

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION

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

January 26, 2016 – 6:30 P.M.

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| 1. CALL TO ORDER | Chairman Diaz called the meeting to order at 6:33 P.M. |
| 2. PLEDGE OF ALLEGIANCE | Chairman Diaz led the Salute to the Flag. |
| 3. ROLL CALL | <p>Planning Commissioners Present:
Andrews, Diaz, Guidry, Madrigal, Mitoma, Pimentel, Thomas</p> <p>(Andrews arrived at 6:39 P.M.)</p> <p>Planning Commissioners Absent:
Fe'esago, Post</p> <p>Planning Staff Present: Planning Manager Naaseh, Assistant City Attorney Gerli, Senior Planner Rojas, Associate Planner Gonzalez, Associate Planner Alexander, Assistant Planner Castillo, Recording Secretary Bothe</p> |
| 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 Mitoma, to approve the Agenda as submitted. Motion carried, 6-0 (Andrews had not yet arrived; absent Fe'esago, Post). |
| 6. ORAL COMMUNICATIONS | For items NOT on the agenda. Speakers are limited to three minutes. None. |
| 7. CONSENT CALENDAR | None |
| 8. CONTINUED PUBLIC HEARING | |

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

Applicant's Request:

The applicant, Car Pros Kia of Carson, Mr. Ken Phillips representative, 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. The subject property is located at 22020 Recreation Road.

Staff Report and Recommendation:

Continue.

Planning Commission Decision:

Without objection, Chairman Diaz referred this matter back to staff. (Later in the meeting, this direction was rescinded.)

Commissioner Mitoma moved, seconded by Vice-Chairman Madrigal, to continue this matter to February 9, 2016. Motion carried, 7-0 (absent Fe'esago, Post).

9. PUBLIC HEARING

A) Conditional Use Permit No. 993-15

Applicant's Request:

The applicant, Mr. Steve Szeto, is requesting to approve a conditional use permit for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district. The subject property is located at 21803 Neptune Avenue.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to APPROVE Conditional Use Permit No. 993-15 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 16-2565, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 993-15 for an existing second dwelling unit located at 21803 Neptune Avenue."

Chairman Diaz opened the public hearing.

Danielle Newson, applicant's representative, noted for the Commission that the roof repairs, including the ridge caps, have already been made and that the photograph depicting water damage is from an old leak, noting this roof is currently not in disrepair.

At 6:53 P.M., the meeting was briefly recessed to allow the applicant time to review the conditions of approval. The meeting was reconvened at 6:58 P.M.

Steve Szeto, applicant, noted his concurrence with the conditions of approval. He asked if he must provide the two water meters, as listed in the inspection report.

Planning Manager Naaseh advised that that is a standard requirement for a two-unit development.

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Commissioner Guidry, to approve staff recommendation, thus adopting Resolution No. 16-2565. Motion carried, 7-0 (absent Fe'esago, Post).

9. PUBLIC HEARING

B) Conditional Use Permit No. 924-12

Applicant's Request:

The applicant, Henry Espiritu, is requesting to approve a conditional use permit for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district. The subject property is located at 20807 Margaret Street.

Staff Report and Recommendation:

Associate Planner Alexander presented staff report and the recommendation to APPROVE Conditional Use Permit No. 924-12 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 16-2566, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 924-12 for an existing second dwelling unit for a property located at 20807-20807 ½ Margaret Street."

Commissioner Guidry addressed her concern with the tandem parking in the driveway, pointing out that two separate families may be using the driveway for access; and that the driveway alone should not be designated for parking if it impedes access to the second unit occupants.

Associate Planner Alexander highlighted Section 9162.21 which addresses required off-street parking: one uncovered space for the second dwelling unit (studio) and a two-car garage for the primary dwelling. She added there is space to pull in between the two units toward the back, noting there is not enough room for another garage.

Planning Manager Naaseh noted his agreement with Commissioner Guidry regarding tandem parking, but explained that the Planning Commission has the flexibility to approve the parking in return for property upgrades; and stated that the space to pull into at the back may be difficult to safely maneuver.

Commissioner Guidry asked staff to continue working with applicants in meeting the required number of parking spaces so that their plans don't obstruct access.

Chairman Diaz opened the public hearing.

Henry Espiritu, applicant's representative, noted that the owner (his son) of this property is in the military and currently serving duty in Germany; and noted his concurrence with the conditions of approval.

Commissioner Pimentel stated that she has two units on her property; that they have the same situation as this proposal; and that they do not have any problems with coordinating the use of the driveway.

In response to Commissioner Madrigal's inquiry regarding the paving of the front yard, Associate Planner Alexander stated that only 50 percent of the front yard can be paved and that they cannot park vehicles in the front yard setback.

Associate Planner Alexander noted for Commissioner Thomas that tandem parking is not allowed in the RS zone.

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

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Vice-Chairman Madrigal, to approve staff recommendation, thus adopting Resolution No. 16-2566. Motion carried, 7-0 (absent Fe'esago, Post).

10. MANAGER'S REPORT

Planning Manager Naaseh briefly commented on the following:

- invited the Commissioners to attend the South Bay Cities Council of Governments (SBCOG) to the 17th Annual General Assembly to be held at the Carson Community Center on Friday, February 26, 2016, registration starting at 8:30 A.M.;
- the Kia sign matter to be on the February 9th Planning Commission agenda;
- the neighborhood committee will be meeting to address issues that impact congested neighborhoods, with those findings to be presented to the Commission;
- and invited the Commissioners to attend the meeting with regard to addressing a moratorium for some surrounding Carson Marketplace properties.

11. COMMISSIONERS' REPORTS

None

12. ADJOURNMENT

At 7:40 P.M., the meeting was formally adjourned to Tuesday, February 9, 2016, 6:30 P.M., Helen Kawagoe Council Chambers.


Chairman

Attest By:


Secretary