the parking area to the proposed building. Such right-of-way access shall comply with ADA requirements in coordination and approval by the City's Building and Safety Division"; and to adopt Resolution No. 16-2564. Motion unanimously carried, 9-0.

10. MANAGER'S REPORT

Planning Manager Naaseh stated that he met with Planning Commissioners Mitoma, Palmer, and Thomas last week to address obtaining more community involvement with proposals that affect neighboring properties; and advised that he will provide a report of those discussions for the next Commission meeting. He commented on sending out participation notices to the community for conditional use permits, zoning changes and general plan amendments and with other projects as deemed appropriate by the Planning Manager. He also addressed sending the community notices at the beginning of the process rather than at the end.

Highlighting tonight's issues of concern with the six-bedroom house, Planning Manager Naaseh invited four Commissioners to volunteer to meet with staff and address issues that impact congested neighborhoods. Commissioners Guidry, Madrigal, Pimentel, and Thomas volunteered as committee members.

11. COMMISSIONERS' REPORTS

Commissioner Fe'esago wished everyone happy new year.

Commissioner Thomas wished everyone happy new year, and he reiterated that consideration be given to assigning neighborhood parking stickers for those areas that experience problems with parking.

Commissioner Mitoma wished everyone happy new year.

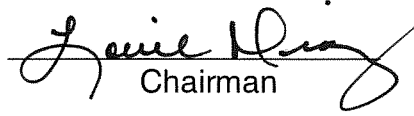
Commissioner Post wished everyone happy new year and noted her disappointment with this evening's announcement about the NFL stadium.

Vice-Chair Madrigal wished everyone happy new year, and he reiterated his concerns with parking, privacy, and traffic in congested neighborhoods.

Chairman Diaz wished everyone happy new year.

12. ADJOURNMENT

At 8:03 P.M., the meeting was formally adjourned to Tuesday, January 26, 2016, 6:30 P.M., Helen Kawagoe Council Chambers.


Chairman

Attest By:


Secretary