

MINUTES

CITY OF CARSON PLANNING COMMISSION REGULAR MEETING CITY COUNCIL CHAMBERS, CITY HALL 2ND FLOOR

CARSON, CALIFORNIA 90745

February 13, 2007 – 6:30 P.M.

1. **CALL TO ORDER** Chairperson Cottrell called the meeting to order at 6:44 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Tyus led the Salute to the Flag.
3. **ROLL CALL**
Planning Commissioners Present: Cottrell, Faletogo, Graber, Hudson, Pulido, Saenz, Tyus, Wilson
Planning Commissioners Absent: Verrett (excused)
Planning 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 Hudson moved, seconded by Commissioner Graber, to consider Agenda Item No. 11D as the first order of business. Motion carried (absent Commissioner Verrett).
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** Minutes: January 9, 2007; February 14, 2006; February 28, 2006; March 14, 2006; March 28, 2006; April 11,

2006; April 25, 2006; May 9, 2006; May 23, 2006; June 13, 2006; June 27, 2006; July 11, 2006; July 25, 2006; August 8, 2006; August 22, 2006; September 12, 2006; October 10, 2006.

MOTION: Vice-Chairman Pulido moved, seconded by Commissioner Wilson, to approve the above-mentioned Minutes as presented. Motion carried (absent Commissioner Verrett).

10. CONTINUED PUBLIC HEARING None.

11. PUBLIC HEARING

A) Modification No. 2 to Design Overlay Review No. 837-03, Conditional Use Permit No. 561-03, and Tentative Tract Map No. 60237

Applicant's Request:

The applicant, Clarissa Blake, is requesting a modification from the original approval to add a front gate/fence and change the architectural design of the buildings. The subject property is located at 553 East 213th Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Modification No. 2 to Design Overlay Review No. 837-03, Conditional Use Permit No. 561-03, and Tentative Tract Map No. 60237, subject to the conditions attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. __, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 2 to Design Overlay Review No. 837-03, Conditional Use Permit No. 561-03, and Tentative Tract Map No. 60237, for the addition of a front gate/fence and changes to the architectural design of the buildings located at 553 East 213th Street."

Addressing Commissioner Wilson's concern with the corner/block foam pieces, Senior Planner Signo stated that the project has met Uniform Building Code standards.

Chairperson Cottrell opened the public hearing.

Mohamad Pournamd, owner, stated that he concurs with the conditions of approval, but indicated his preference to allow the height on the driveway gate and to allow the perimeter fence.

Dr. Rita Boggs, resident, stated that the builder has built a quality project; and she urged the Commission to allow the applicant to maintain the height of the driveway gate and to maintain the perimeter fence, noting it adds an additional layer of security for those residents.

Sarah Capitano, resident across the street, echoed Dr. Boggs' comments of support.

Dale MacDonald, resident three houses down from this project, asked that the City allow this project to remain as is, noting he is pleased with this development.

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

Planning Commission Decision:

Commissioner Hudson moved, seconded by Vice-Chairman Pulido, to approve the applicant's request; to amend Condition No. 12, "...fence/gate shall be 11'8" in height"; and to adopt Resolution No. 07-2124. This motion was amended.

Chairperson Cottrell offered a friendly amendment to strike Condition No. 11, allowing the perimeter fence to remain.

By way of an amended motion, Commissioner Hudson moved, seconded by Vice-Chairman Pulido, to approve the applicant's request; to delete Condition No. 11; to amend Condition No. 12, "...fence/gate shall be 11'8" in height"; and to adopt Resolution No. 07-2124. The motion carried (absent Commissioner Verrett).

11. PUBLIC HEARING

B) Design Overlay Review No. 948-06, Conditional Use Permit No. 625-06, Conditional Use Permit No. 652-07

Applicant's Request:

The applicant, T-Mobile, is requesting to construct a freestanding 57-foot tall wireless telecommunication facility disguised as a palm tree (monopalm) on a property located in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 1. The subject property is located at 20770 Leapwood Avenue.

Staff Report and Recommendation:

Acting Assistant Planner Newberg presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No.____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 625-06, Conditional Use Permit No. 652-07 and recommending approval of Design Overlay Review No. 948-06 to the Carson Redevelopment Agency for a freestanding 57-foot tall wireless telecommunication facility disguised as a palm tree (monopalm) located at 20770 Leapwood Avenue."

Assistant City Attorney Galante amended the Resolution as follows: add new subsection 3J, "The proposed wireless telecommunication facility is justified to exceed the 50-foot limitation by 7.5 feet insofar as the surrounding palm trees exceed 50 feet in height. Accordingly, the proposed 57.5-foot height facility would best minimize the visual impact of the proposed facility." He noted that the height should be reflected as 57.5 foot throughout the documents.

Chairperson Cottrell opened the public hearing.

Steven Lee, representing T-Mobile, stated that the added height is necessary for adequate coverage in this area; and he noted his concurrence with the conditions of approval.

Addressing Commissioner Tyus' inquiry of why the additional height is necessary, Mr. Lee explained that the additional height is necessary for continuous coverage in this area; stated that calls would be dropped if it were at 40 feet; and he stated that T-Mobile would like to cover with this facility what three lower sites can cover, pointing out that they can limit the number of towers with this height.

Commissioner Graber mentioned that the height increases the efficiency of the facility.

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

Planning Commission Decision:

Commissioner Wilson moved, seconded by Commissioner Faletogo, to concur with staff recommendation; to add new subsection 3J in the resolution, "The proposed wireless telecommunication facility is justified to exceed the 50-foot limitation by 7.5 feet insofar as the surrounding palm trees exceed 50 feet in height. Accordingly, the proposed 57.5-foot height facility would best minimize the visual impact of the proposed facility"; to amend the Resolution title to reflect 57.5 feet; and to adopt Resolution No. 07-2125. The motion carried, with Commissioner Tyus voting no (absent Commissioner Verrett).

11. PUBLIC HEARING

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

Applicant's Request:

The applicant, Eduardo and Winnie Gabuten, is requesting the 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 and Variance request for reduction of required side yard setback. The subject property is located at 22005 South Main Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to ADOPT the Mitigated Negative Declaration; WAIVE further reading and ADOPT Resolution No. ___, entitled, "A Resolution of the Planning Commission of the city of Carson approving Variance No. 483-06 for the reduction of the side yard setback and recommending approval of Design Overlay Review No. 883-04 to the Redevelopment Project Agency for the construction of a new commercial center located at 22005 South Main Street."

Eduardo Gabuten, applicant, noted his concurrence with the conditions of approval.

Ramón Singsun, project architect, stated that the building will be painted with a graffiti resistant paint made by Don Edwards, explaining that the paint has a Teflon type coating which allows the graffiti to easily be washed from the surface.

Mr. Chen, project engineer, stated that the neighbors have not expressed any opposition to the proposed project.

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

The Commission commended the applicant on a fine proposal and noted they are looking forward to the completion of this development.

Planning Commission Decision:

Vice-Chairman Pulido moved, seconded by Commissioner Graber, to concur with staff recommendation, thus approving Resolution No. 07-2126. Motion carried (absent Commissioner Verrett).

Due to a possible conflict of interest, Commissioner Wilson recused herself from consideration of this matter.

11. PUBLIC HEARING

D) Design Overlay Review No. 966-06 and Conditional Use Permit No. 636-06

Applicant's Request:

The applicant, Fred Fiedler and Associates, is requesting the construction of a new 2,422-square-foot convenience store with alcohol sales for off-site consumption and a miscellaneous petroleum outlet with 12 automobile gasoline pumps on .78 acre lot in the CG (Commercial, General) zone district. The subject property is located at 1881 East Del Amo Boulevard.

Staff Report and Recommendation:

Acting Assistant Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; and WAIVE further reading and ADOPT Resolution No. ____, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 966-06 and Conditional Use Permit No. 636-06 to permit construction of a convenience store with alcohol sales intended for off-site consumption and a miscellaneous petroleum outlet located at 1881 East Del Amo Boulevard." Assistant Planner Newberg advised that the property owner is now seeking a continuance of this matter to allow them to reconcile discrepancies with the current proposal for the project.

Chairperson Cottrell opened the public hearing.

Commissioner Faletogo moved, seconded by Commissioner Hudson, to continue this matter to the February 27, 2007, Planning Commission meeting. Motion carried (absent Commissioners Verrett and Wilson).

12. NEW BUSINESS DISCUSSION None.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Staff instructed the Planning Commission on filling out the new monthly Commission payroll forms.

Senior Planner Signo advised that Planning Manager Repp is celebrating her son's birthday this evening.

Senior Planner Signo commented on the current staffing vacancies in the Planning Department and the City's use of consultant planners until those vacancies are filled.

15. COMMISSIONERS' REPORTS

Commissioner Tyus happily announced he is in the process of completing the last chapter of the book he has been writing for the past four years; and stated he will let everyone know when it is published.

Vice-Chairman Pulido wished everyone a happy Valentine's Day and President's Day; noted that Commissioner Graber will be singing at the NAACP Rosa Parks tribute; and encouraged everyone to register to vote and volunteer with the polling efforts.

Commissioner Saenz wished Commissioners Wilson and Pulido luck in their election endeavors; and he commented on the installation of new CONFEE officers.

Commissioner Graber noted his support of Commissioner Wilson's and Pulido's election endeavors; commended Chairperson Cottrell for her wonderful singing voice, noting he heard her sing *Accentuate the Positive* at a recent event; and he highlighted the NAACP's Rosa Parks Awards ceremony this Saturday, noon, at the Community Center.

Commissioner Hudson announced that the Friends of the Library will have a book and other media sale this Saturday between 10:00 A.M. and 2:00 P.M. at the Carson Regional Library.

Commissioner Wilson noted her pleasure in attending a recent Nigerian church service at St. Philomena Church, thanking Betty Addison for inviting her to that event; and she wished everyone a happy Valentine's Day.

Chairperson Cottrell stated she had a Valentine's Day party at her home on Sunday, noting that many expressed their concerns with traffic/pedestrian safety because of parking recreational vehicles on the streets; and that many were delighted with the progress they are witnessing in this City. She added that many comments were made about 24 Hour Fitness not providing an indoor swimming pool, pointing out there is no public indoor swimming pool in this City; and stated that many people with joint problems would benefit by being able to exercise year-round in a heated/indoor pool. She stated that she enjoyed attending yesterday's Valentine's Day celebration

sponsored by the Los Angeles Housing Partnership group; and addressed the need to provide good, affordable housing.

16. ADJOURNMENT

At 8:45 P.M. the meeting was formally adjourned to Tuesday, February 27, 2007, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary