

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

**AUGUST 12, 2008 – 6:30 P.M.**

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:30 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Cannon.
3. **ROLL CALL**  
Planning Commissioners Present: Cannon, Faletogo, Graber, Saenz, Verrett  
  
Planning Commissioners Absent: None  
  
Staff Present: Senior Planner Signo, Assistant City Attorney Galante, Associate Planner Newberg, 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 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. None.
9. **CONSENT CALENDAR**

A) **Minutes:** July 22, 2008

**MOTION:** Commissioner Cannon moved, seconded by Commissioner Saenz, to approve the July 22, 2008, Minutes as submitted. Motion unanimously carried.

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10. CONTINUED PUBLIC HEARING None.

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11. PUBLIC HEARING

A) Major Modification to Design Overlay Review No. 980-06

Applicant's Request:

The applicant, Priscila Dautz, is requesting to construct a new 940-square-foot one-story addition to an existing single-family home on a 41-foot wide lot in the RS (Residential, Single-Family) zone. The subject property is located at 1543 East 220<sup>th</sup> Street.

Staff Recommendation:

Assistant Planner Castillo 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 a Major Modification to Design Overlay Review No. 980-06 for an addition to an existing single-family home on a 41-foot wide lot located at 1543 East 220<sup>th</sup> Street."

Chairman Faletogo opened the public hearing. There being no one present to address this matter, Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Saenz, to approve staff's recommendation, thus adopting Resolution No. 08-2219. Motion unanimously carried.

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11. PUBLIC HEARING

B) Variance No. 499-08

Applicant's Request:

The applicant, Tunde Shodiya, is requesting a Variance from Carson Municipal Code Section 9126.221, Parking Setback, to reduce the required residential garage setback from 25 feet to 20 feet. The subject property is located at 19404 Tillman Avenue.

Staff 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 Variance No. 499-08 to reduce the required residential garage setback from 25 feet to 20 feet for a property located at 19404 Tillman Avenue."

Chairman Faletogo opened the public hearing.

Tunde Shodiya, applicant, noted his concurrence with the conditions of approval.

Cynthia Edwards, resident, stated she lives directly across the street from the applicant and noted her concern with safely being able to pull out of her driveway with the applicant's new curb being in direct line of her driveway.

Associate Planner Newberg stated this does not create an unsafe condition, noting there are other driveways on this block that back out into a curbed condition.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Saenz, to approve staff's recommendation, thus adopting Resolution No. 08-2220. Motion unanimously carried.

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**11. PUBLIC HEARING**

**C) Design Overlay Review No. 1280-08**

Applicant's Request:

The applicant, Brand Growth, Inc., is requesting to construct a new 2,815-square-foot drive-thru Carl's Jr. restaurant on a 0.78-acre lot in the CG (Commercial, General) zoned district. The subject property is located at 1881 East Del Amo Boulevard.

Staff Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the proposed project; 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. 1280-08 for a new drive-thru restaurant located at 1881 East Del Amo Boulevard." He noted the following amendments to the conditions of approval: amend Condition No. 38 to read, "Any unrecorded easement affecting the property known to the owner shall be recorded with the Los Angeles County Recorder's Office prior to the issuance of a building permit"; and to delete Condition No. 67, renumber accordingly.

Chairman Faletogo opened the public hearing.

John Baker, representing the applicant, noted his concurrence with the amended conditions of approval.

Diane Thomas, resident, stated that the residents are in support of this proposed project.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Graber, to approve staff's recommendation with the following amendments: amend Condition No. 38 to read, "Any unrecorded easement affecting the property known to the owner shall be recorded with the Los Angeles County Recorder's Office prior to the issuance of a building permit"; to delete Condition No. 67, renumber accordingly; and moved to adopt Resolution No. 08-2221. Motion unanimously carried.

## 11. PUBLIC HEARING

### D) Conditional Use Permit No. 679-07

#### Applicant's Request:

The applicants, Manuel/Tanya Lam, are requesting to permit the sale of alcoholic beverages at a proposed two-story commercial center on a vacant property in the CN (Commercial, Neighborhood) zoned district. The property is located at 23601 South Avalon Boulevard.

#### Staff Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to DENY Conditional Use Permit No. 679-07; and WAIVE further reading and ADOPT Resolution No. \_\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson denying Conditional Use Permit No. 679-07 for the sale of alcoholic beverages at a proposed commercial center located at 23601 South Avalon Boulevard."

Chairman Faletogo opened the public hearing.

Hamid Pournamdari, applicant, stated he had already applied for his building permit from Building and Safety and he urged the Commission to approve his request. He stated he will operate this business himself and stated that security cameras will be installed.

Commissioner Verrett highlighted the concerns with the over-concentration of alcohol sales in this area.

Nick Larez, resident, stated he is opposed to the applicant's request because of the over-concentration of alcohol sales in this area.

Luis Alvarez, resident, noted his opposition to the applicant's request, stating there is excessive litter in this area and that this area is already ridden with problems and illegal activity.

Ronald Shimokaji, resident, noted his opposition to the applicant's proposal.

Paul Boubelle, resident, stated he is opposed to the applicant's request, stating this is a high crime area with a lot of children present.

#### Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Cannon, to deny the applicant's request, thus adopting Resolution No. 08-2222. Motion carried as follows:

AYES: Cannon, Faletogo, Verrett  
NOES: None  
ABSTAIN: Graber, Saenz  
ABSENT: None

**12. NEW BUSINESS DISCUSSION** None.

**13. WRITTEN COMMUNICATIONS**

- South Bay Cities Council of Governments South Bay Watch

**14. MANAGER'S REPORT**

Senior Planner Signo reminded the Commission that its August 26<sup>th</sup> meeting will be dark.

**15. COMMISSIONERS' REPORTS**

Commissioner Graber commended staff and the City Attorney for their hard work.

Commissioner Saenz requested that the next agenda include an item to discuss allowing garage conversions due to these difficult economic times.

Assistant City Attorney Galante highlighted state and local laws, building and safety standards, noting there is little, if any, leeway to detract from building codes.

**Motion:** Commissioner Graber moved, seconded by Commission Saenz, to place an item for discussion on the next agenda concerning garage conversions. There was no objection.

**16. ADJOURNMENT**

At 9:10 P.M., Chairman Faletogo adjourned the meeting to Tuesday, September 9, 2008, 6:30 P.M., City Council Chambers.

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*Chairperson*

Attest By:

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Secretary