

## MINUTES

### CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION CITY COUNCIL CHAMBERS, CARSON CITY HALL

701 East Carson Street, Second Floor  
Carson, CA 90745

October 9, 2012 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:43 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Gordon led the Salute to the Flag.
3. **ROLL CALL**

Planning Commissioners Present:  
Brimmer, Faletogo, Goolsby,  
Gordon, Schaefer, Saenz, Verrett

Planning Commissioners Absent:  
Diaz, Williams

Planning Staff Present: Planning  
Officer Repp, Senior Planner Signo,  
Assistant City Attorney Soltani,  
Assistant City Attorney Galante,  
Associate Planner Naaseh, Associate  
Planner Song, Consultant Planner  
Ketz, Recording Secretary Bothe
4. **AGENDA POSTING  
CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Without objection, Chairman Faletogo ordered Item Nos. 10B and 10C to be taken as the first order of business (absent Commissioners Diaz, Williams)
6. **INSTRUCTIONS  
TO WITNESSES** Chairman Faletogo 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 Sunny Soltani
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None

**9. CONSENT CALENDAR**

- A) Minutes: July 24, 2012; September 11, 2012

**MOTION:**

Chairman Faletogo moved, seconded by Vice-Chair Verrett, to approve the July 24, 2012, and September 11, 2012, Minutes as presented. Motion carried as follows:

AYES: Brimmer, Faletogo, Goolsby, Gordon, Saenz, Schaefer, Verrett  
NOES: None  
ABSTAIN: None  
ABSENT: Diaz, Williams

---

**10. CONTINUED PUBLIC HEARING**

- A) **Modification No. 3 to Special Use Permit No. 106-74**

Applicant's Request:

The applicant, Nader Qoborsi, is requesting a one-year time extension for 21 additional mobilehome spaces at the Colony Cove Mobile Estates mobilehome park and adding conditions of approval to address the existing abandoned oil wells on the property. The subject property is located at 17700 South Avalon Boulevard.

Staff Recommendation:

Continue to October 23, 2012.

Planning Commission Decision:

Without objection, Chairman Faletogo continued this matter to the October 23, 2012, Planning Commission meeting (absent Commissioners Diaz, Williams).

---

**10. CONTINUED PUBLIC HEARING**

- B) **Development Agreement No. 6-11 between CBS Outdoor, Inc., and the City of Carson**

Applicant's Request:

The applicant, CBS Outdoor, Inc., is requesting to consider a Development Agreement between the city of Carson and CBS Outdoor to remove an existing double-sided static outdoor advertising sign (billboard) and replace it with a 75-foot high digital outdoor advertising sign (digital billboard) located along the northbound I-405 at Alameda Street (APN 7316-024-824).

Staff Report and Recommendation:

Associate Planner Naaseh presented staff report and the recommendation to RECOMMEND APPROVAL of Development Agreement No. 06-11 to the City Council; and WAIVE further reading and ADOPT Resolution No. 12-2452, entitled, "A Resolution of the Planning Commission of the city of Carson recommending to the City Council

approval of Ordinance No. 12-\_\_\_\_: Development Agreement No. 06-11 between the city of Carson and CBS Outdoor, Inc., for the conversion of two static advertising display faces to digital electronic display faces on an existing outdoor advertising display located at Alameda Street and Northbound I-405.”

Assistant City Attorney Galante explained for Vice-Chair Verrett that the City has the right to have the company’s numbers audited for accuracy, noting the developer will have to pay for the audit if it is determined the numbers were incorrectly reported.

Commissioner Brimmer stated that any proposed artwork should be reviewed by the Planning Commission.

Planning Officer Repp explained that staff can bring the artwork before the Commission for review, but explained that it’s only decorative and not true artwork for display.

Chairman Faletogo and Vice-Chair Verrett stated they would prefer the approval of the artwork be left to staff’s discretion.

Associate Planner Naaseh added that the Carson Chamber of Commerce members will receive at 10-percent discount for use of this sign.

Chairman Faletogo opened the public hearing.

Andy Goodman, representing CBS Outdoor, Inc., noted that this sign will be available to post Amber alerts and emergency/disaster information; confirmed that members in good standing with the Carson Chamber of Commerce will receive a 10-percent discount to use the sign; and commented on the revenues the City will receive.

Assistant City Attorney Galante noted for Commissioner Brimmer that the development agreements are not subject to prevailing wages, noting the City is not offering any financial assistance; and added that governmental assistance triggers the Labor Code to pay prevailing wages.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Gordon, to concur with staff recommendation, thus adopting Resolution No. 12-2447. Motion carried, 7-0 (absent Commissioners Diaz, Williams).

---

**10. CONTINUED PUBLIC HEARING**

**C) Development Agreement No. 5-11 between Clear Channel Outdoor, Inc., and the City of Carson**

Applicant’s Request:

The applicant, Clear Channel Outdoor, Inc., is requesting consideration of a Development Agreement between the city of Carson and Clear Channel Outdoor to remove an existing double-sided static outdoor advertising sign (billboard) and replace it with an 80-foot high digital outdoor advertising sign (digital billboard) located along the southbound I-405 at Alameda Street (APN 7315-012-817).

Staff Report and Recommendation:

Associate Planner Naaseh presented staff report and the recommendation to RECOMMEND APPROVAL of Development Agreement No. 06-11 to the City Council; and WAIVE further reading and ADOPT Resolution No. 12-2448, entitled, "A Resolution of the Planning Commission of the city of Carson recommending to the City Council approval of Ordinance No. 12-\_\_\_\_: Development Agreement No. 05-11 between the city of Carson and Clear Channel Outdoor, Inc., for the conversion of two static advertising display faces to digital electronic display faces on an existing outdoor advertising display located at Alameda and Southbound I-405."

Chairman Faletogo opened the public hearing.

John Dulong, representing Clear Channel Outdoor, Inc., stated they will be removing three signs and five sign faces; commented on the economic benefit to Carson; and stated they are partnering with law enforcement to display public awareness issues when necessary.

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

Planning Commission Decision:

Commissioner Gordon moved, seconded by Commissioner Schaefer, to concur with staff recommendation, thus adopting Resolution No. 12-2448. Motion carried, 7-0 (absent Commissioners Diaz, Williams).

---

**10. CONTINUED PUBLIC HEARING**

**D) Zone Text Amendment No. 13-12 to modify regulations pertaining to outdoor advertising signs**

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission consider a city-initiated and citywide Zone Text Amendment amending Section 9146.7.A., Outdoor Advertising Signs to establishing an I-110 Freeway Corridor for outdoor advertising signs and deleting Section 9167.6, Tobacco and Alcoholic Beverage Outdoor Billboard Advertisements for properties citywide.

Staff Report and Recommendation:

Associate Planner Naaseh presented staff report and the recommendation to RECOMMEND APPROVAL of Zone Text Amendment No. 13-12 to the City Council; and WAIVE further reading and ADOPT Resolution No. 12-2449, entitled, "A Resolution of the Planning Commission of the city of Carson recommending to the City Council approval of Zone Text Amendment to the Carson Municipal Code Section 9146.7.A, Outdoor Advertising Signs, establishing an I-110 freeway corridor for outdoor advertising signs and deleting Section 9167.6, Tobacco and Alcoholic Beverage Outdoor Billboard Advertisements."

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Gordon, to concur with staff recommendation, thus adopting Resolution No. 12-2449. Motion carried, 7-0 (absent Commissioners Diaz, Williams).

---

**11. PUBLIC HEARING**

**A) Variance No. 530-12**

Applicant's Request:

The applicant, Javier Weckmann, is requesting a Variance from the Noise Ordinance for construction noise at the Boulevards at South Bay for the property located at 20400 South Main Street.

Staff Report and Recommendation:

Planning Consultant Ketz presented staff report and the recommendation WAIVE further reading and ADOPT Resolution No. 12-2450, entitled, "A Resolution of the Planning Commission of the city of Carson approving Variance No. 530-12 allowing the construction noise from The Boulevards at South Bay to exceed Section 5500, et al. (LA County Code Section 12.08.40B1 b) of the Noise Ordinance located at 20400 Main Street (The Boulevards at South Bay)."

Consultant Planner Ketz advised that there are approximately 6,000 more piles to be driven into the ground.

Commissioner Goolsby stated that the nearby mobilehome park is experiencing a foul odor.

Consultant Planner Ketz advised that there have been no complaints of odors.

Planning Officer Repp pointed out there are a number of other landfill properties in that area; and advised that this site has a lot of monitoring taking place and confirmed there have been no complaints of odors.

Chairman Faletogo opened the public hearing.

Deborah Damon, representing Tetra Tech, noted this will be the third request for this variance; advised that they have not received any noise complaints; and stated that there is a 20-year requirement for monitoring of this site.

Planning Consultant Ketz noted that the odors can be coming from the nearby composting facility.

Vice-Chair Verrett asked what is done with the extracted ground water.

Ms. Damon stated that the treated water goes to the municipal system, noting it meets public standards.

Dennis Truby, resident, asked for and received clarification on why this variance is being requested.

Planning Consultant Ketz added that the deep dynamic compaction work has been completed.

Planning Officer Repp advised that the sound blanket that is raised reduces the noise by 10 decibels.

Planning Consultant Ketz mentioned that another community meeting will take place in the next few months to address plans for next year.

Mr. Truby stated that the sidewalk along Del Amo Boulevard, adjacent to this site, needs to be cleaned on a more routine basis.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Brimmer, to concur with staff recommendation, thus adopting Resolution No. 12-2450. Motion carried, 6-0 (Commissioner Schaefer abstained; absent Commissioners Diaz, Williams).

---

**11. PUBLIC HEARING**

**B) Conditional Use Permit No. 899-12**

Applicant's Request:

The applicant, Ronnie M. Santos, is requesting to approve an auto repair business on a site located in the ML-D (Manufacturing, Light – Design Overlay) zoning district. The subject property is located at 20948 South Main Street.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation to APPROVE Conditional Use Permit No. 899-12; and WAIVE further reading and ADOPT Resolution No. 12-2451, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 899-12 to permit an existing vehicle service and repair use located at 20948 South Main Street."

Chairman Faletogo asked what kind of work is being done at this business, questioning whether any automotive repair is done; and asked if this applicant is required to have an oil collection system on site.

Associate Planner Song stated that no automotive repair is done at this site, just smog testing; and noted there is an oil collection system on site. She stated that if a car needs work, they are referred to other business establishments.

Associate Planner Song noted for Commissioner Schaefer that the business sign conforms to code.

Chairman Faletogo opened the public hearing.

Ronnie Santos, applicant, noted that if a car does not pass the smog testing, it has to go to a repair facility at another site.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Brimmer, to concur with staff recommendation, thus adopting Resolution No. 12-2451. Motion carried, 7-0 (absent Commissioners Diaz, Williams).

---

**11. PUBLIC HEARING**

**C) Conditional Use Permit No. 831-10**

Request:

Staff is asking the Planning Commission to consider revocation of Conditional Use Permit No. 831-10 for an auto repair business on a site located in the ML-D (Manufacturing, Light – Design Overlay) zoning district. The property is owned by Reggie Guinto and is located at 21012 South Main Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation that the Planning Commission choose one of the following options:

1. REVOKE Conditional Use Permit No. 831-10; and WAIVE further reading and ADOPT Resolution No. 12-\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson revoking approval of Conditional Use Permit No. 831-10 for a vehicle service and auto repair use located at 21012 South Main Street"; or
2. CONTINUE the public hearing to November 13, 2012; or
3. DIRECT staff to modify Resolution No. 11-2412 and to continue the public hearing until November 13, 2012, to allow the applicant additional time for compliance with all outstanding conditions of approval and clarify existing language.

Commissioner Gordon asked if this applicant has been cooperative and making progress with meeting the conditions of approval.

Senior Planner Signo stated that the work has been slow; noted that the roof came down just before this meeting; and advised that the applicant is starting to fall behind with the performance timeline.

Planning Officer Repp stated that the applicant seems to only respond when he receives a notice of revocation.

Chairman Faletogo asked if spray booths are permitted in Carson; and he stated he is troubled by the poor economy and the amount of work that is being required of this applicant, noting he'd like to give the applicant a full year to complete the work.

Commissioner Saenz questioned why staff is being so persistent with this applicant, highlighting his concern with the poor economy. He expressed his belief a spray booth permit is not required, that it is under the purview of L.A. County; and stated that other businesses have not been required to pull a spray booth permit in Carson. He added that now the applicant is being required to pay extra school fees and testing of a street fire hydrant.

Planning Officer Repp advised that a spray booth permit is required by the Building Code.

Senior Planner Signo explained that the addition was done without the benefit of a permit and that it is not legal to build across the adjacent property line without approval of a lot line adjustment.

Commissioner Goolsby questioned why this applicant has to pay to have a fire hydrant tested when it is on the other side of the street from his property and not close by.

Senior Planner Signo stated that because of the 2,000-square-foot addition, these requirements are automatically applied by the County.

Planning Officer Repp stated that L.A. County applies the school fees and the fire hydrant requirements and noted that if there is any discrepancy, the applicant needs to directly contact the County.

Chairman Faletogo expressed his belief there is some inconsistency with what is being required of this applicant and other auto repair shops; and stated that this applicant has indicated he has already spent \$50,000 on improvements. He expressed his belief that the added conditions are discouraging this applicant from moving forward.

Senior Planner Signo reminded the Commission that this applicant has been given additional time to meet the performance schedule.

Commissioner Schaefer agreed that this applicant has been given additional time to meet the conditions of approval, noting that this applicant has agreed to the schedule. She stated that if a spray booth permit is required, this applicant should be pulling a permit regardless if other businesses in town have yet to get their permits. She added that this applicant has known of the nonconformities for a number of years.

Senior Planner Signo stated that staff is working with other auto service businesses and that each business will be dealt with on an individual basis.

Commissioner Brimmer stated that she'd like to work with the applicant, but noted the need to work within the boundaries of the law.



Commissioner Gordon expressed his belief that the only new issue being discussed this evening is the requirement for testing the fire hydrant across the street. He pointed out that this Commission directed staff to lay out a plan for getting the work completed within a certain period of time and noted the Commission’s desire to see this area of Main Street cleaned up; and stated that the applicants need to work with the City/staff and make steady progress in getting this work done on this street.

Vice-Chairman Verrett expressed her belief that the City should be more lenient in these difficult economic times, noting her interest in supporting the struggling businesses in Carson. She stated this applicant was given one full year to complete the work, noting it has not yet been a full year.

Commissioner Schaefer pointed out that the applicant has had at least 18 months to get this work completed; and she noted that the performance schedule was very clear on when the work needed to be done to have it all completed within that time period.

Chairman Faleto go closed the public hearing.

Planning Commission Decision:

Vice-Chair Verrett moved, seconded by Commissioner Saenz, to remove the performance timeline and deny staff’s recommendation for a revocation; and allow the applicant a year and a half to fully comply with code. (This motion was ultimately withdrawn.)

Vice-Chair Verrett moved, seconded by Commissioner Brimmer, to continue this matter to the November 13, 2012, Planning Commission meeting, allowing time for the applicant and his consultant to work with staff to meet the performance standards described in the conditions of approval within a certain time period.

Chairman Faleto go opened the public hearing.

Motion carried, 6-1, for the continuance (Commissioner Schaefer voted no; absent Commissioners Diaz, Williams).

---

|            |                                |      |
|------------|--------------------------------|------|
| <b>12.</b> | <b>NEW BUSINESS DISCUSSION</b> | None |
|------------|--------------------------------|------|

---

|            |                               |      |
|------------|-------------------------------|------|
| <b>13.</b> | <b>WRITTEN COMMUNICATIONS</b> | None |
|------------|-------------------------------|------|

---

|            |                         |      |
|------------|-------------------------|------|
| <b>14.</b> | <b>MANAGER'S REPORT</b> | None |
|------------|-------------------------|------|

---

**15. COMMISSIONERS’ REPORTS**

Commissioner Brimmer asked that a workshop be scheduled for the Planning Commission to address issues involving the auto-related properties along Main Street.

Planning Officer Repp stated that there was a prior workshop involving this area of Main Street, but stated that staff will plan a workshop to address basic requirements for setbacks, the process related to compliance issues, policies and procedures, and ethics on how to accomplish compliance. She added that staff will also provide how much success their efforts have gained and how much more needs to be done.

Commissioner Saenz questioned whether there is selective enforcement with auto-related businesses in Carson.

Planning Officer Repp advised that staff is doing checks on all compliance permits for auto-related businesses.

---

**16. ADJOURNMENT**

At 10:56 P.M., the meeting was formally adjourned to Tuesday, October 23, 2012, 6:30 P.M., City Council Chambers.

\_\_\_\_\_  
Chairman

*Attest By:*

\_\_\_\_\_  
*Secretary*