

MINUTES

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

January 12, 2010 – 6:30 P.M.

- 1. CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:30 P.M.
- 2. PLEDGE OF ALLEGIANCE** Chairman Faletogo led the Salute to the Flag.
- 3. ROLL CALL** Planning Commissioners Present: *Brimmer, Brown, Faletogo, *Gordon, *Graber, Park, Schaefer, Saenz, Verrett

*(Commissioner Brimmer arrived at 6:55 p.m.; Commissioner Gordon arrived at 6:33 p.m.; Commissioner Graber arrived at 6:37 p.m.)

Planning Staff Present: Planning Officer Repp, City Attorney Wynder, Senior Planner Signo, Associate Planner Newberg, 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 Schaefer, to approve the Agenda as submitted. Motion carried, 6-0 (Commissioners Brimmer, Gordon, Graber 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** City Attorney Wynder
- 8. ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

9. CONSENT CALENDAR

- A) Minutes: December 8, 2009

MOTION:

Commissioner Park moved, seconded by Commissioner Brown, to approve the December 8, 2009, Minutes as presented. Motion carried, 7-0 (Commissioners Brimmer and Graber had not yet arrived).

9. NEW BUSINESS CONSENT

- B) Extension of Time for Design Overlay Review No. 1295-08 and Conditional Use Permit No. 703-08**

Applicant's Request:

The applicant, Carson Valley, LLC, is requesting a one-year time extension to construct a mixed-use business park with 265,000 square feet of light industrial, office and retail space in the ML-ORL (Manufacturing Light, Organic Refuse Landfill) zone located in the CG-D (Commercial, General – Design Overlay) within Redevelopment Project Area 1. The subject property is located at 20630 Figueroa Street.

Staff Recommendation:

APPROVE the extension of time for Design Overlay Review No. 1295-08 and Conditional Use Permit No. 703-08 until February 17, 2011; and ADOPT a Minute Resolution extending the approval to February 17, 2011.

Planning Commission Decision:

Commissioner Park moved, seconded by Chairman Faletogo, to approve a one-year extension to February 17, 2011. Motion carried, 7-0 (Commissioners Brimmer and Graber had not yet arrived).

10. CONTINUED PUBLIC HEARING None.

11. PUBLIC HEARING

- A) Conditional Use Permit No. 722-09**

Applicant's Request:

The applicant, Carson Hope Chapel Church, is requesting to permit community day care (child day care) services at Carson Hope Chapel Church within the RM-25-D (Residential, Multi-family – 25 units per acre – Design Overlay) zoning district. The subject property is located at 129 East 223rd Street.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation to APPROVE the proposed project; and WAIVE further reading and ADOPT Resolution No. 10-2282, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 722-09 for child day care services located at 129 East 223rd Street."

Chairman Faletogo opened the public hearing.

George Lopez, representing the applicant, noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Gordon, to approve the applicant's request, thus adopting Resolution No. 10-2282. Motion carried, 9-0.

11. PUBLIC HEARING

B) Modification No. 1 to Design Overlay Review No. 880-04

Applicant's Request:

The applicant, Joel Dalguntas, is requesting a modification from the original approval to install a 6-foot high wrought iron, automatic sliding main entrance gate for the front of an existing 8-unit detached condominium project development in the RM-12D (Residential, Multi-family – 12 units per acre – Design Review) zone. The subject property is located at 21840 South Orrick Avenue.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Modification No. 1 to Design Overlay Review No. 884-04, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2283, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 1 to Design Review No. 884-04 for the construction of a six-foot-high wrought-iron, automatic sliding gate at the entrance to 21840 Orrick Avenue." He clarified that this was mistakenly placed on the agenda as a Public Hearing item.

Joel Dalguntas, applicant, noted his concurrence with the conditions of approval.

Planning Commission Decision:

Commissioner Brown moved, seconded by Commissioner Park, to approve the applicant's request, thus adopting Resolution No. 10-2283. Motion carried, 9-0.

11. PUBLIC HEARING

C) Design Overlay Review No. 1334-09; Variance No. 509-09; Conditional Use Permit No. 775-09; and Conditional Use Permit No. 776-09

Applicant's Request:

The applicant, A&S Engineering, is requesting to reauthorize expired discretionary permits to construct a new 2,254-square-foot gas station (including diesel fuel sales), convenience store, automated car wash, and to permit the relocation of a 55-foot high pylon sign. The subject property is located at 22235 South Figueroa Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay Review No. 1334-09, Conditional Use Permit No. 775-09, Conditional Use Permit No. 776-09, and Variance No. 509-09, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2284, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Review No. 1334-09, Conditional Use Permit No. 775-09, Conditional Use Permit No. 776-09, and Variance No. 509-09 for a 2,254 square-foot gas station, convenience store, an automated automobile laundry facility, and a 55-foot high pole sign on a site zoned CG-D (Commercial, General – Design Overlay) located at 22235 South Figueroa Street."

In response to Commissioner Brown's inquiry, Associate Planner Newberg amended Condition No. 51 as follows: "The applicant shall utilize technology that allows the Los Angeles County Sheriff's Department to obtain internet access to the security cameras."

Chairman Faletogo opened the public hearing.

Amad Gaderi, representing the applicant, noted his concurrence with the amended conditions of approval.

Planning Commission Decision:

Vice-Chairman Saenz moved, seconded by Commissioner Graber, to approve the applicant's request. This motion was amended.

By way of a friendly amendment, Commissioner Brown asked that the motion include the additional language to Condition No. 51.

The makers of the motion accepted the friendly amendment to Condition No. 51 as follows: "The applicant shall utilize technology that allows the Los Angeles County Sheriff's Department to obtain internet access to the security cameras"; and moved to adopt Resolution No. 10-2284. Motion carried, 9-0.

11. PUBLIC HEARING

D) Design Overlay Review No. 1339-09 and Variance No. 507-09

Applicant's Request:

The applicant, Doug Maupin, is requesting to reauthorize expired discretionary permits to the construction of seven new 2-story, 1,839-square-foot, single-family homes on seven adjacent, 25-foot wide lots within the RS (Residential, Single-family) zone. The subject properties are located at 628-640 East Lincoln Street and 24007 South Broad Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay Review No. 1339-09 and Variance No. 507-09, subject to the conditions of approval attached as Exhibit "B" to the Resolution, and; WAIVE further reading and ADOPT Resolution No. 10-2285, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Review No. 1339-09 and Variance No. 507-09 for construction of seven new single-family homes on seven separate 25-foot wide lots located in the RS (Residential, Single-family) located at 628-640 East Lincoln Street and 24007 South Broad Street."

Chairman Faletogo opened the public hearing.

Doug Maupin, applicant, stated that work on this project has not begun due to the poor economy; and noted his concurrence with the conditions of approval.

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

Commissioner Graber suggested that along with the approval of the applicant's request, that the applicant should also receive a 2-year extension.

Planning Officer Repp stated that this project is not large enough for a phased development, but explained that as long as the applicant starts the building process on at least one house in the next one to two years, his permit will not expire in that timeframe.

Planning Commission Decision:

Commissioner Brown moved, seconded by Vice-Chairman Saenz, to approve the applicant's request, approving Resolution No. 10-2285. Motion carried, 9-0.

11. PUBLIC HEARING

E) Development Agreement between Bulletin Displays, LLC, and the city of Carson

Applicant's Request:

The applicant, Bulletin Displays, LLC, is requesting to consider a Development Agreement (DA) to allow for a new outdoor advertising sign at 19401 South Main Street in exchange for certain fiscal benefits to the City. The subject property is located at 19401 South Main Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 10-2281, entitled, "A Resolution of the Planning Commission of the city of Carson recommending to the City Council approval of Ordinance No. 04-1440, a Development Agreement between the city of Carson and Bulletin Displays, LLC, for the construction of a new outdoor advertising display at 19401 Main Street."

Planning Officer Repp explained for Chairman Faletogo that what staff is proposing for the third side of the signage is some type of screening or shield to block the metal sign structure from public view; and advised that the language in the DA regarding a "3"-sided billboard should have been removed, pointing out that a third sign was never discussed at the public hearing.

Chairman Faletogo expressed his belief a third sign on this billboard is not a major issue.

Commissioner Park stated that this third sign would be visible to street traffic, pointing out this City does not allow street-side billboards.

Planning Officer Repp advised that with the exception of Alameda Street, billboards are not permitted on City streets; and explained that there was some miscommunication between staff and the applicant about this third sign and that the applicant was advised it was not permitted. She stated that while the applicant is offering additional community service time on this third signage, Main Street is not a main corridor and that she is doubtful a nonprofit would benefit from its use.

Vice-Chairman Saenz stated the City should allow applicants to maximize their business in this poor economy, noting he is supportive of a third sign.

Chairman Faletogo opened the public hearing.

Kenneth West, applicant, stated he is in concurrence with the Development Agreement as written, approving a third sign; and explained that due to safety issues with the sign, it is necessary to adequately equalize this triangle for proper wind load. He expressed his belief that a third sign would improve the billboard's aesthetics. He advised that due to the poor economy, a third sign would make this a profitable venture for both he and the City, noting that he would increase the time City and community nonprofits could

utilize this signage. He stated that he will have to change the design of the sign if the third sign is not approved. He noted his concurrence with the conditions of approval.

Commissioner Brown questioned whether the third sign would be of any benefit since it would be facing an industrial area where there is not a lot of traffic.

Mr. West expressed his belief there is adequate traffic on Main Street to benefit the use of this third sign, noting from his experience, this street sign should average 17,000 daily viewings.

Chairman Faletogo expressed his belief this is a win-win situation for both the applicant and this community.

City Attorney Wynder noted for Commissioner Brown that the Development Agreement as written allows all three signs to be used for community advertizing.

Commissioner Schaefer expressed her belief the City has more to gain with a 3-sided sign, believing there is not a strong argument for a 2-sided sign.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Vice-Chairman Saenz, to approve the applicant's request as submitted, allowing a 3-sided outdoor advertizing sign. This motion ultimately carried.

By way of a substitute motion, Commissioner Park moved, seconded by Commissioner Verrett, to approve the request but only to allow a 2-sided outdoor advertizing sign. This motion failed as follows:

AYES: Park, Verrett
NOES: Brimmer, Brown, Faletogo, Gordon,
Graber, Saenz, Schaefer
ABSTAIN: None
ABSENT: None

The motion to approve a 3-sided outdoor advertizing sign carried as follows, approving Resolution No. 10-2281:

AYES: Brimmer, Brown, Faletogo, Gordon,
Graber, Saenz, Schaefer
NOES: Park, Verrett
ABSTAIN: None
ABSENT: None

12. NEW BUSINESS DISCUSSION None

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Planning Officer Repp wished everyone a happy New Year. She encouraged the Commissioners to attend the South Bay Cities Council of Governments 11th General Assembly on February 26th at the Community Center, from 8:30 a.m. to 3:00 p.m.

15. COMMISSIONERS' REPORTS

Commissioners Schaefer, Verrett and Park wished everyone a happy New Year.

Commissioner Brown expressed his condolences on the passing of Sheri Repp's father, Ron Repp. He announced that for personal reasons, he is resigning from the Planning Commission, stating it has been a pleasure working with this Commission.

Commissioner Graber wished everyone a happy New Year. He commended Commissioner Brown for his work on this Commission. He stated that the water treatment facility has done an outstanding job on eliminating the odors coming from its facility.

Commissioner Brimmer wished everyone a happy New Year. She stated that she will miss Commissioner Brown's presence on this Commission.

Vice-Chairman Saenz expressed his condolences on the passing of Sheri Repp's father. He wished everyone a happy New Year. He noted his frustration that nothing is taking place with the nonconforming businesses along Main Street.

Responding to Vice-Chairman Saenz' comment regarding the nonconforming businesses along Main Street, Planning Office Repp advised that Planning staff will now be assisting the Code Enforcement Division in their efforts to gain compliance on Main Street and that he can expect some cleanup activity taking place soon in this area.

Chairman Faletogo wished everyone a happy New Year. He thanked Commissioner Brown for his work on this Commission. He thanked staff for their comprehensive reports. On behalf of the Planning Commission, Chairman Faletogo expressed his condolences to Sheri Repp on the passing of her father, Ron Repp.

16. ADJOURNMENT

At 8:35 P.M., the meeting was formally adjourned to Tuesday, January 26, 2010, 6:30 P.M., Council Chambers.

Chairperson

Attest By:

Secretary