

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

JUNE 10, 2008 – 6:30 P.M.

- 1. CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:36 P.M.
- 2. PLEDGE OF ALLEGIANCE** Commissioner Graber led the Salute to the Flag.
- 3. ROLL CALL**

Planning Commissioners Present: Cannon, Faletogo, Graber, Saenz, Verrett

Planning Commissioners Absent: None

Planning Staff Present: Planning Manager Repp, Assistant City Attorney Galante, Senior Planner Signo, Associate Planner Gonzalez, Assistant Planner Castillo, 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 Verrett, to approve the Agenda as presented. Motion carried. (Approval of the Agenda order was later amended).
- 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: May 13, 2008

MOTION: Commissioner Cannon moved, seconded by Commissioner Saenz, to approve the May 13, 2008, Minutes as presented. Motion unanimously carried.

10. CONTINUED PUBLIC HEARING

**A) Design Overlay Review No. 1268-08 and
Conditional Use Permit No. 699-08**

Applicant's Request:

The applicant, Reynaldo Ramos, is requesting first- and second-floor additions to an existing three-unit, multifamily dwelling located in the RM-12-D (Residential, Multifamily – 12 units per acre – Design Overlay) zone. The property is located at 274 East 236th Street.

Staff Report and Recommendation:

Associate Planner Gonzalez 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 Design Overlay Review No. 1268-08 and Conditional Use Permit No. 699-08 for first- and second-floor additions to an existing multifamily dwelling located at 274 East 236th Street." He deleted the following words from Condition No. 8: "~~said CUP shall be deemed null and void.~~"

Chairman Faletogo opened the public hearing.

Renaldo Ramos, Jr., representing the applicant, requested that Condition No. 11 be deleted because of the large expense for a ceramic tile roof; and he noted his concurrence with the conditions of approval.

The following individuals spoke in opposition to this proposal:

Joseph Lennert, Catskill Avenue resident;
Janice Lennert, Catskill Avenue resident;
Cristina Soqui, Catskill Avenue resident.

The issues of concern are as follows:

Currently a congested parking area with limited parking spaces; need for adequate enforcement of garage parking and garage storage; increasing density in this area; and concern that approving this will give the green light to other multifamily complexes in this neighborhood to expand without having to provide for adequate parking.

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

Commissioner Saenz pointed out the applicant is not adding additional units but is adding rooms to the existing units. He expressed his belief that enforcement of the garage parking and storage would be difficult.

Commissioner Cannon concurred with the comment that enforcement of garage parking and storage will be difficult, but suggested the neighbors contact Code Enforcement when they see these garages not being used as required by the conditions of approval.

Senior Planner Signo explained there is no place on this site to provide for additional parking and that this parking deficiency is allowed to continue indefinitely per Section No. 9182(F) of the CMC, provided the number of dwelling units is not increased and the addition does not occupy the only available space on the lot which could be used to meet the parking requirement.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Graber, to approve the applicant's request with the following amendments: Condition No. 8, strike "~~said CUP shall be deemed null and void~~"; Condition No. 8, add, "Should the applicant fail to comply within such time, or as extended by the Planning Division for up to 90 days, this CUP shall be deemed null and void;" to delete Condition No. 11 and renumber accordingly; and moved to adopt Resolution No. 08-2206. Motion unanimously carried.

10) CONTINUED PUBLIC HEARING

B) Conditional Use Permit No. 702-08

Applicant's Request:

The applicants, Henry & Alicia Pigeo, are requesting shared parking to facilitate church use on a site zoned ML (Manufacturing, Light Industrial). The property is located at 1135 East Janis Street.

Staff Report and Recommendation:

Associate Planner Gonzalez 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. 702-08 for shared parking to facilitate a church use located at 1135 East Janis Street."

Chairman Faleto go opened the public hearing.

Henry Pigeo, Senior Pastor and church founder, noted his concern the limitations for parking will stifle the growth of his congregation; stated that staff's recommendation for the placement of the wall may not be necessary; and advised that just today, he was able to get a signed approval from the neighboring business for 57 shared parking spaces, noting that business will be closed when the church is in session.

Senior Planner Signo noted that staff would need to re-evaluate the offsite shared parking, stating he has not seen the approval letter from the neighboring business.

Commissioner Saenz noted his support for a continuance to allow staff more time to review the shared parking arrangement.

Mr. Pigeo addressed his opposition to continuing this matter due to growing his financial obligations.

Following discussion of this matter, Mr. Pigeo noted his support of the suggested amendment to Condition No. 11, "Within 90 days of the date of this approval, applicant shall construct a proposed wall separating the proposed main assembly/sanctuary from the proposed storage area, which shall be a permanent fixed wall that extends from the ground to the ceiling."

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Saenz, to approve the applicant's request with the following amendment to Condition No. 11, first sentence to be re-written, "Within 90 days of the date of this approval, applicant shall construct a proposed wall separating the proposed main assembly/sanctuary from the proposed storage area, which shall be a permanent fixed wall that extends from the ground to the ceiling;" and moved to adopt Resolution No. 08-2207. The motion carried, with Commissioner Saenz voting no.

10. CONTINUED PUBLIC HEARING

C) Design Overlay Review No. 1266-08

Applicant's Request:

The applicant, Watson Land Company, is requesting to construct a 153,725-square-foot warehouse building located in the ML (Manufacturing Light) zoned district. The property is located at 2116 East 220th Street.

Staff Report and Recommendation:

Associate Planner Gonzalez 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 recommending approval of Design Overlay Review No. 1266-08 to the Redevelopment Agency for the construction of an industrial building located at 2116 East 220th Street."

Chairman Faletogo opened the public hearing.

Pilar Hoyos, representing the applicant, commented on some of the constraints with landscaping and LEED certified projects; and added that this site has some other limitations with landscaping because of the undergrounding of utilities and the orientation of the property. She added they need some flexibility with the placement of the building for the long-term success of their leasing activities; and she requested a 6-foot landscaped planting strip instead of the recommended 10-foot, noting the limited visibility from the freeway. She added that the trees will be staggered and that the landscaping will provide more than sufficient screening. Ms. Hoyos asked that Condition No. 11 be amended to include the 6-foot planting strip; that Condition No. 12 be amended by deleting the words "wrought iron" and replacing that with "tube steel"; and requested that Condition Nos. 25 and 27 refer to recordation prior to issuance of Certificate of Occupancy rather than prior to issuance of building permits.

Stefan Rubendall, representing the applicant, stated that allowing the tube steel instead of the wrought iron would make the fencing on the parcels consistent.

Tom Hayes, landscape architect, stated that the melaleuca trees are fast-growing vertical trees with good screening qualities.

Commissioner Saenz, echoed by Commissioner Cannon, addressed his concern that this project will have a large negative impact upon the environment and traffic in this community, noting that the residents are the ones who pay for all the trucking activities in this city.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Graber, to approve the applicant's request with the following amendments:

Condition No. 11, "...site plan shall depict a **6-foot** wide planting strip...";

Condition No. 12, "...shall be replaced with **tube steel** fencing";

Condition Nos. 25 and 27 prior to issuance of certificate of occupancy; and moved to adopt Resolution No. 08-2208. Motion unanimously carried.

Chairman Faletogo recessed the meeting at 8:35 P.M. and reconvened the meeting at 8:50 P.M.

MOTION: Following the recess, Commissioner Verrett moved, seconded by Chairman Faletogo, to consider Agenda Item No. 11F as the next order of business. Motion unanimously carried.

11. PUBLIC HEARING

A) Conditional Use Permit No. 695-08

Applicant's Request:

The applicant, Arsenio Castanares, is requesting to approve a new 3,370-square-foot, two-story single-family residence on a developed property with two existing single-family residences in the RS (Residential, Single-Family) zone. The property is located at 22137 South Dolores Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to APPROVE Conditional Use Permit No. 695-08, 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. 695-08 for a new 3,370- square-foot, two-story single-family residence on a developed property located at 22137 South Dolores Street."

Chairman Faletogo opened the public hearing.

Arsenio Castanares, applicant, noted his concurrence with the conditions of approval.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Cannon, to approve the applicant's request, thus adopting Resolution No. 08-2210. Motion unanimously carried.

11. PUBLIC HEARING

B) Conditional Use Permit No. 700-08

Applicant's Request:

The applicant, Guy Andriole, is requesting to approve a second dwelling unit on a site zoned RS (Residential, Single-Family). The subject site is located at 2600 East Jefferson Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 700-08, 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. 700-08 for an existing legal non-conforming second dwelling located at 2600 East Jefferson Street."

Chairman Faletogo opened the public hearing.

Russ Caldarella, representing the applicant, asked that the front fence be permitted as is and asked that more time be given for the 90-day extension to complete the necessary corrective measures.

Associate Planner Gonzalez advised that the City's Municipal Code does not allow front yard fencing to be higher than 3.5 feet.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Saenz, to approve the applicant's request, thus adopting Resolution No. 08-2211. Motion unanimously carried.

11. PUBLIC HEARING

C) Design Overlay Review No. 1270-08 and

Conditional Use Permit No. 694-08

Applicant's Request:

The applicant, Verizon Wireless, is requesting to construct a 56-foot high unmanned wireless 'flagpole' facility for Verizon Wireless at Anderson Park in the OS (Open Space) zone. The property is located at 19101 South Wilmington Avenue.

Staff Report and Recommendation:

Associate Planner Gonzalez 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 Design Overlay Review No. 1270-08 and Conditional Use Permit No. 694-08 to construct a 56-foot high unmanned wireless 'flagpole' facility at 19101 South Wilmington Avenue."

Chairman Faletogo opened the public hearing.

Ramon Salazar, representing the applicant, noted his concurrence with the conditions of approval.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Verrett, to approve the applicant's request, thus adopting Resolution No. 08-2212. Motion unanimously carried.

11. PUBLIC HEARING

**D) Design Overlay Review No. 1267-08 and
Conditional Use Permit No. 697-08**

Applicant's Request:

The applicant, Efren Agatep, is requesting to approve a three-unit multiple-family remodel/addition on a site zoned RM-8-D (Residential, Multiple-Family). The property is located at 400 West 214th Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay Review No. 1267-08 and Conditional Use Permit No. 697-08, 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 Design Overlay Review No. 1267-08 and Conditional Use Permit No. 697-08 for multiple dwellings located at 400 West 214th Street."

Chairman Faletogo opened the public hearing.

Efren Agatep, applicant, noted his concurrence with the conditions of approval.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Saenz, to approve the applicant's request, thus adopting Resolution No. 08-2213. Motion unanimously carried.

11. PUBLIC HEARING

E) Design Overlay Review No. 1016-07, Conditional Use Permit No. 704-08 and Variance No. 498-08

Applicant's Request:

The applicant, NewMark Merrill Companies, is requesting to renovate an existing shopping center and add 37,800 square feet of commercial buildings on 8.4 acres located at 616 East Carson Street and 21703-21819 South Avalon Boulevard.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to ADOPT the Mitigated Negative Declaration; APPROVE Design Overlay Review No. 1016-07 and Conditional Use Permit No. 704-08, 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 Design Overlay Review No. 1016-07 and Conditional Use Permit No. 704-08 for the addition and renovation of a shopping center and shared parking agreement, respectively, for the properties located at 616 East Carson Street and 21703-21819 South Avalon Boulevard." He highlighted the following changes to the conditions of approval:

- Condition No. 19: Delete "~~Electrical wiring and features appropriate to support alternative fuel vehicles shall be provided for resident and guest parking subject to the approval of the Planning Division. Alternatively The applicant may shall...~~";
- Condition No. 20: Delete the last sentence, "~~If necessary, designated parking stalls and other measures shall be provided to ensure adequate parking for the future residential development subject to the approval by the Planning Division~~"; and add at the end "...and hours of operation **as outlined in the proposed development**";
- Condition No. 22: Add at the end, "Existing landscaping to be labeled as 'existing'";
- Condition No. 25: Add at the end, "Existing curbs to remain to be labeled as 'existing'";
- Condition No. 44: Add at the end of the first sentence, "Use zero Volatile Organic Compounds (VOC's) content architectural coatings on buildings **to the maximum extent feasible**";
- Condition No. 63: Delete the following, "~~A qualified archaeologist shall be on site during all earth moving and trenching activities. The archaeologist shall be empowered to stop and/or relocate earth-moving activities if cultural resources are identified. In the event that previously unknown archaeological remains are~~

~~uncovered during construction, land alteration work in the general vicinity of the find shall be halted. Prompt evaluations would then be made regarding the finds and an appropriate course of action would be implemented as directed by the archaeologist. If prehistoric archaeological deposits are discovered, local Native American organizations shall be consulted and involved in making cultural resources management decisions. All such procedures shall comply with CEQA Guidelines Section 15064.5, Public Resources Code 5097.98, and Health and Safety Code 7050.5. All resources shall be documented and curated, and a report shall be filed with the City's Planning Department within 30 days of the find" and replace with, "During construction should any archaeological artifacts be discovered, the Planning Department shall be notified immediately and all work shall cease while an archeologist, approved by the Planning Department and financed by the applicant, has examined the artifacts and the site and submitted findings and recommendations directly to the Planning Department. Any further release of the information to any and all parties shall only be at the direction of the Planning Department. Recommencement of construction shall be upon approval of the Planning Department;"~~

- ~~Condition No. 71: Strike "The proposed project shall be redesigned to include adequate onsite parking spaces, be limited in the number of restaurant uses permitted, or require a conditional use permit (CUP) for overlapping hours of operation" and replace with "The applicant shall provide an easement for bus stop purposes at approximately 100 feet west of the southwest intersection of Carson Street and Avalon Boulevard, or as required by the Transit Authority during the term of applicant's lease, and applicant shall endeavor to negotiate with the owner to provide a permanent easement";~~
- ~~Condition No. 93: Strike "Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 25-ft of additional right-of-way abutting the development along Avalon Blvd and 20-ft along Carson Street. New Right-of-Way line shall be 50-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Recorders Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits" (Condition stricken by Planning Commission at the June 10, 2008 PC meeting);~~
- Condition No. 109: Add **"The Developer shall annex for the westerly property being acquired from the Carson Redevelopment Agency the area to the L.A. County..."**;
- Condition No. 110: Add **"All new utility lines along Avalon Boulevard and along Carson Street abutting the proposed development shall be underground to the satisfaction of the City Engineer or at the City's discretion, applicant shall pay the City an in-lieu fee for such costs";**
- Condition No. 111: Add **"Plant approved parkway trees on locations where trees are missing per city of Carson Standard Nos. 117, 132, 133 and 134 or at the City's discretion, applicant shall pay the City an in-lieu fee for such costs";**
- Condition No. 112: Add **"Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development along Carson Street or at the City's discretion, applicant shall pay the City an in-lieu fee for such costs";**

- Condition No. 113: Add “Modify existing raised landscaped median along the frontage of the development ~~on Avalon Boulevard and~~ along Carson Street to the satisfaction of the City Engineer”;
- Condition No. 119: Add “Streets abutting the development **frontage...**”;
- Add a new condition, Condition No. 123, “Applicant shall be required to comply with those mitigation measures related to the commercial development identified in the Mitigated Negative Declaration incorporated into these conditions. None of the mitigated conditions related to the residential application shall apply to this Design Overlay Review or Conditional Use Permit.”

Commissioner Graber questioned whether the proposed stop light is too close to the intersection of Carson Street and Avalon Boulevard.

Chairman Faletogo opened the public hearing.

Brad Pearl, representing the applicant, stated the proposed stop light is 630 feet from the main intersection and noted his concurrence with the amended conditions of approval.

Andy Mallack, representing the applicant, noted they anticipate starting construction by the end of the year and that it will take approximately 8 months for full development to be complete.

Dr. Rita Boggs, resident, suggested that the timing of the leases be consistent for the businesses of this property; asked that the number of fast food establishments be very limited; and noted her disappointment with the lack of a housing component at this time, highlighting the City’s funding for this property.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Verrett, to approve the applicant’s request with the following amendments:

Condition No. 19: Delete “~~Electrical wiring and features appropriate to support alternative fuel vehicles shall be provided for resident and guest parking subject to the approval of the Planning Division. Alternatively The applicant may shall...~~”;

Condition No. 20: Delete the last sentence, “~~If necessary, designated parking stalls and other measures shall be provided to ensure adequate parking for the future residential development subject to the approval by the Planning Division~~”; and add at the end “...and hours of operation **as outlined in the proposed development**”;

Condition No. 22: Add at the end, “Existing landscaping to be labeled as ‘existing’”;

Condition No. 25: Add at the end, “Existing curbs to remain to be labeled as ‘existing’”;

Condition No. 44: Add at the end of the first sentence, “Use zero Volatile Organic Compounds (VOC’s) content architectural coatings on buildings **to the maximum extent feasible**”;

Condition No. 63: Delete the following, “~~A qualified archaeologist shall be on site during all earth moving and trenching activities. The archaeologist shall be empowered to stop~~

~~and/or relocate earth-moving activities if cultural resources are identified. In the event that previously unknown archaeological remains are uncovered during construction, land alteration work in the general vicinity of the find shall be halted. Prompt evaluations would then be made regarding the finds and an appropriate course of action would be implemented as directed by the archaeologist. If prehistoric archaeological deposits are discovered, local Native American organizations shall be consulted and involved in making cultural resources management decisions. All such procedures shall comply with CEQA Guidelines Section 15064.5, Public Resources Code 5097.98, and Health and Safety Code 7050.5. All resources shall be documented and curated, and a report shall be filed with the City's Planning Department within 30 days of the find" and replace with, "During construction should any archaeological artifacts be discovered, the Planning Department shall be notified immediately and all work shall cease while an archeologist, approved by the Planning Department and financed by the applicant, has examined the artifacts and the site and submitted findings and recommendations directly to the Planning Department. Any further release of the information to any and all parties shall only be at the direction of the Planning Department. Recommencement of construction shall be upon approval of the Planning Department;"~~

Condition No. 71: ~~Strike "The proposed project shall be redesigned to include adequate onsite parking spaces, be limited in the number of restaurant uses permitted, or require a conditional use permit (CUP) for overlapping hours of operation" and replace with "The applicant shall provide an easement for bus stop purposes at approximately 100 feet west of the southwest intersection of Carson Street and Avalon Boulevard, or as required by the Transit Authority during the term of applicant's lease, and applicant shall endeavor to negotiate with the owner to provide a permanent easement";~~

Condition No. 93: ~~Strike "Additional Right-of-Way is required beyond the existing right-of-way line. Dedicate 25-ft of additional right-of-way abutting the development along Avalon Blvd and 20-ft along Carson Street. New Right-of-Way line shall be 50-ft from existing centerline. Developer shall prepare legal description for required dedication, for review and approval of the City Engineer and Recordation with County Records Office. All documents shall be approved and ready for recordation prior to issuance of Building Permits" (Condition stricken by Planning Commission at the June 10, 2008 PC meeting);~~

Condition No. 109: Add **"The Developer shall annex for the westerly property being acquired from the Carson Redevelopment Agency the area to the L.A. County..."**;

Condition No. 110: Add **"All new utility lines along Avalon Boulevard and along Carson Street abutting the proposed development shall be underground to the satisfaction of the City Engineer or at the City's discretion, applicant shall pay the City an in-lieu fee for such costs"**;

Condition No. 111: Add **"Plant approved parkway trees on locations where trees are missing per city of Carson Standard Nos. 117, 132, 133 and 134 or at the City's discretion, applicant shall pay the City an in-lieu fee for such costs"**;

Condition No. 112: Add **"Install irrigation system for the purpose of maintaining the parkway trees to be planted along the frontage of the development along Carson Street or at the City's discretion, applicant shall pay the City an in-lieu fee for such costs"**;

Condition No. 113: Add **"Modify existing raised landscaped median along the frontage of the development on Avalon Boulevard and along Carson Street to the satisfaction of the City Engineer"**;

Condition No. 119: Add "Streets abutting the development **frontage...**";

Add a new condition, Condition No. 123, "Applicant shall be required to comply with those mitigation measures related to the commercial development identified in the Mitigated Negative Declaration incorporated into these conditions. None of the mitigated conditions related to the residential application shall apply to this Design Overlay Review or Conditional Use Permit."

And moved to adopt Resolution No. 08-2214. Motion unanimously carried.

11. PUBLIC HEARING

(This matter was considered out of Agenda order, following the break)

F) Conditional Use Permit No. 698-08

Applicant's Request:

The applicant, Western Freight Carrier, Inc., is requesting to approve a Conditional Use Permit for a truck yard located within the MH (Manufacturing Heavy) zone district. The property is located at 17120 Figueroa Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE Conditional Use Permit No. 698-08, 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. 698-08 for a truck yard to be located at 17120 South Figueroa Street."

Chairman Faletogo opened the public hearing.

Pat Brown, representing the applicant, asked that Condition No. 10 be stricken, noting that the landscaping would be run over by the truckers and would create a maintenance issue. He highlighted the growing need to conserve water.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Verrett, to concur with staff's recommendation with the amendment to Condition No. 10, adding the words at the end "in an amount and type and spacing subject to the approval of the Planning Division"; and moved to adopt Resolution No. 08-2209.

12. NEW BUSINESS DISCUSSION None.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Senior Planner Signo sadly announced that former Associate Planner Timothy O'Rourke had unexpectedly passed away on June 5, 2008, noting that he had worked with the City for over 22 years as a planner; and stated that Recording Secretary Bothe

will provide information concerning the funeral services when that information becomes available.

15. COMMISSIONERS' REPORTS

Commissioner Verrett asked that this evening's meeting be adjourned in memory of Associate Planner Timothy O'Rourke.

16. ADJOURNMENT

At 10:39 P.M., the meeting was formally adjourned to Tuesday, June 24, 2008, 6:30 P.M., City Council Chambers.

*~This meeting was formally adjourned
in memory of Associate Planner Timothy O'Rourke~*

Chairperson

Attest By:

Secretary