

## **MINUTES**

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

**October 26, 2010 – 6:30 P.M.**

- 1. CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:35 P.M.
- 2. PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Chairman Faletogo.
- 3. ROLL CALL**

Planning Commissioners Present: Diaz, Faletogo, Park, Schaefer, Saenz, Verrett

Planning Commissioners Absent: Brimmer, Gordon

Planning Commissioners Early Departure: None

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Adrienne Konigar-Macklin, Associate Planner Gonzalez, Assistant Planner Raktiprakorn, Recording Secretary Bothe
- 4. AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
- 5. AGENDA APPROVAL** Commissioner Saenz moved, seconded by Commissioner Diaz, to approve the Agenda as submitted. Motion carried (absent Commissioners Brimmer and Gordon).
- 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: October 12, 2010**

Chairman Faletogo moved, seconded by Commissioner Diaz, to approve the October 12, 2010, Minutes as presented. Motion carried (absent Commissioners Brimmer and Gordon).

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**9. NEW BUSINESS CONSENT**

**B) Modification No. 1 to Design Overlay Review No. 904-05**

Applicant's Request:

The applicant, Don Williams (Blackdot Wireless) for Clearwire Communications, is requesting to modify existing approved development plans by installing an additional roof-mounted cellular telecommunication facility and related equipment within an existing office and auto repair building in the CG-D (Commercial, General – Design Overlay) zone and within Redevelopment Project Area No. 4. The subject property is located at 22029 Figueroa Street.

Planning Commission Decision:

Vice-Chairman Park moved, seconded by Commissioner Schaefer, to approve the applicant's request, thus adopting Resolution No. 10-2349. Motion carried (absent Commissioners Brimmer and Gordon).

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**9. NEW BUSINESS CONSENT**

**C) Extension of Time for Conditional Use Permit No. 745-09**

Applicant's Request:

The applicant, America's Tire Company, is requesting to extend its CUP to October 26, 2011. The subject property is located at 20741 South Avalon Boulevard.

Planning Commission Decision:

Vice-Chairman Park moved, seconded by Commissioner Schaefer, to approve the applicant's request, thus adopting Resolution No. 10-2349. Motion carried (absent Commissioners Brimmer and Gordon).

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**9. NEW BUSINESS CONSENT**

**D) Modification No. 1 to Design Overlay Review No. 1329-09**

Applicant's Request:

The applicant, Dan Young, architect for St. Philomena Parish, is requesting to modify approved development plans in order to build a new rectory/office building rather than relocate an existing rectory/office building to an abutting residential lot. The subject property is located at 21900 South Main Street and 206 East 219<sup>th</sup> Street.

Planning Commission Decision:

Vice-Chairman Park moved, seconded by Commissioner Schaefer, to approve the applicant's request, thus adopting Resolution No. 10-2350. Motion carried, 6-0 (absent Commissioners Brimmer and Gordon).

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**10. CONTINUED PUBLIC HEARING**

**A) Conditional Use Permit No. 821-10**

Applicant's Request:

The applicant, George Saelzler for Altmans Winnebago, is requesting a modification to a conditional use permit of an electronic message board sign for Altmans Winnebago in the CA zoning district within Redevelopment Project Area No. 1. The subject property is located at 22020 Recreation Road.

Assistant Planner Raktiprakorn noted for Commissioner Schaefer that the sign's square footage will remain the same.

Vice-Chairman Park stated that there are larger signs than this one along auto row on 223<sup>rd</sup> Street.

Senior Planner Signo explained that staff believes these two separate signs will be a distraction, stating that staff is concerned with its synchronization and long-term maintenance. He added that the auto row sign is shared with the auto businesses.

Planning Officer Repp advised that the applicant has not demonstrated there are other signs of this type working in a synchronized fashion, believing it will be too difficult to make these two separate signs look aesthetically pleasing. She expressed her concern with using two different technologies for their freeway-oriented sign.

Commissioner Verrett stated that they are only proposing a limited number of lines for text and that the rest will be animation, changing displays no faster than 7 seconds.

Commissioner Saenz stated that the recreational vehicle business should be considered differently than the signage for the Nissan/Honda businesses.

Commissioner Diaz stated that he likes the integration of the animation and believes they can adequately synchronize the signage with today's technology.

Chairman Faletogo opened the public hearing.

Mr. Saelzler, representing the applicant, stated that they have made some compromises, such as changing the message displays in 7-second intervals; and stated this sign is nowhere close to the size of the auto row signage. He stated they will be able to adequately synchronize the sign with today's technology; and advised that both signs are LED's and operate from a computer. He pointed out that they are trying to increase their business and not display anything that would be distasteful and drive away business. He stated that static signs are becoming a thing of the past and that this is the way businesses now like to advertize. He stated that they have negotiated with staff in good faith.

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

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Saenz, to approve the applicant's request, thus adopting Resolution No. 10-2350.

By way of a friendly amendment, Vice-Chairman Park asked that staff draft conditions of approval to be adopted by the Planning Commission.

The makers of the motion accepted the friendly amendment and the motion carried, 6-0 (absent Commissioners Brimmer and Gordon).

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**11. PUBLIC HEARING**

**A) Design Overlay Review No. 1383-10; Variance No. 519-10; Design Overlay Review No. 1384-10; and Variance No. 520-10**

Applicant's Request:

The applicant, Watson Land Company, is requesting to permit a new 14-foot-high decorative screen wall located 17 feet from the property line on two separate properties located in the ML (Manufacturing, Light) zone and within the Merged and Amended Redevelopment Project Area. The properties involved are located at 2000 East Carson Street and 2220 East Carson Street.

Staff's Report:

Senior Planner Signo noted that the applicant will be redesigning the plans and that this item is being recommended for receive and file.

Planning Commission Decision:

Chairman Faletogo moved, without objection, to receive and file the report.

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**11. PUBLIC HEARING**

**B) Conditional Use Permit No. 840-10**

Applicant's Request:

The applicant, McCormick Ambulance, is requesting to approve a Conditional Use Permit for an ambulance station to operate within the ML (Manufacturing, Light) zoning district. The property involved is 20720 South Leapwood Avenue, Suite "D."

Staff's Report:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE Conditional Use Permit No. 840-10, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 10-2351, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 840-10 for an existing ambulance station located at 20720 South Leapwood Avenue, Suite "D."

Chairman Faletogo opened the public hearing.

Mr. Chidley, representing the applicant, noted his concurrence with the conditions of approval. He noted that the headquarters for McCormick Ambulance is located in Hawthorne.

There being no further input, 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. 10-2351. Motion carried, 6-0 (absent Commissioners Brimmer and Gordon).

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**12. NEW BUSINESS DISCUSSION** None

**13. WRITTEN COMMUNICATIONS** None

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**14. MANAGER'S REPORT**

- Planning Commission's City Tour feedback

Vice-Chairman Park stated that he enjoyed the tour, but noted his concern that enforcement is a problem in this City.

Chairman Faletogo stated he was not aware of some of the blighted areas within this City.

Commissioner Saenz concurred with Vice-Chairman Park's comment regarding the lack of enforcement/follow-through in this City.

Planning Officer Repp noted that mobile home parks fall under the jurisdiction of the state in overseeing park inspections. She stated that she'd like to have representatives from the Code Enforcement Department attend some upcoming workshops with the Planning Commission. She added that most of Code Enforcement's activity has been spent in neighborhoods, pointing out the need to do more enforcement in the industrial and business areas.

Commissioner Diaz stated that the tour of the four corners of the City was a real eye-opener; and stated that he found the historical maps very interesting and helpful in seeing how the land uses have changed over the years and how the City is looking forward to future development.

Commissioner Verrett stated that the tour was helpful and that it enhanced her understanding of staff's attempts to plan for the present and the future.

Vice-Chairman Park suggested that some Code Enforcement officers be specifically charged with working in the business and industrial areas.

Planning Officer Repp stated there has been some discussion about having a dedicated Code Enforcement officer assigned to the commercial areas.

Commissioner Schaefer stated that she learned a lot from the tour; and she pointed out that Carson has some beautiful areas; and noted her support of the City's Residential Property Report program, noting this program helps to clean up the neighborhoods.

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Chairman Faletogo thanked and commended Planning Office Repp and Senior Planner Signo for the informative tour and helpful handouts.

Planning Officer Repp asked the Commission to give some thought as to what overall goals it would like to set and discuss at future workshops as a result of the issues that were addressed during the tour. She advised that because of the City's implementation of work furloughs, things will be slowing down a bit.

Assistant City Attorney Konigar-Macklin stated she also enjoyed the tour and seeing first-hand various parts of the City.

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**15. COMMISSIONERS' REPORTS**

On behalf of the Commission, Chairman Faletogo expressed his condolences with the passing of California Senator Jenny Oropeza.

Commissioner Saenz invited those interested to attend a workshop at the Carson Community Center on October 28<sup>th</sup> to discuss banning oversized vehicles from parking on the City's streets.

Vice-Chairman Park stated that the Goods Movement conference at the Carson Community Center drew in approximately 800 people, some coming from as far away as Russia, China and Japan. He noted that the Eastern Coast is also being severely impacted. He passed out flyers that address the need for these receptive areas to have buffer zones to protect residential areas and schools, etc., from industrial activity.

Vice-Chairman Park noted his disappointment that only he and one other resident attended the advertized Shell Oil scoping meeting, pointing out that this is a very large project that deserves community input.

Planning Officer Repp pointed out that the scoping meeting was widely advertized.

Vice-Chairman Park stated that a workshop will be held at the Dominguez Community Center to discuss the proposed design plans for the housing project at 2535 Carson Street.

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**16. ADJOURNMENT**

At 7:50 P.M. the meeting was formally adjourned to Tuesday, November 9, 2010, 6:30 P.M., City Council Chambers.

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*Chairperson*

*Attest By:*

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Secretary