

MINUTES
CITY OF CARSON
PLANNING COMMISSION REGULAR MEETING
~EXECUTIVE CONFERENCE ROOM~
CARSON, CALIFORNIA 90745

JULY 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** The Salute to the Flag was led by Commissioner Verrett.
3. **ROLL CALL**
Planning Commissioners Present: Cannon, Faletogo, Graber, Saenz, Verrett

Planning Commissioners Absent: None

Staff Present: Planning Manager Repp, Assistant City Attorney Galante, Senior Planner Signo, Associate Planner Newberg, Associate Planner Gonzalez, Associate Planner Song, 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 unanimously carried.
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.
9. **CONSENT CALENDAR**
A) **Minutes:** June 24, 2008

Motion: Commissioner Cannon moved, seconded by Commissioner Saenz, to approve the June 24, 2008, Minutes as presented. Motion unanimously carried.

9. NEW BUSINESS CONSENT

B) Extension of Time for Design Overlay Review No. 983-07

Applicant's Request:

The applicant, Kearny Real Estate Company, is requesting a one-year extension for the property located at 441 West Victoria Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the extension of time for DOR No. 983-07 until August 7, 2009 and ADOPT a minute resolution extending the approval of DOR No. 983-07 to August 7, 2009.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Cannon, to approve the one-year extension to August 7, 2009. Motion unanimously carried.

10. CONTINUED PUBLIC HEARING None.

11. PUBLIC HEARING

A) Design Overlay Review No. 996-07

Applicant's Request:

The applicant, Roland Bognot, is requesting to permit the construction of a new 11,392-square-foot 3-story office building on an approximate 0.76-acre (33,000 square feet) site in the ML-D (Manufacturing, Light – Design Overlay) zoned district and within Redevelopment Project Area No. 1. The property is located at 21219 Figueroa Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to RECOMMEND APPROVAL of Design Overlay Review No. 996-07 to the Carson Redevelopment Agency; and 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. 996-07 to the Carson Redevelopment Agency to permit the construction of a new three-story 11,392-square-foot tilt-up office building on a 0.76-acre site located at 21219 South Figueroa Street."

Chairman Faletogo opened the public hearing.

Roland Bognot, representing the applicant, noted his concurrence with the conditions of approval.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Graber, to approve the applicant's request, thus adopting Resolution No. 08-2216. Motion unanimously carried.

11. PUBLIC HEARING

B) Conditional Use Permit No. 604-05 and Tentative Tract Map No. 062011

Applicant's Request:

The applicant, Aurora Relatores, DDS, is requesting a condominium conversion of four existing detached rental units on a 0.54-acre property located in the RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay) zoned district. The property is located at 537 East 213th Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Conditional Use Permit No. 604-05 and Tentative Tract Map No. 062011 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. ____, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 604-05 and Tentative Tract Map No. 062011 for a residential condominium conversion of four (4) detached units located at 537 East 213th Street." He made the following amendments to the Conditions of Approval: Condition No. 10, change \$25 to \$50; and Condition No. 11, change \$1,250 to \$1,876.75.

Commissioner Cannon questioned whether each unit will have its own water meter.

In response to Commissioner Cannon's inquiry, Senior Planner Signo added to the end of Condition No. 92 the words "by separate meter."

Chairman Faletogo opened the public hearing.

Perfecto Arca, representing the applicant, stated the title should indicate "parcel" map, not tract map; and noted that each unit does have its own/separate water meter.

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:

Strike the word "Tract" throughout and replace with "Parcel";

Condition No. 10, change \$25 to \$50;

Condition No. 11, change \$1,250 to \$1,876.75; and

Condition No. 92, add at the end of the sentence "by separate meter."

Motion unanimously carried, with adoption of Resolution No. 08-2217.

11. PUBLIC HEARING

C) Mixed Use Business Park Proposal

Applicant's Request:

The applicant, The S.M. Coyne Company, Inc., is requesting the Commission review and comment on a Mixed Use Business Park proposal with approximately 264,000 square feet of light industrial, office and retail space on 14.3 vacant acres located in the ML-ORL (Manufacturing Light - Organic Refuse Landfill) zoned district. The property is located at 20630 Figueroa Street.

Staff Report and Recommendation:

Associate Planner Gonzalez and Associate Planner Song presented staff report and the recommendation to review and provide comments on the proposed development; and direct staff to draft a Mixed Use Business Park Ordinance.

Commissioner Saenz stated he'd like to see higher structures than the 2-story buildings being proposed.

Chairman Faletogo opened the public hearing.

Steve Coyne, applicant, commented on the plans for his project; stated this site was a former landfill for household waste, noting the waste is approximately 25 feet deep; and commented on the environmental review for this site and the proposed mitigation measures. He noted for Commissioner Cannon that a traffic study will be performed, but added they don't anticipate this site having any more than five truck trips each day, noting it will have a low intensity of trucking operations.

Planning Manager Repp stated that staff is not supportive of intensive trucking operations for this type of zoning designation, pointing out the need to discuss the types of land uses that would be appropriate for these sites.

It was the consensus of the Commission to support limited trucking operations for this zoning designation.

Commissioner Cannon stated he'd like the emphasis to be placed on small office uses.

Richard Lucy, business property owner, explained that this limited use would not work well on his property and that he'd like to see a bit heavier use allowed with larger offices and larger loading doors.

Planning Manager Repp stated that a broad range of issues need to be taken into consideration when developing a zoning ordinance, such as locations, size, and market conditions.

Lori Dawson, representing Independent Electrical Supply, explained that this company had to move out of another city because of a zone change and expressed her concern this may happen again with this zone change, questioning how this zone change will impact this business. She added that this company is not interested in having to relocate again; and asked if eminent domain is likely to take place.

Staff indicated that Independent Electrical Supply seems to be compatible with the surrounding businesses and with what is being proposed; and stated that there should not be any problem with 24-hour operations with this designation. It was suggested that Ms. Dawson contact staff to further discuss its business operations and its compatibility with what is being proposed.

Planning Manager Repp stated that because this business is not located in a redevelopment area, the Agency does not have the authority at this time to impose eminent domain.

The public hearing was closed.

Planning Commission Decision:

It was the consensus of the Commission to see limited trucking activities permitted in a Mixed Use Business park designation. The Commission directed staff to draft an ordinance.

12. NEW BUSINESS DISCUSSION

A) Workshop to discuss potential land use regulations for tobacco facilities within the city

Applicant's Request:

The applicant, city of Carson – Planning Division, is requesting the Commission direct staff to conduct further research and prepare an ordinance amendment addressing tobacco uses within the city or to receive and file the report. The properties involved are citywide.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation for the Commission to CONSIDER and DISCUSS the information provided for the workshop; DIRECT staff to conduct further research and prepare a draft Ordinance Amendment; or RECEIVE AND FILE the report.

Commissioner Saenz noted his preference of not allowing any tobacco sales in the city.

Commissioner Cannon highlighted the limited problems with these establishments, questioning why this issue is even being brought before the Commission for consideration.

Discussion ensued about the sales of rolling papers, pipes, and other items that could be used for legal and illegal activities and the state and federal government's control over these sales and uses.

Commissioner Verrett stated that the City should not impede the growth of a legitimate business, but noted that if illegal activities are identified, those should be dealt with immediately.

Commissioner Graber stated that as long as these businesses are complying with the law, their locations should not be regulated. He noted his preference for staff to receive and file this report, stating he would not like to see further regulations imposed on legitimate businesses.

Ronald Shimokagi, resident, suggested the City regulate a business with primary tobacco sales rather than ancillary tobacco sales and then limiting the locations for those primary tobacco establishments.

Commissioner Graber noted his preference for staff to receive and file this report, stating that no further action is necessary.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Cannon, to receive and file this report. (This motion was rescinded.)

Discussion ensued with regard to cleaning up the tobacco sales language in the code.

Commissioner Graber moved, seconded by Commissioner Cannon, to direct staff to conduct more research and prepare an ordinance amendment. (This motion was rescinded after brief discussion concerning the extensive research already undertaken and presented and the lack of further information needed to make a decision.)

Commissioner Graber moved, seconded by Commissioner Cannon, to receive and file this report. Motion carried, with Commissioner Saenz voting no.

The majority of the Commission believed there is not enough primary tobacco business establishments in this City and very little crime associated with these establishments to regulate them any further than what the state and federal government already controls. The Commission concurred that some of the tobacco definitions and classifications in the ordinance do need to be modified.

13. WRITTEN COMMUNICATIONS

- I-710 EIR/EIS Corridor Project meeting, Thursday, July 10, 2008, 6:30 P.M., Dominguez Community Center.
-

14. MANAGER'S REPORT

Planning Manager Repp reminded the Commission its last meeting in August will be dark and added if any Commissioner anticipates being absent from any Commission meeting, that they contact staff at their earliest convenience.

15. COMMISSIONERS' REPORTS

Planning Manager Repp noted for Commissioner Saenz that the storage facility previously approved near the intersection of Lomita and Sepulveda Boulevards will be coming back to the Planning Commission for authorization renewal, noting their approval expired.

16. ADJOURNMENT

At 9:20 P.M., the meeting was formally adjourned to Tuesday, July 22, 2008, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary