

MINUTES

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

December 14, 2010 – 6:30 P.M.

- 1. CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:31 P.M.
- 2. PLEDGE OF ALLEGIANCE** Commissioner Verrett led the Salute to the Flag.
- 3. ROLL CALL**

Planning Commissioners Present:
*Brimmer, Faletogo, Goolsby,
Gordon, Park, Schaefer, Saenz,
Verrett

*(Commissioner Brimmer arrived at
7:15 P.M.)

Planning Commissioners Absent:
Diaz (excused)

Planning Commissioners Departed
Early: None

Planning Staff Present: Senior
Planner Signo, Assistant City
Attorney Adrienne Konigar-Macklin,
Associate Planner Gonzalez,
Associate Planner Newberg,
Assistant Planner Castillo, Contract
Planner Ketz, 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 Verrett, to approve the Agenda as submitted. This motion was superseded by the substitute motion.

By way of a substitute motion, Vice-Chairman Park moved, seconded by Chairman Faletogo, to consider Agenda Item Nos. 11A and 11C before the Consent Calendar. Motion carried, 7-0 (Commissioner Brimmer had not yet arrived; absent Commissioner Diaz).

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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** Senior Planner Signo

(Assistant City Attorney Adrienne Konigar-Macklin had not yet arrived)
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes.

Ronald Shimokaji, resident, requested consideration of infrastructure development for electric and plug-in hybrid vehicles.

9. **CONSENT CALENDAR**

A) **Minutes:** November 23, 2010

MOTION: Chairman Faletogo moved, seconded by Vice-Chairman Park, to approve the November 23, 2010, Minutes as presented. Motion carried, 7-0 (Commissioner Brimmer had not yet arrived; absent Commissioner Diaz).

9. **NEW BUSINESS CONSENT**

B) **Extension of Time for Conditional Use Permit No. 722-09**

Applicant's Request:

The applicant, Carson Hope Chapel Church, is requesting an extension of time of one year for child day care services. The property is located at 129 East 223rd Street.

Staff Recommendation:

APPROVE the time extension for CUP No. 722-09 until January 12, 2012; and ADOPT a Minute Resolution extending the approval to January 12, 2012.

Planning Commission Decision:

Vice-Chairman Park moved, seconded by Commissioner Verrett, to approve the applicant's request, extending approval to January 12, 2012. Motion carried, 7-0 (Commissioner Brimmer had not yet arrived; absent Commissioner Diaz).

9. NEW BUSINESS CONSENT

C) Modification No. 1 to Design Overlay Review No. 1349-10

Applicant's Request:

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

Staff Recommendation:

WAIVE further reading and ADOPT Resolution No. 10-2359, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 1 to Design Overlay Review No. 1349-10 for the development of a 16,000-square-foot, single-story warehouse building located at 336 West Walnut Street."

Planning Commission Decision:

Vice-Chairman Park moved, seconded by Commissioner Verrett, to approve the applicant's request, thus adopting Resolution No. 10-2359. Motion carried, 7-0 (Commissioner Brimmer had not yet arrived; absent Commissioner Diaz).

10. NEW BUSINESS DISCUSSION

A) Amendment to Specific Plan No. 10-05 and Amendment to Carson Marketplace Development Agreement

Applicant's Request:

The applicant, Carson Marketplace, LLC, is requesting to discuss an amendment to the Carson Marketplace Specific Plan No. 10-05 (The Boulevards at South Bay) and the Development Agreement. The subject property is 168 acres located southwest of the San Diego Freeway (I-405), north of Avalon Boulevard interchange, east of Main Street and north and south of Del Amo Boulevard.

Staff Report and Recommendation:

Contract Planner Ketz presented staff report and the recommendation to set a public hearing date for January 25, 2011. She distributed to the Commission members the First Amendment to the Development Agreement and the amendments to the Specific Plan, asking that the Planning Commissioners read the materials in preparation for the January 25, 2011 hearing on this matter. Contract Planner Ketz explained the purpose for a Specific Plan and a Development Agreement.

Vice-Chairman Park asked if the construction workers will be paid prevailing/union wages.

Seeley Arms, representing Carson Marketplace, LLC, stated that the remediation workers are paid prevailing wages but once that remediation work is done, the prevailing wages do not have to be applied.

Planning Commission Decision:

Chairman Faletogo moved, without objection, to set this matter for public hearing on January 25, 2011, (Commissioner Brimmer had not yet arrived; absent Commissioner Diaz). Commissioner Schaefer recused herself from consideration of this matter.

10. NEW BUSINESS DISCUSSION

B) Carson Street Corridor Update

Applicant's Request:

The applicant, city of Carson, is requesting to provide a report on recent activities on the Carson Street Corridor.

Staff Report and Recommendation:

Senior Planner Naaseh presented staff report and the recommendation to CONSIDER and DISCUSS the information provided for in this item; and DIRECT staff to proceed with code enforcement for properties that have failed to comply. He advised that the Redevelopment Agency has thus far spent \$40 million on this project and that there has been over \$100 million spent by the private sector on four projects along the Carson Street Corridor. He advised that pole signs must be removed by June 2011 if those are located on properties less than 2 acres and that existing residential properties with 9 or less units will need to be removed, as they are deemed non-compatible uses for this corridor. With the aid of a power point presentation, he highlighted the implementation of distinctive gateway designs, artwork, pedestrian friendly sidewalks and enhanced crosswalks, public plazas/squares for people to gather. He noted that the residential property owners with 9 or less units were advised that their structures would be amortized and would be abated if their properties were sold after 1994. He added that the City is trying to work through this abatement process with these property owners; and advised that there are still some property owners who have yet to contact the City in response to the abatement letters they have received.

Commissioner Saenz stated that a requirement to adhere to a certain color code should be in place before the building starts taking place along this corridor.

Commissioner Schaefer asked whether the auto repair businesses were well-informed that their CUP's may not be granted, urging the City to be very clear in their communications with the property owners about the future of those businesses that will be displaced; and asked if the business owners understand they are likely to be displaced.

Senior Planner Naaseh stated that the businesses have been given ample time and notification about the plans for this corridor, noting that last November was their deadline to apply for a CUP. He added that staff has repeatedly attempted to meet with the owners of the Botach property.

Senior Planner Signo stated that staff has tried to work with the property owners on the abatement procedure. He added that if properties were sold after 1994, it was the owner's duty to advise the purchasers of the abatement plans; added that additional

notification letters have been sent to the property owners since 1994; and advised that the last notice went by certified mail.

Assistant City Attorney Konigar-Macklin confirmed that the property owners have received notification but that some businesses have yet to provide an official response.

Commissioner Brimmer suggested that an educational tip sheet or informative pamphlet be provided to the property owners so they know what assistance is available to them and understand exactly what is taking place with their properties.

Senior Planner Naaseh advised that the letters have encouraged all property owners to contact staff for further information and help; and noted that, if possible, the funding/budget for the commercial facade program will be increased and concentrated along the Carson Street Corridor.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Verrett, to direct staff to go forward with code enforcement activity of those property owners who have failed to comply and asked that staff continue to provide quarterly reports. There was no objection, absent Commissioner Diaz.

11. CONTINUED PUBLIC HEARING

A) Conditional Use Permit No. 806-10

Applicant's Request:

The applicant, Michael Coyne, is requesting Conditional Use Permit approval to facilitate continued auto repair use for a Midas Auto Repair located in the MU-CS (Mixed Use-Carson Street) zoning district. The subject property is located at 333 East Carson Street.

Staff Report and Recommendation:

Continue to February 22, 2011.

Planning Commission Decision:

Vice-Chairman Park moved, seconded by Commissioner Verrett, to continue this matter to the February 22, 2011, Planning Commission meeting. Motion carried, 7-0 (Commissioner Brimmer had not yet arrived; absent Commissioner Diaz).

11. CONTINUED PUBLIC HEARING

B) Design Overlay Review No. 1376-10; Conditional Use Permit No. 837-10; Conditional Use Permit No. 838-10

Applicant's Request:

The applicant, Trillium for T-Mobile West, is requesting to construct a 60-foot high unmanned wireless telecommunication facility designed as a eucalyptus tree for T-Mobile Wireless West in the ML-D (Manufacturing, Light; Design Review) zone. The subject property is located at 1421 East Del Amo Boulevard.

Staff Report and Recommendation:

Assistant Planner Castillo presented staff report and the recommendation to DENY Design Overlay Review No. 1376-10, Conditional Use Permit No. 837-10 and Conditional Use Permit No. 838-10; and WAIVE further reading and ADOPT Resolution No. 10-2356, entitled, "A Resolution of the Planning Commission of the city of Carson denying Design Overlay Review No. 1376-10, Conditional Use Permit No. 837-10, and Conditional Use Permit No. 838-10 to construct a 60-foot high unmanned wireless telecommunication facility designed as a eucalyptus tree at 1421 East Del Amo Boulevard."

Senior Planner Signo noted for Chairman Faleto go that there are three other facilities in Carson that are taller than this proposal.

Commissioner Gordon asked for clarification on why staff is recommending a denial.

Assistant Planner Castillo explained that staff believes the applicant can co-locate adequately to minimize the aesthetics, though noted that this co-location would provide limited coverage at the existing facility; and stated that the applicant could look for some rooftops for better coverage.

Commissioner Gordon asked how many rooftops would be necessary for this provider to get the coverage they are seeking.

Chairman Faleto go opened the public hearing.

Tim Miller, representing T-Mobile, explained that coverage is needed in this dense residential area to the north; pointed out that the existing monopine already has two co-location providers on it; and that T-Mobile would have to go below those two providers, which would further limit their coverage. He stated that the proposed design is aesthetically pleasing, blending in well within this area, and that it satisfies the service gap that they are experiencing with their customers. He pointed out that they would likely need multiple rooftop sites to satisfy their needs; and advised that this would increase their cost enough that it would not be financially feasible. He explained that many people are getting rid of their land lines and are using multiple applications that require an improved infrastructure to handle these increasing needs.

Commissioner Gordon requested further input on how much coverage T-Mobile would receive from a 30-foot position versus a 60-foot position.

Mr. Miller stated that the 30-foot position would cut their coverage in half at this location, noting that many dropped calls will continue in this spotty coverage area. He reiterated it is likely they would need three rooftop sites in place of this one proposed facility.

Chairman Faleto go asked what financial benefit this would bring to Carson.

Mr. Miller stated that many people use their cell phones while working, shopping and dining in this town, noting that if they know this is a poor coverage area, they may choose to take their business elsewhere that can adequately accommodate their cell phone usage. He added that it also is a health and safety issue for adequate coverage, especially for those who do not have land lines.

Senior Planner Signo stated that unless one of these facilities is located on City-owned property, there is not much, if any, money paid to the City.

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

Planning Commission Decision:

Commissioner Gordon moved, seconded by Commissioner Verrett, to deny staff's recommendation and to grant the request by the applicant for the 60-foot high wireless telecommunication facility; for staff to bring the resolution and conditions of approval to the next Planning Commission meeting, Resolution No. 10-2356.

Commissioner Verrett noted the need for these providers to remain in a competitive market and stated that she does not see any poor aesthetic impact to this area with the applicant's proposal.

The motion carried as follows:

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

11. CONTINUED PUBLIC HEARING

C) Conditional Use Permit No. 721-09

Applicant's Request:

The applicant, Firestone (Bridgestone Retail Operations, LLC), is requesting to approve a Conditional Use Permit for Firestone, an existing tire and wheel sales and auto repair store on a site located in the CR-D (Commercial, Regional-Design Overlay Review) zoning district. The subject property is located at 20707 South Avalon Boulevard.

Staff Report and Recommendation:

Continue to January 11, 2011.

Planning Commission Decision:

Vice-Chairman Park moved, seconded by Commissioner Verrett, to continue this matter to the January 11, 2011 meeting. Motion carried, 7-0 (Commissioner Brimmer had not yet arrived; absent Commissioner Diaz).

12. PUBLIC HEARING

A) Conditional Use Permit No. 841-10

Applicant's Request:

The applicant, MV Transportation, is requesting to approve a bus wash station on a site located in the MH (Manufacturing, Heavy) zoning district. The subject property is located at 21222 South Wilmington Avenue.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Conditional Use Permit No. 841-10; and WAIVE further reading and ADOPT Resolution No. 10-2357, entitled, "A Resolution of the Planning Commission of the city of Carson

approving Conditional Use Permit No. 841-10 to permit the construction of a new bus wash facility (automobile laundry) located at 21222 South Wilmington Avenue.” He noted that two Conditions of Approval had been added: 1) Street trees shall be maintained and watered for a minimum of 90 days or until established. If for any reason a street tree dies within the 90 days or is determined to be in poor condition by the City’s landscape maintenance superintendent, the applicant shall be responsible in replacing the tree and; 2) Buses may not utilize 213th Street as a route for circulation. 213th Street may only be utilized for access when there is a direct destination (i.e., elementary school) on 213th Street. All buses are restricted to Wilmington Avenue and Carson Street as the primary route for circulation.

Vice-Chairman Park asked how many vehicle trips will take place from this site each day.

Chairman Faletogo opened the public hearing.

Donald Penny, applicant, stated that he concurs with the amended conditions of approval; stated they are proposing to expand the tree wells and add decorative rock; and he explained that there are 84 vehicles in the fleet, but added that only half get washed on the same day; noted that the bus services will determine which direction they go; and that they have a 90-percent capture rate for their reclaimed/recovery system at the wash station.

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

Planning Commission Decision:

Commissioner Schaefer moved, seconded by Chairman Faletogo, to approve the applicant’s request; added 1) Street trees shall be maintained and watered for a minimum of 90 days or until established. If for any reason a street tree dies within the 90 days or is determined to be in poor condition by the City’s landscape maintenance superintendent, the applicant shall be responsible in replacing the tree and; 2) Buses may not utilize 213th Street as a route for circulation. 213th Street may only be utilized for access when there is a direct destination (i.e., elementary school) on 213th Street. All buses are restricted to Wilmington Avenue and Carson Street as the primary route for circulation; and adopted Resolution No. 10-2357. Motion carried, 8-0 (absent Commissioner Diaz).

12. PUBLIC HEARING

B) Modification No. 1 to Design Overlay Review No. 733-00

Applicant’s Request:

The applicant, Schifino Properties, Inc., is requesting to approve a modification to a previously approved development plan for a new 11,784-square-foot open metal storage shed in the MH (Manufacturing, Heavy) zone and Redevelopment Project Area No. 1. The subject property is located at 16619 and 16629 South Main Street.

Staff Report and Recommendation:

Associate Planner Newberg presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 10-2358, entitled, “A Resolution of the Planning Commission of the city of Carson approving Modification No. 1 to Design

Overlay Review No. 733-00 for the development of a 11,784-square-foot, open metal storage canopy located at 16619 and 16629 South Main Street.”

Chairman Faletogo opened the public hearing.

Paul Collins, project architect, noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Commissioner Gordon moved, seconded by Chairman Faletogo, to approve the applicant’s request, thus adopting Resolution No. 10-2358. Motion carried, 8-0 (absent Commissioner Diaz).

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Senior Planner Signo reminded the Commission that the December 28th Planning Commission meeting has been cancelled. On behalf of staff, he wished everyone a Merry Christmas.

15. COMMISSIONERS' REPORTS

In response to Commissioner Schaefer’s inquiry, Senior Planner Signo advised that the RV storage appeal has been continued to the City Council’s last January meeting.

Commissioner Gordon wished everyone a merry Christmas and happy New Year; and he thanked the Commission and staff for their hard work.

Commissioner Verrett asked staff to provide an explanation of the legal ramifications to the Harbor Village and Colony Cove appeals. She wished everyone a merry Christmas and happy New Year.

Commissioner Goolsby wished everyone a merry Christmas and happy New Year.

Commissioner Saenz reiterated his request to address a building color ordinance for industrial/commercial businesses. He stated that businesses should be required to erect a business sign for their establishment.

Chairman Faletogo asked staff to include Commissioner Saenz’ signage display concern in a workshop format.

Commissioner Brimmer asked staff to explore how the city/community can financially benefit from cell tower facilities; asked for a workshop on the commercial facade program; asked that a tip/terminology sheet/pamphlet be available for business owners on the CUP process and other programs offered to these businesses; asked that each Commissioner be given the courtesy to ask whatever questions they may have during a workshop; and she thanked the Commission and staff for their hard work and wished everyone a merry Christmas and happy New Year.

Vice-Chairman Park wished everyone a safe and prosperous New Year.

Chairman Faletogo stated he feels blessed to be working with this Commission and staff who exhibit great wisdom and knowledge; thanked the Commission and staff for their hard work; and wished everyone a merry Christmas and prosperous New Year.

16. ADJOURNMENT

At 9:30 P.M. the meeting was formally adjourned to Tuesday, January 11th, 6:30 P.M.

Chairperson

Attest By:

Secretary