

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

September 13, 2011 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faleto go called the meeting to order at 6:43 P.M.
2. **PLEDGE OF ALLEGIANCE** Chairman Faleto go led the Salute to the Flag.
3. **ROLL CALL**

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

*Vice-Chairman Gordon arrived at 6:48 P.M.

Planning Commissioners Absent: None

Planning Commissioners Departed Early: Brimmer (8:30 P.M.)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Soltani, Associate Planner Newberg, 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 pull Item No. 9C from the Consent Calendar. Motion carried, 7-0 (Vice-Chairman Gordon 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** 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: June 28, 2011; July 12, 2011; July 26, 2011; and August 9, 2011

MOTION: Chairman Faletofo moved, seconded by Commissioner Saenz, to approve the June 28, 2011, July 12, 2011, July 26, 2011, and August 9, 2011, Minutes as presented. Motion carried, 7-0 (Vice-Chairman Gordon had not yet arrived.)

9. NEW BUSINESS CONSENT

B) Extension of Time for Design Overlay Review No. 1377-10

Applicant's Request:

The applicant, Kearny Real Estate Company, is requesting a one-year time extension for Design Overlay Review No. 1377-10 authorizing the construction of five, 2-story, tilt-up, office and manufacturing buildings, totaling 44,613 square feet, on a 2.8-acre site in the ML-D (Manufacturing, Light – Design Overlay) zoning district and within the Carson Consolidated Redevelopment Project Area. The subject property is located at 18721 South Broadway (formerly 18600 South Broadway).

Staff Recommendation:

APPROVE the extension of time for Design Overlay Review No. 1377-10 until August 10, 2012; and ADOPT a minute resolution extending the approval to August 10, 2012.

Planning Commission Decision:

Chairman Faletofo moved, seconded by Commissioner Saenz, to approve the applicant's request. Motion carried, 7-0 (Vice-Chairman Gordon had not yet arrived.)

This matter was pulled from the Consent Calendar for discussion.

9. NEW BUSINESS CONSENT

C) Extension of time for Modification No. 9 to Design Overlay Review No. 831-03

Applicant's Request:

The applicant, Nick Spano, L.A. City Farm, is requesting an extension of time for the farmers market at the South Bay Pavilion. The subject property is located at 20700 South Avalon Boulevard.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE the extension of time for Modification No. 9 to Design Overlay Review No. 831-03, subject to the conditions attached as Exhibit "B" to Resolution No. 08-2226; and WAIVE further

reading and ADOPT a minute resolution extending Modification No. 9 to Design Overlay Review No. 831-03 for an additional three (3) years.

Addressing Commissioner Goolsby's inquiry regarding illegal pesticide usage, Senior Planner Signo advised that the farm vendors must receive certification to sell their goods at the farmer's market.

Commissioner Brimmer noted she is not favorable to the proposed hours of 3:00 P.M. to 8:00 P.M., stating it is hard for senior citizens to visit the farmer's market during those hours.

Senior Planner Signo noted the intent is not for the farmer's market to compete with the food court inside the mall. He added that the vendors arrive early to set up their areas and stay afterwards to disassemble their areas.

Commissioner Verrett asked that there be no competitive pricing signs amongst the vendors at the farmer's market; and stated that the banners should be more taut.

Nick Spano, representing L.A. City Farm, stated that the farm vendors must receive certification from the Department of Agriculture, which regulates and oversees these activities; explained that the main purpose for the change in hours is to draw in more young families and working patrons, pointing out the morning hours were not conducive to drawing in these crowds. He advised that L.A. City Farm works closely with the Department of Agriculture to maintain safe food supplies. With regard to the proposed hours of 3:00 P.M. to 8:00 P.M., he noted he could support 2:00 P.M. to 7:00 P.M., pointing out their intent is not to have a negative impact on the sales of the food court businesses inside the mall; and noted that the vendors are on site a couple hours before and after the market hours to put up and take down their equipment and supplies and stated that a 5-hour period is the most appropriate number of hours to be open for business.

Planning Commission Decision:

Commissioner Goolsby moved, seconded by Commissioner Schaefer, to approve a 3-year extension of time for the farmer's market at the South Bay Pavilion, from September 9, 2011, to September 9, 2014, from 2:00 P.M. to 7:00 P.M. Motion carried, 8-0.

10. CONTINUED PUBLIC HEARING

A) Conditional Use Permit No. 872-11, Variance Nos. 525-11 and 526-11

Applicant's Request:

The applicant, Garrett Harper, is requesting to construct a self-service carwash and a 1,233-square-foot convenience store selling beer and wine located in the ML (Light Manufacturing) zoning district. The subject property is located at 21212 South Alameda Street.

Staff Report and Recommendation:

Senior Planner Signo noted that more work needs to be done on this proposal and stated it is therefore being continued indefinitely.

Planning Commission Decision:

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

11. NEW BUSINESS DISCUSSION

(workshop to take place prior to Ordinance amendment discussion)

A) Workshop regarding limited truck use on certain properties in the city of Carson

Applicant's Request:

The applicant, Planning Division, is requesting the Planning Commission discuss and consider potential development opportunities for various industrial properties in the northwest and central areas of Carson.

Staff Report and Recommendation:

Associate Planner Newberg provided an overview of various properties that have been identified for limited truck activities or business parks uses. He described the types of industrial development that may be considered for these properties and suggested that the Commission might want to consider options to ensure that these properties and potentially others were not developed in a manner that was too intensive for the surrounding area. He noted that one of the larger development sites was being considered for development by Trammel-Crow and advised that they would also participate in the presentation. The recommendation is for the Planning Commission to CONSIDER and DISCUSS the information provided for in this workshop.

Jason Gremillion, Development Manager for Trammel-Crow, highlighted their proposed development for 16325 South Avalon, noting it will be an attractive LEED certified building with a minimum standard of silver rating. He explained that Trammel-Crow has been in Los Angeles County for 33 years and that they are long-term stakeholders in the cities within which they operate; advised that this development is expected to enhance the community, bring in job-intensive users, not truck intensive users; and explained that their buildings are designed for changing marketplaces and adapt well to different uses over the lifespan of these buildings. He stated that the employee parking is typically at the rear and that the design is consistent with the City's vision. He expressed his belief the manufacturing industry is rebounding and that it is believed the units will be easily and quickly occupied once completed.

Commissioner Verrett stated this area is amenable for this type of project because of its close proximity to the freeways.

Associate Planner Newberg stated that a traffic analysis will have to be performed to comply with CEQA.

Commissioner Brimmer asked if any community input was obtained.

Planning Officer Repp explained that there was significant community input done during the General Plan hearings; and noted that Trammel-Crow is seeking the Planning Commission's input this evening on whether it would support such a project before they take the next steps. She advised that Trammel-Crow is proposing a low truck usage ratio of 1 to 9, meaning 1 dock space for every 9,000 square feet of building space.

She explained that this ratio is much less than the 1 to 5 ratio typically provided for with warehouse uses.

Commissioner Diaz stated he would tend to support a project of this nature.

Mr. Gremillion noted for Commissioner Schaefer that they have already had contact with manufacturing businesses interested in locating to this property, noting there is currently an extreme shortage of these type buildings in Carson.

Chairman Faletogo and Commissioner Goolsby stated they would also support a project of this nature.

12. PUBLIC HEARING

A) Ordinance Amendment

Applicant's Request:

The applicant, city of Carson, is requesting an amendment to the Zoning Ordinance to consolidate or reorganize duplicate language, eliminate typos, and clarify requirements; amend requirements for a home occupation, caretaker's residence, bathroom within an accessory structure, and outdoor display and storage; and address issues concerning nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district. Properties involved would be citywide.

Planning Officer Repp explained that a conditional use permit would be helpful to monitor the appropriate use of caretaker's units.

Commissioner Diaz stated that he is supportive of staff's attempts to simplify and correct the verbiage in the ordinance.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Diaz, to continue this matter to the September 27, 2011, Planning Commission meeting.

MOTION: Commissioner Verrett moved, seconded by Commissioner Schaefer, to consider Item No. 11B prior to Item No. 12A.
No objection was noted.

Due to a possible conflict of interest, Commissioner Diaz recused himself from consideration of this matter.

11. NEW BUSINESS DISCUSSION (continued)

B) Discussion of proposed building demolitions for property located at 21718 South Alameda Avenue.

Planning Officer Repp advised that California Water Services has repurchased this property with the intent to drill more water wells; and stated that Cal Water does intend to demolish the two buildings on this site. She advised that the Chair of the Historical Committee toured this site with staff and noted that a determination was ultimately made by all that while the pump house building is interesting, there really is no historical significance or items to preserve on this site.

Commissioner Verrett asked if the adjacent residents have had any input in this matter.

Planning Officer Repp noted that there had been discussion of this property during the update to the General Plan and there was no interest at that time to designate the property as being historically significant.

Henry Wind, California Water Services representative, explained that due to an earthquake many years ago, this building was believed to have been damaged, noting it is likely not in its original condition. He commented on the vandalism and lack of property maintenance on this property; and stated they do not have a need for the pump house and that it is likely it will be demolished. He noted their intent to start drilling for more ground water on this site.

Louie Diaz, resident, stated that this property is adjacent to his home; advised that he spoke with the president of the Dominguez Homeowner's Association, Ray Park, who indicated the association does not believe the pump house has any historical significance and that there has not been any opposition to it being demolished. He stated that he has no opposition to the activities on this site as long as they meet all standards for noise and dust mitigation.

Planning Officer Repp advised that staff will be working with the property owner to catalog and save anything that might end up being deemed to have some historical significance on this property.

MOTION: Chairman Faletogo moved, seconded by Commissioner Verrett, to support the demolition of the two buildings, noting the activities on site shall follow all guidelines for noise and dust mitigation. Motion carried, 6-0 (absent Brimmer, Diaz).

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Update on City Council action(s):

- 1) Ordinance No. 11-1466 approving Zone Change Case No. 164-11 affecting certain properties in the northwest area of the city

Planning Officer Repp advised that this ordinance will have its second reading at the City Council's October meeting.

- 2) Consideration to approve a letter of support from the city of Carson to the residents of the Vera Carson Mobilehome Park to preserve affordable housing in Carson

Planning Officer Repp advised that the City Council has voted to financially help support the residents of the Vera Carson Mobilehome Park purchase their park, noting they will also be financially assisted with state funding; and advised that this collaborative approach will help to maintain affordable housing on this site.

- 3) Caltrans Community-Based Transportation Planning Grant to create comprehensive Master Plan of Bikeways.

Planning Officer Repp advised that the City was awarded a \$90,000 grant to update its bike master plan; and encouraged the Commission to attend the outreach seminar on September 30th in Long Beach, noting that the Los Angeles County Bike Coalition will be presenting strategies that may work for this community.

Planning Officer Repp advised that she will be taking a leave of absence in October and November, announcing that her family will be adopting a 15-year-old boy, Igor, from Russia. She noted that her family is excited to bring him home; and she thanked everyone for their support and well wishes.

The Commission congratulated Planning Officer Repp, extended their support and wished the Repp-Loadsman family all the best in this blessed endeavor.

Planning Officer Repp announced that Assistant City Attorney Sunny Soltani will be on maternity leave from October through January and that City Attorney Wynder will be serving the Planning Commission until her return.

The Commission congratulated Assistant City Attorney Sunny Soltani on the upcoming arrival of her new baby girl.

15. COMMISSIONERS' REPORTS

Commissioner Schaefer stated that she attended the Labor Day march in Wilmington, commending Louie Diaz on his work in putting on this excellent event. She advised that she also attended the Carson 9-11 Memorial event on Sunday at the Community Center, mentioning that Carson has some excellent local talent.

Commissioner Diaz thanked Commissioner Schaefer, other Commissioners and local politicians for their support of the Labor Day event in Wilmington, noting his appreciation of all the volunteers.

Commissioner Saenz asked if any code enforcement activity has taken place with the store at the corner of Main Street and Dominguez.

Planning Officer Repp advised that code enforcement has been in touch with this business establishment; that they have been advised the unit being used for residential purposes is not a permitted use; and noted that code enforcement is actively identifying code violations along Main Street.

Chairman Faletogo thanked staff and the Commissioners for their efforts and hard work this evening. He asked that the Commission's stipends be paid on a more frequent basis.

16. ADJOURNMENT

Chairman Faletofo adjourned the meeting at 9:30 P.M. to the 2011 Leadership Workshop, Saturday, September 17, 2011, 7:30 A.M. to 1:00 P.M. at the Congresswoman Juanita Millender-McDonald Community Center.

Chairman

Attest By:

Secretary