

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

APRIL 8, 2008 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:38 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Cannon led the Salute to the Flag.
3. **ROLL CALL**
Planning Commissioners Present: Cannon, Faletogo, Graber, Hudson, Verrett

Planning Commissioners Absent: Saenz (excused)

Staff Present: Planning Manager Repp, Assistant City Attorney Galante, Associate Planner Newberg, Associate Planner Gonzalez, Civil Engineer Marquez, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Cannon moved, seconded by Vice-Chair Hudson, to approve the Agenda as presented. Motion carried (absent Commissioner Saenz).
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:** March 25, 2008

MOTION: Vice-Chair Hudson moved, seconded by Commissioner Cannon, to approve the March 25, 2008, Minutes as presented. Motion carried (absent Commissioner Saenz).

9. NEW BUSINESS CONSENT

B) Minor Modification to Design Overlay Review No. 878-04 and Minor Modification to Conditional Use Permit No. 584-04

Applicant's Request:

The applicant, Sprint/Nextel, is requesting to replace equipment cabinetry for an existing 60-foot high wireless monopalm telecommunications facility in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 4. The subject property is located at 359 East Gardena Boulevard.

Staff Report and Recommendation:

To APPROVE the Categorical Exemption; WAIVE further reading and ADOPT Resolution No._____, entitled, "A Resolution of the Planning Commission of the city of Carson approving a Modification to Design Overlay Review No. 878-04 and a Modification to Conditional Use Permit No. 584-04 for the expansion of an existing wireless telecommunications facility located at 359 East Gardena Boulevard."

Planning Commission Decision:

Vice-Chair Hudson moved, seconded by Commissioner Cannon, to approve the applicant's request, thus adopting Resolution No. 08-2198. Motion carried (absent Commissioner Saenz).

10. CONTINUED PUBLIC HEARING None.

11. PUBLIC HEARING

A) Design Overlay Review No. 990-07 and Conditional Use Permit No. 692-08

Applicant's Request:

The applicant, Verizon Wireless, is requesting to construct a free-standing 50-foot tall wireless telecommunications 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 18903 Anelo Avenue.

Staff Report and Recommendation:

Associate 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. 692-08 and recommending approval of Design Overlay Review No. 990-07 to the Carson Redevelopment Agency for a freestanding 50-foot tall wireless telecommunication facility disguised as a palm tree (monopalm) located at 18903 Anelo Avenue."

Chairman Faletogo opened the public hearing.

Cary Warren, representing the applicant, noted his concurrence with the conditions of approval.

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

Commissioners Cannon and Verrett requested that staff determine how many telecommunication facilities there are in Carson.

Planning Commission Decision:

Vice-Chair Hudson moved, seconded by Commissioner Graber, to approve the applicant's request, thus adopting Resolution No. 08-2199. Motion carried (absent Commissioner Saenz).

11. PUBLIC HEARING

B) Conditional Use Permit No. 682-07

Applicant's Request:

The applicant, Exxon/Mobil Oil Corporation, is requesting to install a motor operator on an existing valve and solar panel power system with remote control equipment on an existing pipeline located in the OS (Open Space) zone and within Redevelopment Project Area No. 1. The subject property is located at ~~23016~~ 20316 Main Street (APN 7336-009-271).

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 682-07 subject to the conditions of approval 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 Conditional Use Permit No. 682-07 for the installation of a motor operator on an existing valve and solar panel power system with remote control equipment on an existing pipeline located at ~~23016~~ 20316 Main Street."

Chairman Faletogo opened the public hearing.

Stephen Guice, representing the applicant, stated that the proper name of the company is Exxon/Mobil Oil Corporation; requested that Condition No. 4 be amended, deleting the words "property owner" and replacing with "easement holder"; noted that the proper address should be corrected in the resolution and staff report to reflect 20316; and stated that he concurs with the conditions of approval.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Cannon, to approve the applicant's request, thus adopting Resolution No. 08-2200; and amending the following: correct the name of the company to ExxonMobil Oil Corporation; Condition No. 4, delete the words "property owner" and replace with "easement holder;" and correct the address to reflect 20316 Main Street. Motion carried (absent Commissioner Saenz).

12. NEW BUSINESS DISCUSSION

A) Alameda Street Sound Wall and Noise Mitigation Workshop

Applicant's Request:

The applicant, city of Carson, Planning Division, is proposing a workshop to discuss sound wall design and noise mitigation alternatives to mitigate train and diesel truck noise along Alameda Street between Dominguez Street and the 405 Freeway. The subject properties are Light-Industrial zoned properties and residences east of Alameda Street between Dominguez Street and the 405 Freeway to the Harbor View Avenue alignment.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to review and provide comments and direction to determine a preferred noise mitigation alternative for the Dominguez area.

Commissioner Cannon expressed his concern with being asked to make a decision but not knowing how much money is available for this project and how much it will cost for each alternative.

In response to the Commission's comments with regard to other agencies sharing the cost of this project, staff stated that the Alameda Transportation Corridor Authority (ACTA) may have up to \$3 million to contribute to mitigating the noise problem for the area – pointing out that the City has not yet identified any preferred alternative. Associate Planner Gonzalez stated that Caltrans may share in the cost as a result of the Schuyler Heim Bridge and SR 47 Expressway project and its impacts to the corridor; and possibly some funds from the Department of Commerce, Department of Transportation, and federal/state funding.

Planning Manager Repp noted there will be a new container fee program put in place, but pointed out those funds will be widely dispersed among several cities/agencies.

Ray Park, president of the Dominguez Area Property Owner's Association, commented on the lengthy period of time these residents have waited for the City and other agencies to improve the poor air quality and noise conditions in this area; and noted that he submitted a letter to the Commission (of record) highlighting the Association's concerns. He pointed out the EIR for the Alameda Corridor indicated it was imperative a sound wall be erected; stated that in 1999, the City specifically earmarked \$1 million in funding to mitigate the impact to the residential properties with sound-proofing and air filtration systems; and he urged the City to get started on these promised

improvements. He noted that approximately 10 houses in the Lincoln Village area should also be included in this program. He stated that most of the residents are opposed to eminent domain on residential properties, noting that some residents have lived in these houses for over 60 years. He stated it is time for the City to help improve the health hazards in this area and to help improve the residents' quality of life.

George Loewy, Alameda Street business property owner, stated that improvements should be made along this corridor to make it more safe and healthy for all involved, noting he is opposed to displacing either businesses or residents; stated that the railroad noise is beyond a tolerable level along this corridor; and noted the major source of noise is the shifting and connection of railroad cars and their heavy acceleration. He expressed his belief these properties should have been sound-proofed many years ago and urged the City to take the steps necessary to get this work done now. He suggested placing a sound wall on the west side of Alameda, noting the City won't have to displace anyone by doing that; and he advised that the diesel truck noise isn't anywhere as loud as the railroad activities.

Commissioner Verrett noted her concern with the children's safety while playing in the streets in this nearby area of Dominguez Street.

With regard to relieving some of the diesel truck traffic in the Dominguez Street area, Planning Manager Repp stated that some consideration is being given to allow for a right-hand only turn into the Dominguez Street area, only allowing for passenger vehicles, or an exit only onto Alameda to eliminate a lot of pass-through traffic in that particular area.

Civil Engineer Marquez stated that staff has been discussing altering the trip circulation pattern on Dominguez Street, but noted that the traffic engineer will have to do further studies to determine the feasibility of this option; and he added there is a possibility of eliminating the right turn on Dominguez Street and leaving the left turn out to Alameda.

Associate Planner Gonzalez advised that staff did consider placing a sound wall on the west side of Alameda, but explained that the truck noise would bounce off that wall and create a louder condition than what currently exists from the diesel truck noise; and he mentioned that placing a lower sound wall on the west side of Alameda is being evaluated.

Vice-Chair Hudson noted the importance of paying great attention to alleviating the poor air quality impacts to the neighboring community; and asked if a tall sound wall on the east side would block the sunlight to the closest homes. She asked if consideration has been given to erecting two walls, one on the west side of Alameda and one between the businesses and the residential areas.

Planning Manager Repp explained that the homes will be far enough away from the east wall that it will not negatively impact the sunlight coming onto those properties; and pointed out that staff is supportive of a sound insulation program for the neighboring homes. She stated that staff has not yet recommended an alternative, but indicated that staff is somewhat more favorable to Option 5 at this time. She stated that no consideration has been given at this time to erecting two walls.

Planning Commission Decision:

It was the consensus of the Commission that the residents in this area have waited far too long for sound and air quality mitigation, and urged the City to provide the help as expeditiously as possible; and stated the City needs to determine as close as possible how much funding is available for this project in order for the Commission to make a decision. The Commission also requested that staff provide more information on the \$1 million that was earmarked in 1999 to mitigate the impact to the residential properties with sound-proofing and air filtration systems; that staff facilitate a joint workshop with the Planning Commission and the City Council to expedite this project; that consideration be given to including some traffic mitigation for Dominguez Street; that evaluation take place to determine the feasibility of placing a sound wall on the west side of Alameda Street and also a sound wall between the residential areas and the businesses; to further explore all possible funding options; and that staff meet with ACTA to look at Option No. 3 as a means of being able to hasten the implementation of a sound wall.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Planning Manager Repp encouraged the Commissioners to participate in the Planning Commissioners Training program in Los Angeles on April 17th, asking those interested to contact Denise. She highlighted the importance of Commissioners attending these educational courses.

15. COMMISSIONERS' REPORTS

Vice-Chair Hudson invited those to attend the Friends of the Library 3-day sale starting April 17th.

Commissioner Verrett distributed to the Commission a flyer inviting the community to attend the Del Amo Highlands HOA meeting on Friday, April 11th, at 7:00 P.M. at Anderson Park.

Chairman Faletogo thanked staff for facilitating his trip to the Planner's Expo in Sacramento, urging all the Commissioners to attend these conferences when possible. He stated the expo was packed full of useful and interesting information.

16. ADJOURNMENT

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

Chairperson

Attest By:

Secretary