

## **MINUTES**

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

**September 28, 2010 – 6:30 P.M.**

- 1. CALL TO ORDER** Chairman Faleto go called the meeting to order at 6:32 P.M.
- 2. PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Graber.
- 3. ROLL CALL** Planning Commissioners Present:  
\*Brimmer, Diaz, Faleto go, \*Gordon, Graber, Park, Schaefer, Saenz, \*Verrett

\*(Commissioners Brimmer arrived at 6:50 P.M.; Gordon, 6:40 P.M.; Verrett, 6:40 P.M.)

Commissioners Departed Early:  
Commissioner Graber

Planning Staff Present: Planning Officer Repp, City Attorney Wynder, Assistant City Attorney Lopez, Senior Planner Signo, Associate Planner Newberg, Associate Planner Gonzalez, 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 Park moved, seconded by Commissioner Diaz, to consider Agenda Item No. 11A before 10A. Motion carried, 6-0 (Commissioners Brimmer, Gordon, and Verrett had not yet arrived).
- 6. INSTRUCTIONS TO WITNESSES** Chairman Faleto go 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: September 14, 2010.

MOTION: Chairman Faletogo moved, seconded by Vice-Chairman Park, to approve the September 14, 2010, Minutes as presented. Motion carried, 6-0 (Commissioners Brimmer, Gordon, and Verrett had not yet arrived).

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At the request of an audience member, this matter was pulled from the Consent Calendar.

**9. CONSENT CALENDAR**

**B) Modification No. 1 to Conditional Use Permit No. 822-10**

Applicant's Request:

The applicant, Betty Lam, is requesting a Modification to Condition Nos. 21 and 27 of Planning Commission Resolution No. 10-2322 for the property located at 649 East Carson Street.

Staff Recommendation:

APPROVE Modification No. 1 to Conditional Use Permit No. 822-10; and ADOPT Resolution No. 10-2346, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 1 to Conditional Use Permit No. 822-10 to modify Condition No. 21, Condition No. 27, and add Condition No. 28."

Zeke Vidaurri, 651 East Carson Street, stated he is one of the tenants in this shopping strip; noted that some of the employees park in the back of the building; stated there is typically not a problem with parking availability; and asked that there be no further delays on this request.

Commissioner Schaefer expressed her belief the property owner should be correcting the parking deficiency before this request is approved.

Planning Officer Repp explained that while the property owner is not currently in compliance with the parking requirements, she believes the conditions are reasonable and noted that should the property owner not make the required improvements within six months, the CUP can be revoked and this noncompliance issue can be forwarded to the City prosecutor's office for action.

Commissioner Schaefer noted that this noncompliant parking issue has gone on for several years; that she believes allowing another six months to gain compliance is too generous; and she stated that this request should be denied until all violations are corrected.

Commissioner Graber noted the recent closing of the furniture business in this strip center and stated that because of the poor economy, the property owner should be given six months to make the corrections; and he expressed his belief the property owner intends to make the required corrections.

Planning Commission Decision:

Vice-Chairman Park moved, seconded by Commissioner Graber, to approve the applicant's request, thus adopting Resolution No. 10-2346. This motion ultimately carried.

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By way of a substitute motion, Commissioner Schaefer moved, seconded by Commissioner Brimmer, to deny the applicant's request. This motion failed as follows, 3-6:

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

The motion to approve the applicant's request carried as follows, 7-2:

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

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**10. CONTINUED PUBLIC HEARING**

**A) Design Overlay Review No. 1381-10**

Applicant's Request:

The applicant, MS Kearny Real Estate, is requesting a continued public hearing to consider development plan approval for two approximately 20,000-square-foot warehouse/office buildings on an approximate 120,000-square-foot (2.8 acres) site in the ML-D (Manufacturing, Light – Design Overlay) zoning district and within the Redevelopment Project Area No. 1. The subject property is located at 18600-18721 South Broadway.

Staff Report and Recommendation:

Continue indefinitely.

Planning Commission Decision:

Chairman Faletogo moved, without objection, to indefinitely continue this matter.

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**10. CONTINUED PUBLIC HEARING**

**B) Conditional Use Permit 821-10**

Applicant's Request:

The applicant, Altman's RV, is requesting a proposed existing freeway pylon sign modification to replace an existing 170-square-foot double-sided sign cabinet with an electronic reader board display. The subject property is located at 22020 Recreation Road.

Staff Recommendation:

Continue to October 26, 2010.

Planning Commission Decision:

Chairman Faletogo moved, without objection, to continue this matter to the Commission's October 26, 2010, meeting.

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**10. CONTINUED PUBLIC HEARING**

**C) Conditional Use Permit 792-10**

Applicant's Request:

The applicant, Compton Creek, LLC, is requesting a public hearing to consider the development and operation of a 150-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximately 320-foot-wide by 1,413-foot-long section of the Compton Creek Watershed located in the OS (Open Space) zoning district. The subject property is located at 2900 East Del Amo Boulevard.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to ADOPT the Negative Declaration; APPROVE Conditional Use Permit No. 792-10; and WAIVE further reading and ADOPT Resolution No. 10-2341, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 792-10 for the development and operation of a 150-space recreational vehicle storage (parking) lot on an 8.7-acre site located at 2900 East Del Amo Boulevard."

Vice-Chairman Park addressed his concern with this request, explaining that there are many changes ahead for Del Amo Boulevard, the I-710 corridor, and other intersections from Alameda to Long Beach Boulevard to reduce traffic congestion; and he requested that the City's traffic engineer make a formal survey of all the turning radii on this site. He stated that it would take three lanes for a 57-foot RV to turn into that property, noting this would hold up traffic going both directions. He stated that other agencies will still need to review this matter; he expressed his belief this project will impact the maintenance of the levies; and he urged the Commission to deny this project.

Commissioner Gordon stated that the Commission should not be making its decision on assumptions of what may happen in the future; he stated that the Commission should be considering whether this proposal meets the regulations; and stated that the property owner has a right to use this property if it is allowed by code.

Vice-Chairman Park stated that it is the Commission's job to consider how a project will impact the surrounding areas, noting this is the main thoroughfare for those residents living in the Dominguez area.

Brief discussion ensued regarding further oversight of this request by outside agencies.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Gordon moved, seconded by Commissioner Verrett, to approve the applicant's request, thus adopting Resolution No. 10-2341. This motion ultimately carried.

By way of a substitute motion, Vice-Chairman Park moved, seconded by Commissioner Diaz, to deny the applicant's request. This motion failed as follows, 3-5:

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

The motion to approve the applicant's request carried as follows, 5-3:

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

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## 11. PUBLIC HEARING

### A) Wireless Telecommunications Facilities Ordinance Amendment

#### Applicant's Request:

The applicant, city of Carson, is requesting an Ordinance Amendment to update wireless telecommunications facility requirements and address facilities in the public right-of-way and on city-owned and operated properties. The properties involved would be Citywide.

#### Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to RECOMMEND approval of the proposed Ordinance Amendment to the City Council; and WAIVE further reading and ADOPT Resolution No. 10-2340, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval to the City Council of an Ordinance Amendment regarding Wireless Telecommunications Facilities."

Senior Planner Signo noted for Chairman Faletogo that the City wants to encourage co-location of cell sites or placement on existing buildings/structures.

Commissioner Verrett stated that it is difficult to understand all the technical data that has been provided.

Assistant City Attorney Lopez explained that the ordinance amendment is needed to address outdated language in the ordinance; and she noted that staff has met and communicated with various carriers to discuss their needs and concerns, noting that much of their input has been implemented in the ordinance.

Sean Scully, representing California Wireless Association, thanked staff for their proactive outreach to the telecommunications provider community and for working with them on their concerns as the providers. He stated there is a large demand for better coverage throughout the state. He stated there are a few critical components that he'd like to see placed in the ordinance: allowing a deviation from height and setback when all other criteria can be met; removing all requirements to justify these facilities, stating this is the only industry that has to justify the deployment of their facilities -- adding that they already do an analysis to justify spending money on a site and whether it's necessary for additional coverage; and that they would like for the allowance of these facilities in residentially zoned and developed properties under certain circumstances, noting they need to get closer into the residential communities for adequate coverage.

Senior Planner Signo noted that these facilities are allowed in residential zones where there are no home occupants within a certain distance of the facility, church property or vacant properties. He noted for Vice-Chairman Park that most of what was proposed by the telecommunications providers was implemented in the ordinance.

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Assistant City Attorney Lopez added that staff and representatives from the telecommunications community have been closely working on these issues throughout the entire process, noting her appreciation of the help/input they have received from California Wireless Association. She added that all the wireless carriers/providers were notified of these proposed changes to the ordinance and invited to participate in the discussions; and that the drafted changes were sent to each wireless carrier/provider to determine if their concerns were adequately addressed.

Mr. Scully reiterated that he'd like the ordinance to address the issues of concern for site justification studies and developing sites on multifamily residential properties.

Assistant City Attorney Lopez and Senior Planner Signo indicated that staff and the carriers/providers did not agree on every issue and noted that staff is recommending Version B.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Saenz, to approve Ordinance Amendment Version B, adding additional language which requires reimbursement for consultant services; and moved to adopt Resolution No. 10-2340. Motion carried, 9-0.

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**11. PUBLIC HEARING**

**B) Conditional Use Permit No. 830-10**

Applicant's Request:

The applicant, Robert Terrell, is requesting approval of a Conditional Use Permit for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district. The subject property is located at 2728 East Adams Street.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 830-10 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2342, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 830-10 for an existing second dwelling unit located at 2728 East Adams Street."

Vice-Chairman Park noted his concern that the specifications for everything on this development are outside the requirement thresholds.

Chairman Faletogo opened the public hearing.

Robert Terrell, applicant, stated that the first structure was built in 1938; he noted that a carport could be erected on the front structure; and noted his concurrence with the conditions of approval. He stated that it will not be easy to modify this old structure. He added that the extra structure has its own gas and electrical meters and has been occupied by the same tenants for many years.

Commissioner Brimmer requested an updated flow chart for second unit standards.

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Planning Officer Repp advised that the state has expressed its belief Carson's second unit standards are too stringent, noting that a workshop may be necessary to address some amendments.

Commissioner Diaz stated that his no votes relating to second units has been reflective of following the stringent guidelines for the second units, noting he will continue to adhere to those standards until any amendments are made.

Vice-Chairman Park asked whether amortization rules can be applied to second unit residential units. He noted his concern with overcrowding these neighborhoods that have second units, noting his frustration with waiving the nonconformities; and he suggested another second unit workshop be scheduled to address these issues.

Planning Officer Repp advised that staff is planning another second unit workshop to discuss the state's recommendation for Carson to loosen its second unit standards and encourage more second units. She added that if the Commission finds a structure does not meet the standards, the Commission can require the structure be torn down or make it conform to the standards. She pointed out that in this case, there will be a very significant reinvestment into this property; and noted there is a value to these second units.

Commissioner Brimmer stated she is also concerned with overcrowded housing conditions, stating it creates blight; stated that she'd like to see another second unit workshop; and that she'd like to see some before-and-after pictures of those second unit projects that have been previously approved by this body, noting it will help in making future decisions on these CUP's.

Commissioner Schaefer stated that she does not believe another second unit workshop is necessary, noting the second unit requirements are clearly delineated. She pointed out that the house inspections are necessary to identify any health and safety issues.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Schaefer, to approve the applicant's request, thus adopting Resolution No. 10-2342. Motion carried as follows, 6-2:

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

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**11. PUBLIC HEARING**

**C) Conditional Use Permit No. 758-09**

Applicant's Request:

The applicant, Rodolfo Padilla, to approve a Conditional Use Permit for an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district. The subject property is located at 24021 Fries Avenue.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 758-09 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2343, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 758-09 for a second dwelling unit located at 24021 Fries Avenue."

Assistant Planner Castillo stated that the 2-car garage is required for the second unit, noting it was originally a carport that was converted to a storage room.

Chairman Faletogo opened the public hearing.

Rodolfo Padilla, applicant, noted through an interpreter that he concurs with the conditions of approval. He added that he'd like a time extension on finishing some of the improvements that are required.

Senior Planner Signo stated that an extension can be accommodated at staff level.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Gordon, to approve the applicant's request, thus adopting Resolution No. 10-2343. Motion carried as follows, 6-2:

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

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**11. PUBLIC HEARING**

**D) Conditional Use Permit No. 842-10 and Variance No. 521-10**

Applicant's Request:

The applicant, Eurocon Group, Inc., is requesting to construct a drive-through exterior car wash with a 3,000-square-foot structure and a 2,491-square-foot convenience store located in the ML (Manufacturing, Light) zoning district. The subject property is located at 16101 South Avalon Boulevard.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 10-2344, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 842-10 and Variance No. 521-10 for an exterior drive-through automobile laundry located at 16101 South Avalon Boulevard."

Associate Planner Gonzalez noted for Commissioner Verrett that the Commission can add a condition for surveillance cameras, pointing out the applicant already plans to have security cameras on site.



Commissioner Diaz asked for further input on the landscaping plans, noting he would like to see landscaping plans with these proposals.

Associate Planner Gonzalez stated that the landscaping and irrigation plans are being drafted.

Vice-Chairman Park noted his concern with requiring undergrounding of the electrical lines in this industrial area, asking how the City can justify this fee.

Associate Planner Gonzalez stated that the applicant can speak with the engineering department on that condition.

Chairman Faletogo opened the public hearing.

Simon Karkafi, representing the applicant, stated that they will submit the landscaping plans and that they will be complying with all requirements; noted that there is no overhead wiring on this site; and stated that they have already negotiated with Edison to get their power underground from Avalon Boulevard. He advised that this store will not be open for customers late in the evening, that they will use a pass-through window for service; and that adequate security surveillance will be implemented.

Addressing Planning Officer Repp's inquiry regarding the security camera plans, Mr. Karkafi stated he will agree to allow the Sheriff's Department internet access to their security system.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Gordon moved, seconded by Commissioner Diaz, to approve the applicant's request, thus adopting Resolution No. 10-2344. Motion carried as follows, 8-0, absent Commissioner Graber.

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**11. PUBLIC HEARING**

**E) Design Overlay Review No. 1357-10; Conditional Use Permit No. 800-10; Conditional Use Permit No. 801-10; and Variance No. 518-10**

Applicant's Request:

The applicant, Tim Miller, Trillium Telecom Services, LLC, is requesting to permit a new 60-foot high mono-eucalyptus wireless telecommunications facility on a property located in the ML-D (Manufacturing, Light – Design Overlay) zone and within the Redevelopment Project Area. The subject property is located at 21130 South Main Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2345, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 800-10, Conditional Use Permit No. 801-10, and Variance No. 518-10 and recommending approval of Design Overlay Review No. 1357-10 to the Carson Redevelopment Agency for a new mono-eucalyptus wireless telecommunications facility located at 21130 South Main Street."

Planning Commission Decision:

Commissioner Gordon moved, seconded by Commissioner Diaz, to approve the applicant's request, adopting Resolution No. 10-2345. Motion carried (absent Commissioner Graber).

**12. NEW BUSINESS DISCUSSION**

**A) Workshop Regarding Long-Term Temporary Business Signs**

Applicant's Request:

The applicant, city of Carson, is requesting to discuss and consider requirements to extend banner permits and other long-term temporary business signs. The properties involved would be citywide.

Staff Recommendation:

Discuss and consider.

Planning Commission Decision:

Due to the late hour, Chairman Faletogo moved, without objection, to continue this matter to the next Planning Commission meeting.

**13. WRITTEN COMMUNICATIONS**                      None

**14. MANAGER'S REPORT**

- Call for Nominations for Metro Service Sector Governance Council

Recommendation:            Receive and File

Planning Officer Repp advised that the SBCCOG is opening nominations to fill the four expiring terms, which terms lasts for 3 years.

- Update on Housing Element

Planning Officer Repp noted that each Commissioner received a copy of the Updated 2006-2014 Housing Element, noting that the City recently received a letter from the state indicating the City's Housing Element has been approved for certification. She highlighted some of the changes the state is requiring, such as changing the City's Zoning Ordinance to remove or reduce the CUP requirements in residential zones. She noted the need for the Commission to maintain focus on the state's requirements for providing adequate housing stock and allowing emergency housing shelters in light industrial areas. She added that the state believes the City's Second Unit Ordinance is too conservative/restrictive, noting another workshop will be scheduled to address some possible revisions to the ordinance.

- Update on Shell Specific Plan, Schedule for tour of Shell facility and other properties

Senior Planner Signo commented on the revitalization of the Shell Oil facility, advising that a Notice of Preparation has been sent out and that the public will be invited to the scoping meeting to address the plans for this 446-acre site. He stated that Shell will be

offering the Commissioners a tour of this site, noting that those who cannot make the scheduled date during the week may have to request individual tours if interested. He added that Shell is not able to offer any Saturday tours because of limited personnel. He added that another tour will be scheduled for the Commission to visit various properties within the City.

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**15. COMMISSIONERS' REPORTS**

Commissioner Brimmer noted her preference to see presentation boards when available for various projects, and stated she'd like to see before-and-after pictures of those second unit properties that have come before the Commission for approval. She commended Senior Planner Signo for his report on the Wireless Telecommunications Facilities Ordinance amendment.

Vice-Chairman Park stated that the second unit ordinance workshop should specifically address Section 9172.21, Conditional Use Permits.

Chairman Faleto go thanked staff and the Commissioners for their efforts this evening.

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**16. ADJOURNMENT**

At 10:16 P.M., the meeting was formally adjourned to Tuesday, October 12, 2010, 6:30 P.M., City Council Chambers.

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*Chairperson*

*Attest By:*

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Secretary