

MINUTES
CITY OF CARSON
REGULAR MEETING OF THE PLANNING COMMISSION

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

August 23, 2016 – 6:30 P.M.

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| 1. | CALL TO ORDER | Chairman Diaz called the meeting to order at 6:34 P.M. |
| 2. | PLEDGE OF ALLEGIANCE | The Salute to the Flag was led by Commissioner Andrews. |
| 3. | ROLL CALL | <p>Planning Commissioners Present: Andrews, Diaz, Fe'esago, *Guidry, Madrigal, Mitoma, Pimentel, Post, Thomas</p> <p>*(Commissioner Guidry arrived after roll call.)</p> <p>Planning Staff Present: Planning Manager Naaseh, Senior Planner Rojas, Assistant City Attorney Gerli, Recording Secretary Bothe</p> |
| 4. | AGENDA POSTING CERTIFICATION | Recording Secretary Bothe indicated that all posting requirements had been met. |
| 5. | AGENDA APPROVAL | Chairman Diaz moved, seconded by Commissioner Andrews, to approve the Agenda as submitted, 9-0. |
| 6. | ORAL COMMUNICATIONS | For items NOT on the agenda. Speakers are limited to three minutes. None |
| 7. | CONSENT CALENDAR | |

Minutes: August 23, 2016

Chairman Diaz moved, seconded by Commissioner Fe'esago, to approve the August 23, 2016, Minutes as presented. Motion carried, 8-0 (Thomas abstained).

8. PUBLIC HEARING

A) Design Overlay Review No. 1605-16 and Variance No. 560-16

Applicant's Request:

The applicant, Nery Matus, is requesting to convert a vacant commercial building with new attached 2-car garage into a residential single-family home and a variance to reduce a parking setback for a lot located in a RS (Residential, Single-Family) zone. The property is located at 21941 South Avalon Boulevard.

Staff's Report and Recommendation:

This matter is being referred back to staff.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Andrews, to refer this matter back to staff. Motion carried, 9-0.

8. PUBLIC HEARING

B) Zone Text Amendment 25-16 (ZTA)

Applicant's Request:

The applicant, city of Carson, Community Development Department/Planning Division, is requesting the Planning Commission recommend to City Council approval of proposed Amendment to the Zoning Ordinance regarding Discount Stores for properties citywide.

Staff Report and Recommendation:

Senior Planner Rojas presented staff report and the recommendation for the Planning Commission to RECOMMEND APPROVAL of ZTA 25-16 to the City Council; and WAIVE further reading and ADOPT Resolution No. 16-2582, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THE CITY COUNCIL TO ADOPT TEXT AMENDMENT NO. 25-16, AMENDING SECTION 9131.1 (USES PERMITTED) OF DIVISION 1 (USES PERMITTED) OF PART 3 (COMMERCIAL ZONES), ADDING SECTION 9138.19 (DISCOUNT STORES) OF DIVISION 8 (SPECIAL REQUIREMENTS FOR CERTAIN USES) OF PART 3 (COMMERCIAL ZONES), AND ADDING SECTION 9182.43 (NONCONFORMITY FOR DISCOUNT STORES) OF DIVISION 2 (NONCONFORMITIES) OF PART 8 (IMPLEMENTATION PROVISIONS), OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE REGARDING DISCOUNT STORES."

Commissioner Mitoma asked if this would also apply to a small shop.

Senior Planner Rojas stated that all new discount stores would be subject to these requirements regardless of size.

Senior Planner Rojas noted for Commissioner Thomas that if there were a transfer of ownership with an existing conditional use permit in place, that use would continue to be allowed as a nonconforming use.

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

Planning Commission Decision:

Commissioner Post moved, seconded by Vice-Chairman Madrigal, to concur with staff recommendation, thus adopting Resolution No. 16-2582, 9-0.

8. PUBLIC HEARING

C) Zone Text Amendment 26-16 (ZTA)

Applicant's Request:

The applicant, city of Carson, Community Development Department/Planning Division, is recommending the Planning Commission recommend approval to City Council the proposed amendments to the Zoning Ordinance regarding Convenience Stores, Automobile Service Stations, and freestanding signs for properties citywide.

Staff Report and Recommendation:

Senior Planner Rojas presented staff report and the recommendation for the Planning Commission to RECOMMEND APPROVAL of ZTA 26-16 to the City Council; and WAIVE further reading and ADOPT Resolution No. 16-2583, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THE CITY COUNCIL ADOPTS TEXT AMENDMENT NO. 26-16, AMENDING SECTION 9131.1 (USES PERMITTED) OF PART 3 (COMMERCIAL ZONES), REPLACING SECTION 9138.12 (AUTOMOBILE SERVICE STATION) OF DIVISION 8 (SPECIAL REQUIREMENTS FOR CERTAIN USES) WITH 9138.12 (CONVENIENCE STORE), REPLACING SECTION 9138.13 (AUTOMOBILE LAUNDRIES) OF DIVISION 8 (SPECIAL REQUIREMENTS FOR CERTAIN USES) WITH 9138.13 (RESERVED), REPLACING SECTION 9138.14 (MISCELLANEOUS RETAIL PETROLEUM OUTLETS) OF DIVISION 8 (SPECIAL REQUIREMENTS FOR CERTAIN USES) WITH 9138.14 (AUTOMOBILE/VEHICLE SERVICES), AMENDING SECTION 9141.1 (USES PERMITTED) OF PART 4 (INDUSTRIAL ZONES), AMENDING SUBDIVISION (B) OF SECTION 9136.7 (SIGNS) OF DIVISION 6 (SITE DEVELOPMENT STANDARDS) OF PART 3 (COMMERCIAL ZONES), AMENDING SUBDIVISION (B) OF SECTION 9146.7 (SIGNS) OF DIVISION 6 (SITE DEVELOPMENT STANDARDS) OF PART 4 (INDUSTRIAL ZONES), REPLACING SECTION 9148.3 (MISCELLANEOUS RETAIL PETROLEUM OUTLETS) OF DIVISION 6 (SITE DEVELOPMENT STANDARDS) OF PART 4 (INDUSTRIAL ZONES) WITH 9138.13 (RESERVED), AND AMENDING

SECTION 9190 (DEFINITIONS), OF CHAPTER 1 (ZONING) OF ARTICLE IX (PLANNING AND ZONING) OF THE CARSON MUNICIPAL CODE REGARDING CONVENIENCE STORES AND AUTOMOBILE SERVICE STATIONS.”

He advised that the following wording will be added to the ordinance, “WHEREAS, the proposed ordinance is consistent with General Plan Policy LU-13.1 to promote a rhythmic and ceremonial streetscape along the City’s arterial roadways. The proposed amendment to signage is intended to reduce visual clutter, achieve a balance between overall streetscape consistency while encouraging business identity.”

Commissioner Mitoma asked how this would apply if a gas station were to add a car wash and/or auto repair use to their station.

Senior Planner Rojas advised that each use would have its own requirements that must be met.

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

Planning Commission Decision:

Vice-Chairman Madrigal moved, seconded by Chairman Diaz, to concur with staff’s recommendation, with the modification to include the following wording in the ordinance, “WHEREAS, the proposed ordinance is consistent with General Plan Policy LU-13.1 to promote a rhythmic and ceremonial streetscape along the City’s arterial roadways. The proposed amendment to signage is intended to reduce visual clutter, achieve a balance between overall streetscape consistency while encouraging business identity”; and moved to adopt Resolution No. 16-2583, 9-0.

9. MANAGER'S REPORT	None
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10. COMMISSIONERS' REPORTS

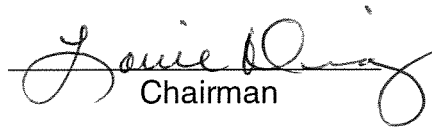
Vice-Chairman Madrigal wished Ramona Pimentel a happy birthday; and he asked for input on the purpose for the large beams in the center medium along Alameda Street and Pacific Coast Highway. Staff noted they are not aware of this and will get back with him with an answer.

Commissioner Fe’esago wished Ramona Pimentel a happy birthday; and he announced that the northbound 405 freeway off-ramp is currently closed due to a tractor truck accident.


Chairman Diaz thanked everyone who attended the Dominguez Homeowner’s Association’s annual BBQ, stating it was an enjoyable event. He invited everyone to attend the 37th annual labor solidarity/union parade in Wilmington on Monday, September 5th, from 10:00 a.m. to 3:00 p.m.; advised that there will be food, refreshments, and live entertainment; and mentioned that elected officials from all over the state typically attend this event.

11. ADJOURNMENT

At 7:13 p.m., the meeting was formally adjourned to Tuesday, September 13, 2016, 6:30 p.m., Helen Kawagoe Council Chambers.


Chairman

Attest By:


Secretary