

MINUTES

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

June 22, 2010 – 6:30 P.M.

- 1. CALL TO ORDER** Vice-Chairman Saenz called the meeting to order at 6:34 P.M.
- 2. PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Park.
- 3. ROLL CALL** Planning Commissioners Present: *Brimmer, Diaz, *Gordon, Graber, Park, Schaefer, Saenz, Verrett

*(Commissioner Brimmer arrived at 7:03 P.M.; Commissioner Gordon arrived at 6:50 P.M.)

Planning Commissioners Absent: Faletogo (excused)

Planning Staff Present: Planning Officer Repp, Associate Planner Gonzalez, Associate Planner Song, Planning Consultant Ketz, Sr. Redevelopment Project Manager Sztorch, Recording Secretary Bothe
- 4. AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
- 5. AGENDA APPROVAL** Commissioner Diaz moved, seconded by Commissioner Verrett, to approve the Agenda as submitted. Motion carried (Commissioners Brimmer and Gordon had not yet arrived; absent Chairman Faletogo).
- 6. INSTRUCTIONS TO WITNESSES** Vice-Chairman Saenz 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** Planning Officer Repp
- 8. ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

9. CONSENT CALENDAR

A) Minutes: None.

9. CONSENT CALENDAR

None.

10. CONTINUED PUBLIC HEARING

None.

11. PUBLIC HEARING

A) Conditional Use Permit No. 786-10

Applicant's Request:

The applicant, Jose Hernandez, 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 433 and 435 East Pacific Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 786-10 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2316, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 786-10 for a second dwelling unit located at 433 and 435 East Pacific Street."

Commissioner Park questioned why a garage isn't being proposed, noting there is plenty of room at the back of this property to accommodate a 2-car garage.

Associate Planner Gonzalez explained that the Municipal Code allows the carport to remain indefinitely as long as long as no intensification of use is proposed.

Commissioner Park stated that he'd still like to see a 2-car garage built on this site.

Commissioner Graber asked for clarification on the exiting doorway connecting the living room.

Associate Planner Gonzalez explained that the applicant is proposing a doorway for emergency access.

Vice-Chairman Saenz opened the public hearing.

Jose Hernandez, applicant, stated that all deficiencies have been corrected with the exception of creating an emergency access way off the hallway.

There being no further input, Vice-Chairman Saenz closed the public hearing.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Schaefer, to approve the applicant's request, thus adopting Resolution No. 10-2316. Motion carried as follows:

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

Due to a possible conflict of interest, Commissioner Schaefer recused herself from consideration of this matter.

11. PUBLIC HEARING

B) Variance No. 514-10

Applicant's Request:

The applicant, Tetra Tech, Inc., is requesting a variance from the Noise Ordinance for construction noise at The Boulevards at South Bay, located at 20400 South Main Street.

Staff Report and Recommendation:

Planning Consultant Ketz presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 10-2317, entitled, "A Resolution of the Planning Commission of the city of Carson approving Variance No. 514-10 allowing the construction noise from The Boulevards at South Bay to exceed Section 5500, et al., (LA County Code Section 12.08.40B1 b) of the Noise Ordinance located at 20400 Main Street (The Boulevards at South Bay)."

Vice-Chairman Saenz opened the public hearing.

Deborah Daymond (sic), representing the applicant, offered to answer any questions.

Sherry Hodges, resident, asked and received further input on how long the construction activities will take place; and stated that her father-in-law's coach is not level due to the prior activities on this site.

Ms. Daymond stated that any damages occurring as a result of these activities will be corrected and asked Ms. Hodges to contact her tomorrow so they can address the necessary repairs.

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

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Graber, to approve the applicant's request, thus adopting Resolution No. 10-2317. Motion carried (absent Chairman Faletogo and Commissioner Schaefer).

11. PUBLIC HEARING

C) Conditional Use Permit No. 791-10

Applicant's Request:

The applicant, Elizabeth Woodward, is requesting to approve a CUP for an existing second dwelling unit located within the RS (Residential, Single-Family) zoned district. The subject property is located at 403 East Lincoln Street.

Staff Report and Recommendation:

Planning Officer Repp advised that the applicant has requested this matter be continued to the next Planning Commission meeting.

Vice-Chairman Saenz opened the public hearing.

Planning Commission Decision:

Vice-Chairman Saenz moved, seconded by Commissioner Schaefer, to approve the applicant's request to continue this matter to the July 13th Planning Commission meeting. Motion carried (absent Chairman Faletogo).

11. PUBLIC HEARING

D) Conditional Use Permit No. 798-10

Applicant's Request:

The applicant, Kye Ho Lee, is requesting to approve an existing auto repair business on a site located in the CG-D (Commercial General, Design Overlay) zoned district. The subject property is located at 22802 South Figueroa Street.

Staff Report and Recommendation:

Associate Planner Song presented staff report and the recommendation to APPROVE Conditional Use Permit No.798-10; WAIVE further reading and ADOPT Resolution No. 10-2318, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 798-10 to permit an existing auto repair facility located at 22802 South Figueroa Street." She added the following conditions: "The owner/applicant shall re-slurry the front, rear and side parking lot areas and fill/repair any existing damage and repaint all parking spaces in compliance with CMC requirements," and "The owner/applicant shall provide for public use storage tanks to hold used automotive oil for recycling purposes in accordance to industry 'Best Management' practices. The Planning Division shall approve the location for company 'used oil recycling' services."

Vice-Chairman Saenz opened the public hearing.

Linda Lee, representing the applicant, noted her concurrence with the amended conditions of approval.

There being no further input, Vice-Chairman Saenz closed the public hearing.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Brimmer, to approve the applicant's request with the following additions to the conditions of approval: "The owner/applicant shall re-slurry the front, rear and side parking lot areas and fill/repair any existing damage and repaint all parking spaces in compliance with CMC requirements," and "The owner/applicant shall provide for public use storage tanks to hold used automotive oil for recycling purposes in accordance to industry 'Best Management' practices. The Planning Division shall approve the location for company 'used oil recycling' services"; and moved to adopt Resolution No. 10-2318. Motion carried (absent Chairman Faletogo).

12. NEW BUSINESS DISCUSSION

A) Plan Amendment to Redevelopment Project Areas

Applicant's Request:

The applicant, Carson Redevelopment Agency, Boris Sztorch, is requesting to make a report and recommendation on the adoption of the 2010 Merger/Amendments to the

Redevelopment Plans for Project Area No. 1, Merged and Amended Project Area, and Project Area No. 4 to the City Council and Redevelopment Agency. The property involved are all Redevelopment Project Areas.

Staff Report and Recommendation:

Mr. McCleary, consultant, presented staff report and the recommendation to MAKE a finding that the 2010 Merger/Amendments to the Redevelopment Plan for Project Area No. 1, Merged and Amended Project Area, and Project Area No. 4 are in conformance with the General Plan; and WAIVE further reading and ADOPT Resolution No. 10-2319, entitled, "A Resolution of the Planning Commission of the city of Carson making its report and recommendation on the 2010 merger/amendments to the redevelopment plans for Project Area No. 1, Merged and Amended Project Area, and Project Area No. 4." Mr. McCleary stated that an EIR has been completed and that a draft preliminary report is available. He noted that blight was a consideration for this proposed change; advised that no residential property will be affected by any eminent domain activity. He added that a community meeting will take place sometime in August to discuss this activity and that a public hearing will be scheduled for September.

Commissioner Brimmer stated that more community outreach should be done to educate the public on this effort and that a brochure should be available, noting she'd like to see what has been given in the way of notices to the community.

Mr. McCleary stated that education will be a top priority at the community meeting.

Associate Planner Song advised that extensive public outreach has already taken place and that all noticing requirements have been met.

Sr. Redevelopment Project Manager Sztorch stated that this information is also available on the City's website and that a fact sheet is also available in both English and Spanish.

Felise Acosta, consultant, highlighted the extensive public notices that have been mailed thus far to property owners and businesses.

Commissioner Schaefer asked if there is any negative impact to a resident with this proposal.

Ms. Acosta stated she sees no negative impact to the residents, noting it has been written to protect residential use.

Planning Officer Repp stated that this merger allows the City more flexibility to assess its needs and allocate resources.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Diaz, to approve staff recommendation, thus adopting Resolution No. 10-2319. Motion carried (absent Chairman Faletogo).

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Planning Officer Repp encouraged the Planning Commissioners to be present at the next community meeting in July to discuss the ongoing issues with the environmental investigations concerning the Carousel tract, noting a date has yet to be determined.

Planning Officer Repp informed the Commissioners that Senior Planner Signo's father passed away. Condolences were extended to Senior Planner Signo and his family.

15. COMMISSIONERS' REPORTS

Commissioner Park questioned whether the developers can be required to hire union labor and pay prevailing wages.

Planning Officer Repp stated that the Commission can only encourage the developers to hire union labor and pay prevailing wages, but noted that if a project is located in a redevelopment project area, the agency can make that a requirement.

Commissioner Diaz thanked Commissioner Park for asking that question, noting he will continue to encourage the developers to hire union labor and pay prevailing wages.

Commissioner Brimmer stated that she will continue to encourage the City to be proactive in community education and notification.

16. ADJOURNMENT

At 8:00 P.M. the meeting was formally adjourned to Tuesday, July 13, 2010, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary