

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

SEPTEMBER 9, 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** The Salute to the Flag was led by Chairman Faletogo.
 3. **ROLL CALL**
Planning Commissioners Present: Cannon, Faletogo, Graber, Saenz, Verrett

Planning Commissioners Absent: None

Planning Staff Present: Planning Manager Repp, City Attorney Wynder, District Engineer Bagnell, Senior Planner Signo, Associate Planner Newberg, Associate Planner Gonzalez, Associate Planner Song, Recording Secretary Bothe
 4. **AGENDA POSTING CERTIFICATION** Resolution No. 08-2223
 5. **AGENDA APPROVAL** Commissioner Saenz moved, seconded by Commissioner Cannon, to approve the Agenda as submitted. Motion 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** City Attorney Wynder
 8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.
 9. **CONSENT CALENDAR**
A) **Minutes:** None
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Commissioner Saenz moved, seconded by Commissioner Graber, to consider Item No. 10A as the last order of business. There was no objection.

10. NEW BUSINESS CONSENT

A) Selection of Planning Commission Chair and Vice-Chair

The Commission voted to retain Pele Faletofo as the Chair of the Planning Commission. Amador Saenz was selected as the new Vice-Chair.

11. CONTINUED PUBLIC HEARING None

12. PUBLIC HEARING

A) Design Overlay Review No. 1282-08

Applicant's Request:

The applicant, Fernando Hernandez, is requesting to construct two 2-story office buildings with approximately 10,661 square feet of total building area located in the MU-SB (Mixed Use Sepulveda Boulevard) zoned district and within the Merged and Amended Redevelopment Project Area. The subject property is located at 440 East Sepulveda Boulevard.

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. 1282-08 to the Redevelopment Agency for the construction of two office buildings totaling 10,661 square feet located at 440 East Sepulveda Boulevard."

Chairman Faletofo opened the public hearing.

Tom Yuge, project engineer, commented on requested changes to Condition Nos. 50, 55, and 69.

Associate Planner Gonzalez highlighted the following changes to the conditions: delete Condition No. 38 and renumber accordingly; modify the language in Condition No. 50 as follows: "The developer shall submit a sewer area study to the **city of Carson and** the Los Angeles County Department of Public Works to determine..."

Chairman Faletofo closed the public hearing.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Saenz, to approve the applicant's request; to delete Condition No. 38 and renumber accordingly; to modify the language in Condition No. 50 as follows: "The developer shall submit a sewer area study to the **city of Carson and** the Los Angeles County Department of Public Works to determine..."; and to adopt Resolution No. 08-2223. Motion carried.

B) Conditional Use Permit No. 705-08

Applicant's Request:

The applicant, Jim Tulk, is requesting to authorize the construction of a 284-square-foot storage area and laundry room to an existing 545-square-foot detached garage/accessory structure. The subject property is located at 2712 East Van Buren Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE Conditional Use Permit No. 705-08 subject to the conditions of approval attached as Exhibit "B" to the attached 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. 705-08 to construct a 284-square-foot addition to an existing 545-square-foot detached garage located at 2712 East Van Buren Street."

Chairman Faletogo opened the public hearing.

Jim Tulk, applicant, noted his concurrence with the conditions of approval.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Chairman Faletogo, to approve the applicant's request, thus adopting Resolution No. 08-2224. Motion carried.

**C) Design Overlay Review No. 1272-08 and
Conditional Use Permit No. 701-08**

Applicant's Request:

The applicant, Mario Anastasio is requesting to demolish an existing 1,256-square-foot single-family residence and construct a new 2,701-square-foot two-story single-family residence with a two (2) car garage. Issue a conditional use permit for a 1,091-square-foot existing non-conforming accessory living quarter. The subject property is located at 21324 South Perry Street.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation to APPROVE Design Overlay Review No. 1272-08 and Conditional Use Permit No. 701-08 subject to the conditions of approval attached as Exhibit "B" of Exhibit 1 (Resolution No. ____); 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. 1272-08 for construction of a new single-family residence and Conditional Use Permit No. 701-08 to legalize an existing non-conforming accessory living quarter located at 21324 South Perry Street."

Chairman Faletogo opened the public hearing.

Mario Anastasio, 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. 08-2225. Motion carried.

13. NEW BUSINESS DISCUSSION

A) Workshop to Discuss Imposing Possible Residency, Time and Distance Requirements on Registered Sex Offenders

Applicant's Request:

The applicant, city of Carson, is requesting for the Planning Commission to discuss and consider the establishment of an ordinance to regulate the potential for over-concentrations of paroled, registered sex offenders. Properties involved would be citywide.

Staff Report and Recommendation:

Planning Manager Repp and Sheriff's Sgt. Morse presented staff report and the recommendation for the Planning Commission to consider and discuss the draft ordinance; and direct staff to revise or finalize the draft ordinance to establish residence and loitering restrictions for sex offenders within the city of Carson.

Sergio Alvarez, resident, stated that some of the residents living in the two sex offender group homes drink beer at the park and other public places; and he questioned who is supposed to be enforcing the house rules at these establishments.

George Bartlett, resident, stated that the two small houses on Harrison Street are not large enough to house that many sex offenders in this neighborhood; and he urged the City to find some way to not allow these group homes in this neighborhood, noting his concern is for the safety of all the residents.

Ray Park, resident, noted his disappointment with the City not being able to do much about the housing of these sex offenders in these neighborhoods, noting his concern for the safety of women and children. He stated that the women have expressed their fear of these group homes; and he questioned who is going to enforce the rules imposed upon these sex offenders.

Donna Meisenholder, resident, pointed out there are 11 sex offenders living on the same property on Harrison Street and she noted there are lots of children in this area.

Maria Guajaca, resident, stated that the sex offenders should only be allowed outdoors during certain times of the day and she commented on their loitering in the community. She added that injunctions, similar to gang injunctions, should be imposed upon sex offenders.

City Attorney Wynder advised that the sex offender residents must be indoors from 10:00 P.M. to 6:00 A.M.; and stated that each sex offender wears a GPS anklet to track their movements.

Amy Henley, property owner, stated that now having to disclose there are sex offenders living next to her rental properties, she is now having a difficult time keeping and renting her properties and expressed her concern that these group homes have had a negative impact upon her business and property values. She added that some of the daycare providers in this area have also been losing business.

Rexford Demazeliere, resident, stated that these sex offenders are very loud and that they are disrupting the peace in this neighborhood. He expressed his belief there are too many sex offenders being housed on one property.

Mary Gardner, resident, urged the City to help the residents and keep them safe from these sex offenders.

Sgt. Morse advised that the sex offender residents must only use the alley for access, that they are not permitted to walk in the interior neighborhoods; and he urged the residents to contact the Sheriff's Department if they witness one of these sex offenders walking where they should not be.

Commissioner Verrett expressed her belief the City should take more restrictive action against the group homes that house sex offenders; stated the 300-foot and 2,000-foot restriction is not tight enough; stated the sex offenders should have to wear orange bracelets that easily identify them as sex offenders; and that pictures should be distributed to residents so they can safely identify the sex offenders. She stated that additional funding should be given to the Sheriff's Department for a special sex offender task force that can spend additional time specifically focused on these offenders.

Commissioner Saenz stated these homes and sex offenders should be monitored more closely and more often.

Planning Commission Decision:

Chairman Faleto go moved this report be received and filed. There was no objection.

13.

B) Modification No. 9 to Design Overlay Review No. 831-03

Applicant's Request:

The applicant, Sharron King, General Growth Properties, is requesting to relocate the Farmers' Market to the South Bay Pavilion located at 20700 South Avalon Boulevard.

Staff Report and Recommendation:

Approve Modification No. 9 to Design Overlay Review No. 831-03 and adopt the resolution.

Sharron King, representing the applicant, stated that relocating the Farmer's Market to the mall will add to customer offerings and will enhance the retail experience. She noted that the hours of operation will be from 8:00 A.M. to 1:00 P.M. on Thursdays.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Verrett, to approve the applicant's request, thus adopting Resolution No. 08-2226. Motion carried.

13.

C) Workshop Regarding Garage Conversions

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission discuss and consider the legalization of garage conversions citywide, as requested by Commissioner Saenz.

Staff Recommendation:

Consider and discuss the information provided for in this workshop; receive and file.

Senior Planner Signo highlighted some of the regulations for setbacks and livable spaces.

District Engineer Bagnell explained that typical garage construction is not up to the standards for livable spaces, noting it could pose health and safety issues for those living in a garage. He added that the building code cannot be readily and easily converted.

Commissioner Saenz stated that several residents have recently approached him about converting their garages for rental space, highlighting these difficult economic times; and he suggested the City allow the residents to have these garage conversions as long as they meet the standards.

Senior Planner Signo mentioned that the property owner would be required to have another two-car garage on that property.

Public Safety Supervisor Roberts commented on the hazardous conditions she has witnessed while out in the field and urged the Commission to maintain its stance on not allowing garage conversions. She added that her department receives many calls from residents complaining of limited parking availability on streets where illegal garage conversions are found/present.

Commissioner Graber stated it would be cheaper to add an addition rather than convert a garage.

Planning Commission Decision:

Following discussion concerning public safety and health, Chairman Faletego moved to receive and file this report. There was no objection.

14. WRITTEN COMMUNICATIONS None.

15. MANAGER'S REPORT

Planning Manager Repp invited the Commissioners to participate in the tree planting event on October 4th sponsored by Shell Oil.

16. COMMISSIONERS' REPORTS

Commissioner Saenz suggested that City Council Chambers be named in honor of Helen Kawagoe for her 30 years of service in Carson.

Commissioner Saenz highlighted a recent *Los Angeles Times* article that discusses adoption of an ordinance authorizing civil damages for parents of children who commit graffiti vandalism. He added that plans are underway to criminally charge scavengers from stealing from recycling programs.

Commissioner Cannon congratulated Chair Faletego and Vice-Chair Saenz on their nominations this evening.

Chairman Faletego thanked everyone for their support.

17. ADJOURNMENT

At 10:40 P.M., Chairman Faletego adjourned the meeting to Tuesday, September 23, 2008, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary