

**MINUTES
CITY OF CARSON
PLANNING COMMISSION REGULAR MEETING
CITY COUNCIL CHAMBERS
CARSON, CALIFORNIA 90745**

FEBRUARY 12, 2008 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:40 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Verrett.
3. **ROLL CALL**
Planning Commissioners Present: Cannon, Faletogo, Hudson, Saenz, Verrett

Planning Commissioners Absent: Graber (excused)

Staff Present: Senior Planner Signo, Assistant City Attorney Galante, Planning Consultant Ketz, Associate Planner Newberg, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Saenz moved, seconded by Commissioner Cannon, to approve the Agenda as submitted. Motion carried (absent Commissioner Graber).
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 Galante
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.
9. **CONSENT CALENDAR**
 - A) **Minutes:** January 22, 2008

MOTION: Vice-Chair Hudson moved, seconded by Commissioner Saenz, to approve the January 22, 2008, Minutes as presented. Motion carried (absent Commissioner Graber).

9. CONSENT CALENDAR

B) Extension of Time for Design Overlay Review No. 883-04 and Variance No. 483-06

Applicant's Request:

The applicants, Eduardo and Winnie Gabuten, are requesting a one-year time extension for Design Overlay Review No. 883-04 and Variance No. 483-06. The property is a vacant lot located at the southwest corner of Main Street and 220th Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE the extension of time until February 13, 2009, for Design Overlay Review No. 883-04 and Variance No. 483-06, and ADOPT a Minute Resolution extending the approval of Design Overlay Review No. 883-04 and Variance No. 483-06 to February 13, 2009.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Verrett, to approve the time extension to February 13, 2009. Motion carried (absent Commissioner Graber).

10. CONTINUED PUBLIC HEARING

A) Zone Change No. 157-07

Applicant's Request:

The applicant, city of Carson, Planning Division, is requesting approval of Zone Change Case No. 157-07 to allow the zoning on several parcels in the nine areas throughout the city to be in conformance with the General Plan. The properties involved are at various locations.

Staff Report and Recommendation:

Planning Consultant Ketz presented staff report and the recommendation to approve Resolution No. 08-2187 for City Council to bring the zoning of certain properties into conformance with the General Plan.

Chairman Faletogo opened the public hearing.

John Peterson, 707 Wilshire Boulevard, Suite 5270, Los Angeles, representing the property owner at 642 East Alondra (Avalon Glass & Mirror), asked staff to review whether the 722 East Alondra address should be reflected in the final documents; and stated he is in support of staff's recommendation to keep the zoning as is.

Planning Consultant Ketz stated she will review the paperwork, but indicated that addresses are not typically included in the resolution for zoning changes; but noted that the maps are attached to the final documents.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Vice-Chair Hudson moved, seconded by Commissioner Saenz, to approve staff recommendation, thus adopting Resolution No. 08-2187. Motion carried (absent Commissioner Graber).

11. PUBLIC HEARING

**A) Design Overlay Review No. 1014-07, Variance No. 501-07,
and Zone Change Case No. 158-08**

Applicant's Request:

The applicant, city of Carson, is requesting the construction of the Hemingway Park Aquatic Center to be located at 16700 South Avalon Boulevard.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay Review No. 1014-07 and Variance No. 501-07, and recommend approval of Zone Change Case No. 158-08 to the Carson City Council, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 08-2188, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1014-07 and Variance No. 501-07, and recommending to the City Council approval of Zone Change Case No. 158-08 for the construction of the Hemingway Park Aquatic Center located at 16700 South Avalon Boulevard."

Staff addressed the following amendments to the conditions of approval: delete Condition Nos. 10 and 11, renumber accordingly; amend Condition No. 28, "Graffiti shall be removed from all project areas within 3 days **of notice to the City**"; and amend Condition No. 39, "All ~~existing~~ and new utility lines..."

Chairman Faletogo opened the public hearing.

Virginia Kawagura, Los Angeles, stated she owns two of the buildings adjacent to the entrance of this site and expressed her concern with the safety of the City's proposal and the trucking activities for those businesses. She asked if the oil well on this site will be impacted by the activities. She stated that they have submitted a letter of concern to staff (of record).

Senior Planner Signo advised that the capped oil well is out of service; and advised that project activities need to maintain a 10-foot radius from this well.

Chris Goff, representing Evergreen Oil, expressed his concern with this business' trucks being able to make that turn into the long entrance to this site, pointing out that currently, if cars are parked in this area, their trucks cannot access their business. He asked that at a minimum, the City paint the curb red in this area so that cars don't block truck access and create a hazard. He expressed his concern with the safety of the City's proposal for this entrance, pointing out that children will most likely be running to and from this facility without regard to the trucking activities taking place at these businesses. He suggested the parking spaces be placed closer to this facility and away from these adjoining businesses. He reiterated his request for the City to paint the curb red at the bend of the street as one goes into this parking lot.

Chairman Faletogo suggested the City look into this potential problem, noting that vehicles should not be blocking this business' entrance; and he asked staff to work with the City's traffic engineer to alleviate this potential problem.

Senior Planner Signo stated that staff will speak with the City's traffic engineer about painting the entrance curbs red.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Cannon, to approve staff recommendation; moved to delete Condition Nos. 10 and 11, renumbering accordingly; to amend Condition No. 28, "Graffiti shall be removed from all project areas within 3 days **of notice to the City**"; to amend Condition No. 39, "All ~~existing~~ and new utility lines..."; and to adopt Resolution No. 08-2188. Motion carried (absent Commissioner Graber).

11. PUBLIC HEARING

B) Design Overlay Review No. 991-07

Applicant's Request:

The applicant, Bethel Baptist Church, is requesting to construct an 8,623-square-foot, two-story church building with a parking lot and landscaping improvements on a currently vacant 18,000-square-foot lot located in the CG-D (Commercial, General – Design Overlay) zone and within Redevelopment Project Area No. 4. The subject property is located at 1361 East Carson Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the Categorical Exemption and APPROVE Design Overlay Review No. 991-07; and WAIVE further reading and ADOPT Resolution No. 08-2189, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 991-07 for the construction of a two-story church building with related parking lot and landscaping improvements located at 1361 East Carson Street."

Pastor Abrot stated that this church conducts a special event on site approximately once every three months; noted that two services are conducted on Sundays, one in the morning and one in the evening; and expressed his belief there is adequate parking on site should all his parishioners attend the services.

Addressing Chairman Faletego's inquiry regarding large events at this church, Pastor Abrot stated they have a van ministry that picks up some kids in the City for services, and stated they average 80 to 90 people per service.

Vice-Chair Hudson asked if the applicant would be amenable to a condition for fixed seating, stating this should help to place a cap on the church's growth and its negative impacts to area parking.

Pastor Abrot stated he would support such a condition.

Vice-Chair Hudson addressed her concerns with security at this site, asking if this building is occupied during the week.

Pastor Abrot stated there is usually someone on site most days of the week, with the exception of Mondays; but he stated he sometimes does come into his office on Mondays for a short while. He added that a typical day for him on site would be from 8:45 a.m. up to 10:00 p.m.

Vice-Chair Hudson stated she would like to see a stream of activity on this property that would discourage criminal activity at the back of the property, the area that is not easily visible from the street and is not currently proposed to be gated.

Chairman Faletego closed the public hearing.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Saenz, to approve the applicant's request. This motion was ultimately amended.

Vice-Chair Hudson noted her disappointment in the motion not including a fixed seating condition to control the size of the church population; and she offered a friendly amendment that would require the back area be gated to discourage illegal activity in that rear area, a gate placed on both sides of the property.

Chairman Faletego re-opened the public hearing.

Pastor Abrot stated their initial intention was to put a gate at the back off the north side of the property.

Vice-Chair Hudson stated she would like to see two gates closing off the 10-foot area behind the building, one on the east side and one on the west side; and stated this would secure that 10-foot setback area and deter vagrancy. She pointed out that this type of area creates an ideal place for illegal activity.

Associate Planner Newberg noted there are some parking spaces in this area that create an issue with gates.

Vice-Chair Hudson suggested the applicants open the gates when they are open for service, reiterating her concern with public safety issues.

Senior Planner Signo stated it may not be possible to place gates in this area because the parking spaces go all the way to the fence and that the building cantilevers over the parking area.

Assistant City Attorney Galante suggested adding a condition that directs the applicant and staff to work on a plan for security gates that will protect the parking lot area when the church is not in use, leaving it to the discretion of the Planning Division.

Commissioner Cannon questioned whether gates are necessary to assure security.

Vice-Chair Hudson offered another friendly amendment to include a condition for periodic review of this project should parking become a nuisance for the neighbors in the future. In response to Assistant City Attorney Galante's request for clarification, Vice-Chair Hudson stated a review should be conducted in response to any complaints.

Assistant City Attorney Galante suggested adding Condition 15A: Should the City receive complaints, or observe traffic or circulation problems resulting from church activities at the subject site, the applicant shall work within the Planning Division's discretion on any desirable parking improvements or amendments, deemed as appropriate, to alleviate those concerns and, if necessary, schedule a public hearing before the Planning Commission to make the recommended revisions and/or modifications to the site plan."

Commissioner Cannon and Commissioner Saenz accepted the suggested amendments.

Assistant City Attorney Galante summarized his understanding of the amended motion for approval: 1) the applicant will work with staff on security measures in the back parking area; and 2) the applicant will have to come back and revise the site plan to make accommodations if parking becomes a problem.

The amended motion carried, thus adopting Resolution No. 08-2189 (absent Commissioner Graber).

12. NEW BUSINESS DISCUSSION None.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Associate Planner Newberg reminded Commissioner Cannon and Vice-Chair Hudson of their tour on the Goodyear Blimp this Friday, 2:00 P.M., and noted that attempts will be made to schedule the rest of the Commissioners in the next couple months.

Senior Planner Signo advised that this is the last week for Planning Consultant Lopez-Tenes, expressing his appreciation of her service; and stated that the City will soon be hiring an Associate Planner, Planning Technician, and Planning Intern.

15. COMMISSIONERS' REPORTS

Vice-Chair Hudson invited everyone to attend the Friends of the Library mini-sale this Saturday at the main library lobby.

The Commission expressed its sympathy in the passing of Planning Commissioner John Graber's father.

Commissioner Verrett asked that staff express the Commission's condolences to the Graber family; advised that Carson will be hosting a Black History Month event on February 22nd at 6:00 P.M. in the Community Center; and she invited the Commission to attend that event.

Vice-Chair Hudson asked that this evening's meeting be adjourned in memory of Mr. Graber.

Commissioner Cannon noted he'd like to reconsider the Planning Commission's recommendation to reduce the number of Planning Commission members, asking it be re-agendized for the next meeting.

16. ADJOURNMENT

At 9:10 P.M., the meeting was formally adjourned to Tuesday, February 22, 2008, 6:30 P.M., City Council Chambers.

*The meeting was adjourned
in memory of
Mr. Graber*

Chairperson

Attest By:

Secretary