

MINUTES

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

April 13, 2010 – 6:30 P.M.

- 1. CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:38 P.M.
- 2. PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Chairman Faletogo.
- 3. ROLL CALL** Planning Commissioners Present:
*Brimmer, Diaz, Faletogo, Gordon, Graber, Park, Schaefer, Verrett

*(Commissioner Brimmer arrived at 7:07 P.M.)

Planning Commissioners Absent:
Saenz (excused)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Konigar-Macklin, Senior Planner Naaseh, 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** Commissioner Schaefer moved, seconded by Commissioner Verrett, to approve the Agenda as submitted. Motion carried (Commissioner Brimmer had not yet arrived; absent Vice-Chairman Saenz).
- 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: March 23, 2010

MOTION: Commissioner Schaefer moved, seconded by Commissioner Verrett, to approve the March 23, 2010, Minutes as presented. Motion carried as follows:

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

9. CONSENT CALENDAR

B) Modification No. 1 to Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06, and Conditional Use Permit No. 633-06

Applicant's Request:

The applicant, Lynn Van Aken for Sprint/Nextel, is requesting to collocate onto an existing 58-foot 6-inch high unmanned wireless telecommunications facility stealthed as a pine tree located in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 4. The subject property is located at 727 East 223rd Street.

Staff Recommendation:

APPROVE Modification No. 1 to Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06, and Conditional Use Permit No. 633-06 by amending Condition No. 13 to read as follows: "13. An additional tree shall be planted in the parking lot to the east of the telecommunication facility to the satisfaction of the Planning Division"; and ADOPT a Minute Resolution and instruct staff to make necessary changes to Resolution No. 06-2120.

Commissioner Park stated that the renderings depicting what the telecommunication facility should look like are much different than what it currently looks like on site.

Lynn Van Aken, applicant's representative, noted that some of the branches were removed when Metro put up its antennas and that those branches should have been put back in place. He noted that the branch count isn't typically determined until after the installation of antennas.

Planning Officer Repp stated that a condition should be added to require the missing tree branches be installed within a certain period of time.

Planning Commission Decision:

Commissioner Park moved, seconded by Commissioner Graber, to concur with staff recommendation; and to add a condition which requires the applicant to improve the aesthetics of the pine tree by filling in the missing tree branches within the next 90 days. Motion carried (Commissioner Brimmer had not yet arrived; absent Vice-Chairman Saenz).

9. CONSENT CALENDAR

C) Modification to Design Overlay Review No. 994-07; Conditional Use Permit No. 662-07, and Conditional Use Permit No. 641-06

Applicant's Request:

The applicant, Lynn Van Aken (Blackdot Wireless) for Clearwire Communications, is requesting to permit a co-location of additional telecommunication panel antennas on an existing 60-foot high unmanned wireless telecommunication facility disguised as a pine tree (mono-pine) in the ML-D (Manufacturing, Light – Design Overlay) zone. The subject property is located at 1421 East Del Amo Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE the Modification to Design Overlay Review No. 994-07, Conditional Use Permit No. 662-07, and Conditional Use Permit No. 641-06; and WAIVE further reading and ADOPT a Minute Resolution and instruct staff to make necessary changes to Resolution No. 07-2136.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Schaefer, to concur with staff recommendation. Motion carried (Commissioner Brimmer had not yet arrived; absent Vice-Chairman Saenz).

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

A) Design Overlay Review No. 1348-10

Applicant's Request:

The applicant, Theresa Sardisco, is requesting to permit the façade rehabilitation of an existing 2,460-square-foot restaurant (“Domenick’s”) and related parking lot and landscaping improvements for the subject property located in the CG (Commercial, General) zone and within the Merged and Amended Redevelopment Project Area. The subject property is located at 24209 Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to APPROVE Design Overlay Review No. 1348-10 to the Redevelopment Agency subject to the conditions of approval attached as Exhibit “B” to the Resolution; and WAIVE

further reading and ADOPT Resolution No. 10-2297, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval of Design Overlay Review No. 1348-10 to the Redevelopment Agency for a commercial façade renovation project to an existing restaurant located at 24209 South Avalon Boulevard."

Senior Planner Naaseh commented on the city's commercial façade program, noting that targeted areas are various locations along Carson and Main Streets and Avalon Boulevard.

Chairman Faleto go opened the public hearing.

Teresa Sardisco, applicant, stated that the renovations will include green materials/equipment.

Chairman Faleto go closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Brimmer, to concur with staff recommendation, thus adopting Resolution No. 10-2297. Motion carried (absent Vice-Chairman Saenz).

11. PUBLIC HEARING

B) Intentionally left blank

11. PUBLIC HEARING

C) Conditional Use Permit No. 1349-10

Applicant's Request:

The applicant, Jack Reimer, Pacific Consultants on behalf of Stellaris, LLC, is requesting to approve a phased development of a 16,000-square-foot warehouse building and a one-story 5,000-square-foot office building on a vacant 4.7-acre lot in the ML-D (Manufacturing, Light – Design Overlay) zone and within Redevelopment Project Area No. 1. The subject property is located at 336 West Walnut Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 10-2298, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval of Design Overlay Review No. 1349-10 to the Carson Redevelopment Agency for the phased development of a 16,000-square-foot, single-story warehouse building and a one-story 5,000-square-foot office building located at 336 West Walnut Street." He added that they will be following best management practices from the storm water mitigation plan.

Chairman Faleto go opened the public hearing.

Jack Reimer, applicant's representative, noted his concurrence with the conditions of approval.

Chairman Faleto go closed the public hearing.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Chairman Faletogo, to concur with staff recommendation, thus adopting Resolution No. 10-2298. Motion carried (absent Vice-Chairman Saenz).

11. PUBLIC HEARING

D) Conditional Use Permit No. 784-10

Applicant's Request:

The applicant, Sue Garcia, is requesting to approve a conditional use permit for a second dwelling located within the RS (Residential, Single-Family) zoned district. The subject property is located at 2556 East Washington Street.

Staff Report and Recommendation:

Senior Planner Signo noted staff's recommendation to continue this matter to the May 11th meeting to allow staff and the applicant to resolve outstanding site issues.

Chairman Faletogo opened the public hearing.

Planning Commission Decision:

Chairman Faletogo moved to continue this matter to the Planning Commission's May 11, 2010, meeting. No objection was noted (absent Vice-Chairman Saenz).

11. PUBLIC HEARING

E) Conditional Use Permit No. 777-09

Applicant's Request:

The applicant, Jae H. Kim, is requesting to approve a Conditional Use Permit for a second dwelling located within the RS (Residential, Single-Family) zoned district. The subject property is located at 806-808 East Lincoln Street.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation to APPROVE Conditional Use Permit No. 777-09 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2299, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 777-09 for an existing second dwelling unit located at 806-808 East Lincoln Street."

Highlighting this applicant's intention not to live in either house, Commissioner Schaefer noted her concern with the equity of not waiving this requirement with the prior applicants who applied for a CUP.

Commissioner Park addressed his concern with the residents parking in the driveway and the lack of adequate access for emergency services.

Chairman Faletogo opened the public hearing.

Jae Kim, applicant, stated that he recently purchased this property and that he intends to completely upgrade this property and rent the units; and he urged the Commission to waive the requirement for owner occupancy.

Associate Planner Song noted that the Commission could consider adding a condition that the interior/exterior of this property be inspected by the City should any concerns arise in the future with its upkeep and conformance with code.

Chairman Faletogo closed the public hearing.

Commissioner Schaefer noted her lack of confidence in code enforcement activity, believing that the property owner should live on site to make sure it is well maintained.

Commissioner Gordon pointed out that owner occupancy does not guarantee a property will be well maintained, noting that many property owners don't maintain their properties very well. He added this is a dilapidated property recently purchased by someone who wants to make substantial improvements.

Commissioner Diaz cautioned against setting a precedent and the necessity of adhering to the ordinance.

Commissioner Verrett asked if the Commission has the authority to waive a requirement.

Assistant City Attorney Konigar-Macklin stated the Commission has the authority to waive the requirement for owner occupancy.

Commissioner Brimmer suggested this matter be continued to allow staff time to track the Commission's voting on prior/similar cases.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Gordon, to concur with staff recommendation; to waive the condition to require owner occupancy; to reduce the height of the front yard fencing in the setback area to no higher than 42 inches; that the property owner shall consent to an inspection of the interior and exterior of all buildings upon written request by the City to assure compliance with the conditions and code; and to adopt Resolution No. 10-2299. (This motion ultimately carried.)

By way of a substitute motion, Commissioner Park moved, seconded by Commissioner Diaz, to deny the applicant's request. This motion died as follows:

AYES: Diaz, Park
NOES: Faletogo, Gordon, Graber, Schaefer, Verrett
ABSTAIN: Brimmer
ABSENT: Saenz

The original motion to approve the applicant's request carried as follows:

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

11. PUBLIC HEARING

F) Modification No. 2 to Special Use Permit No. 106-74

Applicant's Request:

The applicant, Colony Cove Properties (c/o James and Associates), is requesting to reauthorize the development of an additional 21 mobile home spaces to an existing 404-unit mobile home park (Colony Cove Mobile Estates) located on approximately 52 acres in the RM-8-D (Residential, Multi-family – 8 units per acre – Design Overlay) zoned district. The subject property is located at 17700 South Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; APPROVE Modification No. 2 to Special Use Permit No. 106-74; and WAIVE further reading and ADOPT Resolution No. 10-2300, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 2 to Special Use Permit No. 106-74 for the addition of 21 mobile home spaces to an existing 404-unit mobile home park located at 17700 Avalon Boulevard."

Chairman Faletogo opened the public hearing.

Mr. Kaborsky, project engineer, noted his concurrence with the conditions of approval.

Lisa Diamond, resident, stated that the park rent increases are harsh, especially on the fixed income senior population; and stated that the park owner is not properly maintaining a safe park in which to live, noting there are many hazards in this park. She stated there has been no resident manager in the park for over a year, highlighting her concern that no one is responsible for shutting off the gas and utilities in case of an earthquake or other emergency; and she addressed her concern that the residents were not given proper notice of public improvements being made in their park, thereby not giving them ample time to make arrangements for transportation, for example. She stated that the street lights are inadequate.

Planning Officer Repp provided Ms. Diamond contact information to address her complaints.

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. 10-2300. Motion carried (absent Vice-Chairman Saenz).

12. NEW BUSINESS DISCUSSION None

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Planning Manager Repp invited everyone to attend the Chamber's fashion show at the Community Center on Wednesday, April 21st.

15. COMMISSIONERS' REPORTS

Commissioner Graber congratulated Ray and Carol Park on their 50th wedding anniversary.

Commissioner Park thanked everyone for their warm sentiments and cards in commemoration of his 50th wedding anniversary.

Commissioner Brimmer requested that the Commission be provided tracking information on the Commission's past actions related to the second unit Conditional Use Permit cases.

16. ADJOURNMENT

At 9:37 P.M., the meeting was formally adjourned to Tuesday, April 27th, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary