

**MINUTES**  
**CITY OF CARSON**  
**PLANNING COMMISSION REGULAR MEETING**  
**CITY COUNCIL CHAMBERS**  
**701 East Carson Street, 2<sup>nd</sup> Floor**  
**Carson, CA 90745**

**April 28, 2009 – 6:30 P.M.**

- 1. CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:40 P.M.
- 2. PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Brown.
- 3. ROLL CALL** Planning Commissioners Present: \*Brimmer, Brown, Cannon, Faletogo, Gordon, Graber, Saenz, Verrett  
  
(Commissioner Brimmer arrived at 7:04 P.M.)  
  
Planning Commissioners Absent: None  
  
Planning Staff Present: Planning Manager Repp, Assistant City Attorney Konigar-Macklin, 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** Vice-Chairman Saenz moved, seconded by Commissioner Cannon, to approve the Agenda as submitted. Motion carried (Commissioner Brimmer had not yet arrived.)
- 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 Adrienne Konigar-Macklin
- 8. ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

**9. CONSENT CALENDAR**

**A) Minutes:** April 14, 2009

**MOTION:** Commissioner Cannon moved, seconded by Commissioner Brown, to approve the Minutes as submitted. Motion carried (Commissioner Brimmer had not yet arrived.)

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**9. NEW BUSINESS CONSENT**

**B) Extension of Time for Design Overlay Review No. 991-07**

Applicant's Request:

The applicant, Bethel Baptist Church, is requesting a one-year time extension for Design Overlay Review No. 991-07 allowing the construction of an 8,623-square-foot, two-story church building with a parking lot and landscaping improvements on a currently vacant 18,000-square-foot lot located in the CG-D (Commercial, General – Design Overlay) zone. The property is located at 1361 East Carson Street.

Staff's Recommendation:

APPROVE the extension of time for Design Overlay Review No. 991-07 until February 12, 2010; and ADOPT a Minute resolution extending the approval to February 12, 2010.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Brown, to approve the Minutes as submitted. Motion carried (Commissioner Brimmer had not yet arrived.)

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**10. CONTINUED PUBLIC HEARING**                      None

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**11. PUBLIC HEARING**

**A) Design Overlay Review No. 1275-08; Text Amendment No. 159-08; Variance No. 503-08; and Conditional Use Permit No. 714-08**

Applicant's Request:

The applicant, Judson Baptist Church, is requesting to demolish 6,465 square feet of an existing church and construct 5,946 square feet for an expansion and construction of a new 83,460-square-foot two-story parking structure at 451 East 223<sup>rd</sup> Street.

Staff's Recommendation:

Associate Planner Song presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 09-\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1275-08; Conditional Use Permit No. 714-08; and Variance No. 503-08 approving the demolition of 6,465 square feet, an expansion of 5,946 square feet to an existing church and construction of a new 83,460-square-foot two-story parking structure located at 451

East 223<sup>rd</sup> Street and recommending to City Council approval of Ordinance No. 09-1426 (Text Amendment No. 159-08).” She advised that one letter of concern was received from a local resident, Kerry Perez on Marbella Avenue, noting her concern with the aesthetics of a very large 2-story parking structure in this residential area.

Chairman Faletogo opened the public hearing.

Kenneth Adams, representing the applicant, noted his concurrence with the conditions of approval; stated that the parking structure along Swope Street has been depressed by 3 feet to soften the height; mentioned that extensive landscaping will be put in place; and stated they are willing to create additional elements to further enhance the aesthetics of the large parking structure. He stated that the lighting will be placed in a downward position so it does not become intrusive to the neighbors.

Vice-Chairman Saenz asked how they plan to mitigate construction disturbances to the nearby neighborhood.

Mr. Adams stated that they do not yet have a construction plan, but indicated that the hours for construction will be limited; advised that the area will be wet down so the dust is kept to a minimum; and noted their intent to be conscientious of the construction impacts to the neighborhood and to lessen those impacts as much as possible.

Mr. Adams noted for Commissioner Cannon that he anticipates the project to be completed 18 months from the start of construction.

Dr. Johnny Baylor, Senior Pastor, stated that a lot of meetings take place on site and that the additional room is needed for their congregation; advised that approximately 850 people attend church services on Sunday mornings; and noted he has no desire to see this become a mega church. He stated that during construction, the services will continue, but that they may have to utilize the parking at Carson High School during the construction phase, bussing their patrons to and from these areas; and noted his intent to be a good neighbor.

Commissioner Brimmer asked if they intend to do outreach to the local residents.

Dr. Baylor stated they will knock on doors to address the local residents’ concerns. He added that approximately 70 percent of the parishioners are Carson residents.

Commissioner Brimmer asked if the church’s amenities are available to the community.

Dr. Baylor stated that yes, they are available to the community, that their programming is based on community needs.

Commissioner Brimmer highlighted the necessity to reach out into the community and the neighboring residents.

Dr. Baylor gave his assurance that would be done.

Claudette Brown, church parishioner, urged the Commission’s approval of this request; and noted that this church provides programs for the community and its seniors, noting its programs/services are available to non-members.

Chairman Faletogo closed the public hearing.

Commissioner Verrett urged the church to reach out to the residents.

Chairman Faletogo asked that the church contact the resident who submitted a letter of concern and to also work with neighbors’ concerns as they arise.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Cannon, to approve the request as submitted, thus adopting Resolution No. 09-2260. Motion carried.

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**12. NEW BUSINESS DISCUSSION - Workshop**

**A) Draft 2006-2014 Housing Element Update**

Applicant's Request:

The applicant, city of Carson, Planning, is recommending the Planning Commission direct staff to notice a public hearing for May 12, 2009. The properties involved would be citywide.

Staff's Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to review and evaluate the proposed "Draft Housing Element Update" and provide comments and recommendations for the scheduled public hearing on May 12, 2009.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Brimmer, to set this matter for public hearing on May 12, 2009. Motion carried.

Commissioner Brimmer asked that staff provide audience members a list of the most frequently asked questions regarding affordable housing; and that a more concerted effort be made to generate additional public interest in this update process.

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**13. WRITTEN COMMUNICATIONS** None

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**14. MANAGER'S REPORT**

Planning Manager Repp invited the Commission to attend the Carson Business Energy Expo on Thursday, May 21<sup>st</sup>, from 7:30 A.M. to 11:00 A.M., in Hall A at the Community Center.

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**15. COMMISSIONERS' REPORTS**

Planning Manager Repp noted for Chairman Faletogo that the billboard issue will come back to the Planning Commission within the next two months, noting the applicant should be able to meet their August deadline.

Commissioner Graber briefly referred to a flyer advertizing the Manhattan Beach Solar Homes Tour on Saturday, May 16<sup>th</sup>. He mentioned that he will be singing at the National Day of Prayer event on May 7<sup>th</sup> at the Home Depot Center.

Commissioner Brown extended an invitation to a financial workshop next Tuesday at 6:30 P.M. in the Community Center, "From Crisis to Confidence."

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**16. ADJOURNMENT**

At 9:30 P.M., the meeting was formally adjourned to Tuesday, May 12, 2009, 6:30 P.M., City Council Chambers.

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*Chairperson*

*Attest By:*

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Secretary