

MINUTES

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

February 9, 2010 – 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:
*Brimmer, Faletogo, *Gordon,
Graber, Park, Schaefer, Saenz,
*Verrett

*(Commissioner Brimmer arrived at 6:57 P.M.; Commissioner Gordon arrived at 6:41 P.M.; Commissioner Verrett arrived at 6:44 P.M.)

Planning Commissioners Absent:
None

Planning Staff Present: Planning Officer Repp, Assistant City Attorney Adrienne Konigar-Macklin, Senior Planner Signo, Senior Planner Naaseh, 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 Graber, to approve the January 26, 2010 Minutes as presented. Motion carried, 5-0 (Commissioners Brimmer, Gordon, and Verrett 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 (Planning Officer Repp gave the oath.)
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.
-

9. **CONSENT CALENDAR**

A) Minutes: January 26, 2010

MOTION:

Commissioner Park moved, seconded by Commissioner Graber, to approve the January 26, 2010, Minutes as submitted. Motion carried, 5-0 (Commissioners Brimmer, Gordon, and Verrett had not yet arrived).

9. **CONSENT CALENDAR**

B) Modification No. 1 to Conditional Use Permit No. 746-09; Modification No. 1 to Conditional Use Permit No. 753-09; and Modification No. 4 to Design Overlay Review No. 676-98

Applicant's Request:

The applicant, Trillium Consulting, Inc., is requesting to co-locate to an existing 60-foot high stealthed wireless telecommunications facility on a property located in the ML (Manufacturing, Light) zone and within the Merged and Amended Redevelopment Project Area. The subject property is located at 24000 South Broad Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the proposed project; and ADOPT a Minute Resolution and staff's recommendation to add a condition to Resolution No. 09-2276 that states, "Modification No. 3 to DOR 676-98 must be issued an approved final site inspection by the Planning Division prior to the issuance of any building permits."

Planning Commission Decision:

Commissioner Park moved, seconded by Commissioner Graber, to approve the applicant's request. Motion carried, 5-0 (Commissioners Brimmer, Gordon, and Verrett had not yet arrived).

10. **CONTINUED PUBLIC HEARING** None
-

11. PUBLIC HEARING

A) Conditional Use Permit No. 778-09

Applicant's Request:

The applicant, Carolyn Davis, is requesting to approve a second dwelling located within the RS (Residential, Single-Family) zoned district. The property is located at 21365 Prospect Avenue.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 778-09, subject to the conditions of approval attached as Exhibit "B" to the 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. 778-09 for a second dwelling unit located at 21365 Prospect Avenue."

Commissioner Schaefer stated that the perimeter fencing could use some fresh paint.

Chairman Faletogo opened the public hearing.

Carolyn Davis, applicant, noted her concurrence with the conditions of approval but asked for additional time to complete the work.

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

Commissioner Graber noted his support in giving additional time to complete the work, with the exception of taking care of the electrical issue within the specified 90-day period.

Planning Manager Repp stated it is necessary for the driveway gates to be operable and that they not open out into the public right-of-way, noting any obstructions to the gate should be removed within 90 days; and stated that additional time could be given to paint the perimeter fencing.

Planning Commission Decision:

Vice-Chairman Saenz moved, seconded by Commissioner Schaefer, to approve the applicant's request with the following amendments to the Conditions of Approval: add as Condition No. 11, renumbering accordingly, "Any obstructions blocking the operation of the gates must be removed within 90 days. The gates must not swing out into the public right-of-way. Existing perimeter gates and fencing shall be painted if rust is visible"; and moved to adopt Resolution No. 10-2288. Motion carried, 8-0.

12. NEW BUSINESS DISCUSSION

A) Workshop: Sustainable Development and Livable Communities

Applicant's Request:

The applicant, city of Carson, is hosting an informative presentation by the South Bay Cities Council of Governments representative, Walter Siembab, about the sustainable communities strategy and Assembly Bills 32 (California Global Warming Solutions Act) and 375 (California's Sustainable Communities Strategy and Climate Protection Act).

Staff Recommendation:

To consider and discuss the information provided in this workshop and to direct staff to provide additional information regarding the topic during future workshops.

Walter Siembab, South Bay Cities Council of Governments representative, explained that this legislation is forcing a lot of innovation to comply with the higher standards; and noted that more funding is needed to make the necessary improvements with data collection. He explained that they are trying to align several processes – transportation, planning and land use strategies – to reduce Vehicle Miles of Travel (VMT) by 2020. He advised that future workshops will be conducted to address sustainable South Bay strategies and searching for solutions to our dependency on oil.

Commissioner Park suggested improved signal synchronization in the port areas to reduce the huge amount of emissions being created in that area.

Planning Officer Repp noted how critical this legislation is on how it impacts local and state governments; and she encouraged the Commissioners to keep these issues in mind when making their decisions, how those decisions will impact sustainable development and livable communities.

Mr. Siembab confirmed that the SB 375 Leadership Forum for South Bay Cities scheduled for February 11th has been cancelled. He 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.

It was the consensus of the Commission to receive and file staff report and to conduct another workshop in the near future when more updates become available.

12. NEW BUSINESS DISCUSSION

B) Workshop: Carson Street Master Plan

Applicant's Request:

The applicant, city of Carson, is proposing to discuss the Carson Street Master Plan.

Staff Recommendation:

CONSIDER and DISCUSS the information provided for in this workshop; DIRECT staff to provide additional information regarding the Carson Street Master Plan and its implementation programs during future workshops; and RECEIVE and FILE.

Senior Planner Naaseh, with the aid of a power point presentation, highlighted the Redevelopment Agency's (RDA) vacant properties, discussed some of the proposed developments along the 1.75-mile stretch of Carson Street, and commented on the mix of uses along this corridor. Some of the issues addressed were population statistics, property values, organization of districts, design guidelines, parking, inadequate sidewalks, vehicle access, outdoor spaces, streetscape and landscaping, bus centers, trash receptacles, pedestrian and vehicular lighting, gateway features, curb extensions, public art, etc. He noted his expectation that visible changes by 2010 will be seen along the corridor upon the completion of the first phase; and stated that with the use of Community Development Block Grant (CDBG) funds in the RDA areas, they will be targeting five projects this year along the Carson Street Corridor.

Commissioner Park highlighted the free public transportation system that runs every four minutes along the main downtown Denver, CO, corridor, pointing out that natural gas busses easily and efficiently transport people to all the large and small businesses along that corridor.

Senior Planner Naaseh stated he is familiar with that area, noting it is a high density corridor.

Commissioner Brimmer urged the City to be mindful of efficiently aligning the various phases for development and avoiding wasteful spending.

Commissioner Graber commended Senior Planner Naaseh for a comprehensive report.

Planning Officer Repp stated that one or two additional workshops will be coming before the Planning Commission to address nonconforming uses and amortizing investments, noting the Commission will have to make some difficult decisions.

Vice-Chairman Saenz stated that the City should consider putting in place high-rise buildings.

Planning Commission Decision:

It was the consensus of the Commission to receive and file staff report and to conduct another workshop in the near future when more updates become available.

On behalf of the Commission, Chairman Faletogo thanked staff for this evening's informative workshops.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Planning Officer Repp 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.

Planning Officer Repp advised that the next agenda will include a request for a mobile home park conversion of Imperial Avalon.

15. COMMISSIONERS' REPORTS

With regard to this evening's two workshop issues, Commissioner Schaefer stated she has a sense of optimism in putting forth those efforts. She asked if she will need to recuse herself from consideration of the mobile home park conversion on the next agenda.

Planning Officer Repp stated they can talk about that with the City Attorney, but stated that unless Commissioner Schaefer has a financial interest in this mobile home park or lives within 500 feet of this park, she should be able to deliberate and vote on the matter.

Commissioner Verrett invited everyone to participate in the Distinguished Service Awards event, which recognizes Carson Sheriffs deputies, other local law enforcement officers and community members for their outstanding contributions to public safety over the past year. The event will take place on Wednesday, February 24th, 11:30 a.m., at the Carson Community Center.

Commissioner Graber announced that he will be having a hip replacement this Monday. He stated he would be interested in purchasing a ticket for the Distinguished Service Awards event.

Vice-Chairman Saenz handed to Senior Planner Signo a list of six businesses along Main Street that are operating without a valid business license.

Planning Officer Repp explained that focused studies of this area are underway and that changes will soon be coming to this area.

Chairman Faletogo thanked staff for the informative workshops this evening. He advised that he will not be present at the next Planning Commission meeting.

16. ADJOURNMENT

At 9:03 P.M. the meeting was formally adjourned to Tuesday, February 23, 2010.

Chairperson

Attest By:

Secretary