

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

**June 9, 2009 – 6:30 P.M.**

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:37 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Verrett led the Salute to the Flag.
3. **ROLL CALL**  
Planning Commissioners Present: Brimmer, Brown, Faletogo, Gordon, Graber, Park, Schaefer, Saenz, Verrett  
Planning Commissioners Absent: None  
Planning Staff Present: Planning Manager Repp, Assistant City Attorney Adrienne Konigar-Macklin, Senior Planner Signo, Associate Planner Gonzalez, 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** Vice-Chairman Saenz moved, seconded by Commissioner Verrett, 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 Adrienne Konigar-Macklin
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

**9. CONSENT CALENDAR**

**A) Minutes:** May 26, 2009

**MOTION:** Commissioner Park moved, seconded by Vice-Chairman Saenz, to approve the May 26, 2009, Minutes as presented. Motion unanimously carried.

---

**9. NEW BUSINESS CONSENT**

**B) Extension of Time for Design Overlay Review No. 1013-07**

Applicant's Request:

The applicant, Kearny Real Estate Company, is requesting a one-year time extension authorizing the construction of five 2-story tilt-up office and manufacturing buildings totaling 44,613 square feet on a 2.8-acre site in the ML-D (Manufacturing, Light – Design Overlay) zoned district and within Redevelopment Project Area No. 1. The subject property is located at 18721 South Broadway (formerly 18600 South Broadway).

Staff Report and Recommendation:

APPROVE the extension of time for Design Overlay Review No. 1013-07 until May 13, 2010; AMEND Planning Commission Resolution No. 08-2205 to reflect the correct 18721 South Broadway address; and ADOPT a Minute Resolution extending the approval to May 13, 2010 and revising Exhibit "A."

Planning Commission Decision:

Commissioner Park moved, seconded by Vice-Chairman Saenz, to approve the one-year extension to May 13, 2010. Motion unanimously carried.

---

**9. CONSENT CALENDAR**

**C) Extension of Time for Design Overlay Review No. 1259-08**

Applicant's Request:

The applicant, Jack in the Box, Inc., is requesting a one-year extension to remodel an existing Jack in the Box restaurant on a property located in the CG-D (Commercial, General – Design Overlay Review) zone. The subject property is located at 23813 South Avalon Boulevard.

Staff Recommendation:

That the Planning Commission WAIVE further reading and ADOPT Resolution No.\_\_\_\_\_, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1259-08 recommending approval for a remodel

and addition to an existing Jack in the Box restaurant located at 23813 Avalon Boulevard.

Planning Commission Decision:

Commissioner Park moved, seconded by Vice-Chairman Saenz, to approve the one-year extension to June 10, 2010. Motion unanimously carried.

<b>10. CONTINUED PUBLIC HEARING</b>	None
<b>11. PUBLIC HEARING</b>	None
<b>12. NEW BUSINESS DISCUSSION – Workshop (cont’d from May 12th)</b>	

- A) Workshop to discuss existing regulations for auto repair uses located within 100 feet of any residentially zoned property and/or within the CR (Commercial, Regional) zone.**

Associate Planner Newberg presented staff report.

Commissioner Park requested a printout of the estimated costs for the landscaping and signage. He suggested that these businesses which share similarities be placed in separate categories with specific criteria for each of the four categories, expressing his belief that if considered on a case-by-case basis, it will cause problems.

Planning Manager Repp noted that staff will do its best to work with each business, but explained that some businesses may have to be phased out.

Commissioner Schaefer questioned whether there will be the same expectations for the businesses on Main Street, pointing out the blighted condition along that roadway.

Planning Manager Repp explained that Main Street is a focused study area for code enforcement activity, redevelopment and rehabilitation plans.

Commissioner Brimmer concurred with Commissioner Park’s suggestion to categorize these businesses; and expressed her belief that some of the taller signs are necessary for the success of these businesses even along Avalon Boulevard, noting that some of these businesses are thriving because of their tall signage. She expressed her belief that staff’s cost projections for signage is too conservative.

Commissioner Verrett expressed her belief it may be appropriate for staff to consider these particular issues on a case-by-case basis given the wide assortment of issues that need to be taken into consideration with each establishment. She expressed her concern with the difficult economic climate and the negative impacts upon these businesses.

Pat Brown, business representative, highlighted the poor economic climate, noting that a lot of automotive establishments are going out of business; he noted the importance of keeping these tax-generating businesses in the community; and questioned why this effort is being undertaken, especially at this time. He stated that if code enforcement issues set this matter in motion, then the City should be utilizing its code enforcement to solve the problems instead of using this approach. If this approach is approved, he agreed with Commissioner Park’s suggestion to place the businesses in four categories

that have their own specific standards; and expressed his belief that monument signs will hurt some of these businesses.

Ralph Ohanessian, property/business owner at 22025 Avalon Boulevard, asked that the City not impose such severe financial hardship on the small businesses that operate out of his multi-tenant building, suggesting the existing establishments be grandfathered in. He stated this would hurt the small family-owned businesses, especially in these difficult economic times. He expressed his belief the CUP process is expensive when taking into consideration that drawings will have to be provided, a designer/architect may have to be hired, variances may have to be obtained, not to mention the actual cost of the improvements.

Planning Manager Repp explained that changes are necessary because the auto repair uses can cause significant environmental issues, such as noise and emissions; and stated that changes are necessary to improve safety and land values.

Commissioner Graber reiterated that 3-stage clarifiers are not necessary for most of these establishments.

Responding to Commissioner Brimmer's request for more solid financial information on the landscaping and signage, staff explained that that information could only be obtained after an application has been received and staff has determined what improvements would be necessary.

Commissioner Gordon stated he would like to see what the total financial impacts will be on these businesses; and asked if a study has been done to determine whether lowering a business's sign negatively impacts their business.

Planning Manager Repp expressed her belief that adequate signage won't create a significant change in business.

Commissioner Gordon concurred that some of these businesses should be grouped together to create equity; and stated that the City should be able to prove to a business that lowering their signs will not have an adverse impact on their business.

Chairman Faletogo concurred with the suggestion to create categories for these businesses, considering these establishments on a case-by-case basis; and expressed his belief the City should work very hard to keep these businesses in this community by simplifying their conformance process.

Commissioner Verrett moved, seconded by Commissioner Schaefer, to receive and file staff report. (This motion was later withdrawn.)

By way of a substitute motion, Commissioner Park moved, seconded by Commissioner Brown, to direct staff to provide a breakdown of four categories, grouping each business into a similar category and developing standards that specifically apply to each category; and to evaluate each group collectively as those CUP applications come forward. (This motion ultimately carried.)

Commissioner Verrett withdrew her motion, but reiterated her concern with the financial impact upon these establishments.

Commissioner Park's motion unanimously carried.  
sn

---

**12. NEW BUSINESS DISCUSSION**

**B) Modification to Design Overlay Review No. 893-05 and Conditional Use Permit No. 591-05**

Applicant's Request:

The applicant, Jose Navarro, is requesting to convert a six-unit (6) condominium development into a six-unit (6) apartment development located within the RM-18-D (Residential, Multi-family – eighteen (18) units per acre; Design Overlay) zoning district. The subject property is located at 418 West 223<sup>rd</sup> Street.

Staff's Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to ADOPT a Minute Resolution and instruct staff to make necessary changes to Resolution No. 05-2055; and APPROVE the Modification to Design Overlay Review No. 893-05, Conditional Use Permit No. 591-05 and Tentative Tract Map No. 53751 by amending and deleting Section 4 of Resolution No. 05-2055, and amending Condition Nos. 65, 126, 130 and 134 and deleting Condition Nos. 1 to 48, 100 to 103, 131 and 132.

Chairman Faletogo opened the public hearing.

Jose Navarro, applicant, explained that due to the poor economy, it is necessary for him to convert these units into apartments.

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

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Verrett, to approve the applicant's request by Minute Resolution. Motion unanimously carried.

---

**13. WRITTEN COMMUNICATIONS** None

**14. MANAGER'S REPORT**

---

Planning Manager Repp reminded the Commission of the upcoming selection of Planning Commission Chair and Vice-Chair at the July 14, 2009 Planning Commission meeting. She highlighted the invitation for the 20<sup>th</sup> Annual Business Awards event at Cal State Dominguez Hills; noted that City Council approved the bonds for the Marketplace; and stated that the Judson Baptist Church ordinance amendment will be considered by City Council on June 16, 2009.

---

**15. COMMISSIONERS' REPORTS**

Commissioner Graber stated this was a good meeting and thanked the Planning staff for their presentations.

Per Vice-Chairman Saenz's comments, Planning Manager Repp directed him to put in a CARES request for any landscaping problem he sees in the community.

Commissioner Verrett advised that she will not be in attendance at the Commission's July 14<sup>th</sup> meeting.

Commissioner Schaefer noted that Panera Bread will host a meet and greet with Assemblyman Warren Furutani on June 13<sup>th</sup> from 9:30 a.m. to 11:00 a.m.

Chairman Faletogo stated this was a good meeting, thanking the Commissioners for their input and staff for their reports.

---

**16. ADJOURNMENT**

At 9:18 p.m., the meeting was formally adjourned to Tuesday, June 23, 2009, 6:30 p.m., City Council Chambers.

\_\_\_\_\_  
*Chairman*

*Attest By:*

\_\_\_\_\_  
Secretary