

MINUTES

CITY OF CARSON REGULAR MEETING OF THE PLANNING COMMISSION CITY COUNCIL CHAMBERS, CARSON CITY HALL

701 East Carson Street, Second Floor
Carson, CA 90745

June 28, 2011 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faleto go called the meeting to order at 6:39 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Gordon.
3. **ROLL CALL**

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

*Commissioner Brimmer arrived at
6:51 P.M.

Planning Commissioners Absent:
Diaz (excused)

Planning Commissioners Departed
Early: None

Planning Staff Present: Planning
Officer Repp, Senior Planner Signo,
Assistant City Attorney Soltani,
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 Vice-Chairman Park, to approve the Agenda as submitted. Motion carried, 7-0 (Commissioner Brimmer had not yet arrived; absent Commissioner Diaz).
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** Assistant City Attorney Soltani

8. ORAL COMMUNICATIONS

For items **NOT** on the agenda. Speakers are limited to three minutes. None.

9. CONSENT CALENDAR

A) Minutes: None.

10. CONTINUED BUSINESS DISCUSSION

None.

11. PUBLIC HEARING

A) Design Overlay Review No. 1403-11

Applicant's Request:

The applicant, Cormier Hyundai, is requesting to construct a new 8,703-square-foot Cormier Hyundai automotive dealership building located in the CA (Commercial Automotive) zoning district. The property is located at 2201 East 223rd Street.

Staff Recommendation:

Senior Planner Signo advised that the applicant is seeking a continuance of this matter to July 26, 2011, to work out some architectural issues.

Chairman Faletogo opened the public hearing.

Planning Commission Decision:

Without objection, Chairman Faletogo ordered this matter continued to the July 26, 2011, Planning Commission meeting.

11. PUBLIC HEARING

B) Modification No. 10 to Design Overlay Review No. 831-03 and Variance No. 524-11

Applicant's Request:

The applicant, Vintage Real Estate, LLC, is requesting a Modification to the South Bay Pavilion sign program to allow advertising display signs and update of directional signs. The property is located at 20700 South Avalon Boulevard.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Modification No. 10 to Design Overlay Review No. 831-03 and Variance No. 524-11, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 11-2395, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 10 to Design Overlay Review No. 831-03 and Variance No. 524-11 to amend the sign program for the

South Bay Pavilion to allow for advertising display signs and update the directional signs for the property located at 20700 South Avalon Boulevard.”

Commissioner Goolsby asked how many feet over the roof line the applicant is seeking to display the signage.

Senior Planner Signo estimated the proposed signage will be two feet above the roof line.

Chairman Faletogo opened the public hearing.

Neil Kleinman, Vintage Real Estate, stated their preference is to display four signs, pointing out that signage is desperately needed above the entrance to the food court; he explained that the four signs will be aesthetically pleasing; and that this signage should draw in more customers for the struggling businesses in this center. He advised that the names on the signage will be routinely rotated to give each struggling business a chance to draw in extra customers. He advised that these signs will be two feet above the parapet, noting signs are commonly displayed this way at many shopping centers today.

Commissioner Brimmer noted her support for the larger signage, stating it is more progressive and contemporary.

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

Planning Commission Decision:

Commissioner Schaefer moved, seconded by Commissioner Saenz, to approve the applicant’s request; amended Condition No. 15, “Advertising display signs at the main entrance on the western wall facing Avalon Boulevard shall be limited to ~~(2) two~~ (4) four signs...”; and moved to adopt Resolution No. 11-2395. Motion carried, 8-0 (absent Commissioner Diaz).

11. PUBLIC HEARING

C) Conditional Use Permit No. 779-09

Applicant’s Request:

The applicant, Loa Lavender, is requesting to approve a CUP for a second dwelling unit located within the RS (Residential, Single-Family) zoning district. The property is located at 21028 – 21030 Martin Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Conditional Use Permit No. 779-09, subject to the conditions of approval attached as Exhibit “B” to the Resolution; and WAIVE further reading and ADOPT Resolution No. 11-2396, entitled, “A Resolution of the Planning Commission of the city of Carson

approving Conditional Use Permit No. 779-09 for an existing second dwelling unit located at 21028 – 21030 Martin Street.”

Commissioner Goolsby stated there should be a two-car garage on this property.

Senior Planner Signo noted these units were properly built to what was required when they were built.

Chairman Faletogo opened the public hearing.

Loa Lavendar, property owner, stated that this property has been in her family since 1937; advised that the permits were issued by the County of Los Angeles for these buildings; and stated that it will cost approximately \$20,000 to bring the family room up to today’s code, stating they would rather demolish that room. She advised that they have been paying taxes on this property for two units. She added that the curb upgrade will cost \$6,400, noting they would like to put a planter in this area to block it off from the street.

Planning Officer Repp advised that the property owner has made great effort to remove other nonconformities; and she explained that the property dedication will benefit the applicant.

Senior Planner Signo stated that staff has not been able to locate the County’s permits for this property.

Ms. Lavendar mentioned that the 18-foot driveway can easily accommodate four cars and that there is plenty of street parking since there are no houses on the other side of this street.

Commissioner Verrett noted her concern with the applicant incurring further debt to fix the nonconformities.

Vice-Chairman Park stated that the property needs a two-car garage per the City’s ordinance.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Schaefer, to concur with staff recommendation. This motion ultimately carried, thus adopting Resolution No. 11-2396.

By way of a substitute motion, Vice-Chairman Park moved, seconded by Commissioner Goolsby, to revoke the CUP if a two-car garage is not built within one year. This motion failed as follows:

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

The original motion carried as follows:

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

ABSENT: Diaz

11. PUBLIC HEARING

D) Design Overlay Review No. 1374-10 and Variance No. 515-10

Applicant's Request:

The applicant, Miguel Gutierrez, is requesting to permit a new two-car garage within the parking setback and required yard area on a forty foot (40') wide lot in the RS (Residential, Single-family) zoning district. The property is located at 154 East 218th Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 11-2397, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1374-10 and Variance No. 515-10 for the property located at 154 East 218th Street."

Chairman Faletogo opened the public hearing. There being no one present to discuss this matter, Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Chairman Faletogo, to approve staff recommendation, thus adopting Resolution No. 11-2397. Motion carried, 8-0 (absent Commissioner Diaz).

11. PUBLIC HEARING

E) Design Overlay Review No. 1404-11; Conditional Use Permit No. 868-11; Conditional Use Permit No. 869-11; Tentative Tract Map No. 71533

Applicant's Request:

The applicant, CityView 616 East Carson, LLC, is requesting to construct a mixed use development with 152 residences comprised of stacked flats, townhomes and detached units, and 13,313 square feet of commercial uses on 9.51 acres. The subject property is located at 616 East Carson Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11, and Tentative Tract Map No. 71533 and recommend to the Carson Redevelopment Agency approval of Design Overlay Review No. 1404-11, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 11-2398, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1404-11, Conditional Use Permit No. 868-11, Conditional Use Permit No. 869-11, and Tentative Tract Map No. 71533 for the

construction of a mixed use planned development with commercial uses and 152 residences comprised of stacked flats, townhomes, and detached units on 9.51 acres for a property located at 616 East Carson Street.”

Commissioner Schafer noted her concern there may not be enough retail parking spaces.

Senior Planner Signo stated there could be an issue with a restaurant use during the busy hours, but pointed out that the commercial use is expected to be only during the day time hours.

Planning Officer Repp noted for Vice-Chairman Park that she anticipates the traffic lights will be synchronized.

Commissioner Saenz expressed his belief there may not be enough parking.

Steve Roberts, applicant’s representative, stated that they conducted a community meeting on June 20th, inviting all property owners within 500 feet to attend and hear what the plans are for this property; and stated that they answered the residents’ questions, noting the residents were pleased with the plans and voiced their support for this project. He noted that all vehicle access will be made from Carson Street; and he presented a comprehensive power point presentation of the proposed project.

Commissioner Saenz asked if union labor will be used on this project and whether there will be any affordable units.

Mr. Roberts stated that they are required through the development agreement to enter into a project labor agreement; and advised that there will be 23 affordable units.

Commissioner Brimmer expressed her concern with the high density of this project.

Planning Officer Repp highlighted this City’s housing element and its obligation to provide housing, noting this is project density is below what can be permitted on this site.

Mr. Roberts noted for Commissioner Verrett that the side pedestrian gate next to Ralphs will only be permitted for use by the residents living on this site.

Commissioner Verrett stated she would like this to be a gated residential community and questioned if the Fire Department has approved the plans for only one access area.

Mr. Roberts stated that the Fire Department has approved the plans, noting there are two outgoing lanes for this property. He advised that once final approval is given, the ground breaking should take place within seven months.

Planning Officer Repp noted for Commissioner Saenz that outdoor dining is anticipated at this site.

Richard Burette, Linscott Greenspan representative, commented on the primary entrance, ring/loop road and on-street parking, expressing his belief that adequate parking will be provided in this mixed use project.

Tommy Fa'avae, resident, commented on the project labor agreement, noting it will put many skilled people to work on this project.

John Chapa, resident, welcomed this proposed project.

Tyler Monroe, Saffron & Associates representative, noted his support of this project, stating that the applicant is keeping Saffron & Associates well informed of the plans for this site. He mentioned that outdoor dining furniture will be delivered to I-HOP in the next week.

Sheri Butler, resident, stated that this project is a good investment for this community.

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

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Schaefer, to approve staff recommendation; moved to add Condition No. 167, "That the developer or successor in interest shall, at the request of the City, allow for a dedicated fire access gate to serve the adjoining property located to the west. The costs for such gate and associated improvements shall be the responsibility of the adjoining property owner upon approval of a development plan by the City. An agreement, subject to approval by the City, between the subject property and adjoining property shall reasonably provide for the necessary improvements and easement"; and moved to adopt Resolution No. 11-2398. Motion carried, 8-0 (absent Commissioner Diaz).

11. PUBLIC HEARING

F) Design Overlay Review No. 1409-11

Applicant's Request:

The applicant, Watson Land Company, is requesting to remodel an existing 304,199-square-foot warehouse building located in the ML (Manufacturing Light) zoned district. The property is located at 2220 East Carson Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 11-2399, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval of Design Overlay Review No. 1409-11 to the Redevelopment Agency for the remodel of an existing industrial building located at 2220 East Carson Street."

Commissioner Saenz expressed his concern with the increasing number of trucks on the road, questioning how many additional trucks will use this site.

Senior Planner Signo explained that this is an existing building with 18 new service doors; advised that 40 to 50 trucks each day is anticipated; and pointed out that the 405 Freeway is adjacent to this property.

Chairman Faletogo opened the public hearing.

Craig Halverson, applicant, noted his concurrence with the conditions of approval.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Vice-Chairman Park, to approve staff recommendation, thus adopting Resolution No. 11-2399. Motion carried, 8-0 (absent Commissioner Diaz).

12. NEW BUSINESS DISCUSSION None.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Planning Officer Repp encouraged the Planning Commissioners to participate in the Joint Workshop with City Council, Public Works, and Economic Development Commissions on Monday, July 25, 2011, at the Community Center, noting the workshop will address the proposed improvements to the Carson Street corridor.

15. COMMISSIONERS' REPORTS

Commissioner Saenz stated he is pleased with the improvement of the City's budget.

Commissioner Verrett stated she will likely not be able to attend the Planning Commission's July 26th meeting.

Commissioner Schaefer stated she was proud to be a part of the decision-making process for the CityView project this evening and commended staff on an excellent and thorough report.

Chairman Faletogo congratulated staff and the Redevelopment Agency on the nice projects that are coming forth.

16. ADJOURNMENT

At 10:30 P.M., the meeting was formally adjourned to Tuesday, July 12, 2011, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary