

**MINUTES**

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

**CARSON, CALIFORNIA 90745**

**January 9, 2007 – 6:30 P.M.**

1. **CALL TO ORDER** The meeting was called to order at 6:38 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Graber.
3. **ROLL CALL**  
Planning Commissioners Present: Cottrell, Faletogo, Graber, Hudson, Pulido, Tyus, Verrett  
Planning Commissioners Absent: Saenz, Wilson – both excused  
Staff Present: Planning Manager Repp, Assistant City Attorney Galante, Senior Planner Signo, Acting Assistant Planner Newberg, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Faletogo moved, seconded by Commissioner Hudson, to approve the Agenda as presented. Motion carried (absent Commissioners Saenz and Wilson).
6. **INSTRUCTIONS TO WITNESSES** Chairperson Cottrell 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 Galante
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes.  
None
9. **CONSENT CALENDAR** January 31, 2006

**MOTION:** Commissioner Hudson moved, seconded by Commissioner Graber, to approve the January 31, 2006, Minutes as presented. Motion carried (absent Commissioners Saenz and Wilson).

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**10. CONTINUED PUBLIC HEARING**

**A) Tentative Parcel Map No. 27014  
Carson Harbor Village Mobile Home Park**

Applicant's Request:

The applicant, Carson Harbor Village, Ltd., is requesting to approve Tentative Parcel Map No. 27014 to allow the conversion of Carson Harbor Village Mobile Home Park from a rental park to a resident owned park. The property is located at 17701 Avalon Boulevard.

Staff Report and Recommendation:

Planning Manager Repp highlighted staff's recommendation to continue this matter to the January 23, 2007, Planning Commission meeting due to the busy holiday schedule.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Tyus, to continue this matter to the January 23, 2007, Planning Commission meeting. Motion carried (absent Commissioners Saenz and Wilson).

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**11. PUBLIC HEARING**

**A) Modification to Design Overlay Review No. 02-07-789**

Applicant's Request:

The applicant, MMI Titan, Inc., is requesting removal and replacement of existing cellular telecommunication panels currently located within a 32-foot high church steeple and relocation of equipment facilities used in conjunction with the telecommunication panels. The property is located at 520 East 228<sup>th</sup> Street.

Staff Report and Recommendation:

Acting Assistant Planner Newberg reviewed staff report (of record) and the recommendation to **APPROVE** the Modification to Design Overlay Review No. 789-02 subject to the Conditions of Approval; and **WAIVE** further reading and **ADOPT** Resolution No. \_\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING MODIFICATION NO. 1 TO DESIGN OVERLAY REVIEW NO. 789-02 FOR THE RELOCATION OF TELECOMMUNICATION EQUIPMENT AND THE REMOVAL AND REPLACEMENT OF EXISTING TELECOMMUNICATION PANELS WITHIN A CHURCH STEEPLE LOCATED AT 520 EAST 228TH STREET."

Assistant City Attorney Galante recommended combining some of the wording in Condition Nos. 4 and 5 to read as follows: "The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission as Exhibits "C-1" and "D-1," respectively, and shall submit two complete sets of plans to the Planning Division in order to comply with all the conditions of approval and applicable Zoning Ordinance provisions. The revisions to the plans shall be reviewed and approved by the Planning Division prior to the issuance of a building permit. Substantial changes will require review and approval by the Planning Commission." He recommended deleting Condition No. 15 and to reword Condition No. 7 as follows: "It is further made a condition of this approval that if the telecommunications facility, including but not limited to the condition of materials used to form the church steeples, is not properly maintained or if any condition, law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission or City Council as may be applicable provided the applicant has been given written notice to cease such violation and has failed to do so for a period of 30 days"; and he stated renumbering of the conditions would be necessary.

Chairperson Cottrell opened the public hearing.

Ryan Wells, representing Cingular Wireless and the applicant, noted his concurrence with the conditions of approval, including the amended conditions.

There being no further input, Chairperson Cottrell closed the public hearing.

Planning Commission Decision:

Commissioner Hudson moved, seconded by Commissioner Tyus, to concur with staff recommendation, including the amendments noted above; and to adopt Resolution No. 07-2123. Motion carried (absent Commissioners Saenz and Wilson).

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**11. PUBLIC HEARING**

**B) Design Overlay Review No. 883-04 and Variance No. 483-06**

Applicant's Request:

The applicant, Eduardo and Winnie Gabuten, is requesting construction of an 8,700-square-foot commercial center on a 0.74-acre lot in the CG-D zone and within Redevelopment Project Area No. 1. The property is located at 22005 South Main Street.

Staff Report and Recommendation:

Staff highlighted the recommendation to continue this matter to February 13, 2007.

Chairperson Cottrell opened the public hearing.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioners Tyus, to continue this matter to the February 13, 2007, Planning Commission meeting. Motion carried (absent Commissioners Saenz and Wilson).

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**12. NEW BUSINESS DISCUSSION**

- Workshop presentation by Assistant City Attorney Fred Galante: Robert's Rules of Order and proper meeting decorum

Assistant City Attorney Galante presented Robert's Rules of Order and highlighted the rules for proper motion practice, meeting protocol, debate, decorum, voting protocol, Chairperson's responsibility, attendance policies; and he fielded questions from the Commission.

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**13. WRITTEN COMMUNICATIONS**

- Rents Continue to Outpace Incomes in California

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**14. MANAGER'S REPORT**

Planning Manager Repp highlighted the UCLA Extension Public Policy program for Planning Commissioners which begins on Thursday, February 1, 2007; and invited each Commissioner to participate in the series of four training seminars in Los Angeles. Commissioners Hudson and Graber noted their interest to participate. Planning Manager Repp indicated that Commissioner Verrett had already submitted her registration form and asked the others do so in a timely manner.

Planning Manager Repp highlighted two meetings that will be taking place tomorrow: the California Environmental Protection Agency Air Resources Board Harbor Communities Monitoring meeting in Wilmington at 6:00 P.M.; and the Rancho Dominguez Annexation City Council Workshop in City Council Chambers at 6:00 P.M. She encouraged the Commissioners to attend one of these meetings.

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**15. COMMISSIONERS' REPORTS**

Commissioner Graber indicated he will be attending the EPA meeting tomorrow in Wilmington and that he will attend the February 1<sup>st</sup> workshop.

Commissioner Hudson reminded everyone that the Friends of the Library holds its book sales every third Saturday of the month.

Commissioner Faleto go suggested that the Commissioners be given a tour of the City with the use of the Goodyear Blimp.

Commissioner Verrett announced the passing of Quincy Beaver, a City Commissioner and civil rights activist, and asked that this evening's meeting be adjourned in his memory.

Vice-Chairman Pulido expressed his condolences on the passing of Mr. Beaver; urged everyone to attend the Martin Luther King events next Sunday; noted his pleasure attending the Celebrate Carson event at the South Bay Pavilion; and wished for a happy Three Kings Day.

Chairperson Cottrell suggested the meeting be adjourned in the memory of Quincy Beaver, noting he was the first paid male member of the Carson Women's Club; stated she was invited to fly up to San Leandro to observe one of the potential businesses, a discount store, that is interested in locating to the Albertoni property; and mentioned the attendees were impressed with this business.

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**16. ADJOURNMENT**

At 9:38 P.M. the meeting was formally adjourned to Tuesday, January 23, 2007, 6:30 P.M., City Council Chambers.

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*Chairperson*

*Attest By:*

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*Secretary*