

5. **AGENDA APPROVAL** Commissioner Saenz moved, seconded by Commissioner Diaz, to approve the Agenda as submitted. Motion carried, 6-0 (Commissioner Gordon had not yet arrived; absent Commissioner Schaefer, Williams).
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 Sunny Soltani
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.
9. **NEW BUSINESS DISCUSSION**
- A) **Workshop on the Master Plan of Bikeways**

Applicant's Request:

The applicant, city of Carson, is requesting to discuss and provide comments for the draft Master Plan of Bikeways involving properties citywide.

Staff Report and Recommendation:

Consider, discuss and provide comments.

Ryan Snyder, Ryan Snyder and Associates, commented on the results of the September 8, 2012, Master Plan of Bikeways community workshop, noting the intent to create a plan from the users' perspective of what is needed to safely and efficiently bike through the City. He noted that a second workshop will take place in the winter and another one in spring, wherein a draft bikeways route map will be presented, along with bike parking areas, cost estimates, funding sources, a catalogue of what other cities are doing in this regard, etc. He mentioned there is an interactive online map. He stated that the results of the survey indicate that 94 percent of those who participated cite lack of safe streets prevents them from riding more, and the lack of bike parking and end-of-trip amenities, such as showers and clothing lockers at worksites. He noted that various things can be done to make the streets safer for biking, such as more visible/colored bike lanes, buffered bike lanes, destination signs, pavement signs, etc. He noted the

importance of providing educational programs to teach people to ride safely, not only from the bicyclists' view, but also from the people driving automobiles.

Planning Commissioner Brimmer commended staff for the effort that has taken place thus far in this endeavor, noting staff is off to a good start with its community outreach. She stated that she'd like to see more outreach to a younger crowd; and stated it would be interesting to get the input of the younger crowd and possibly sponsoring a contest whereby if one had a bike, what would they like to do with it, where would they like to go, for instance. She asked if any law enforcement agency has been engaged in this effort and whether there are any available biking related crime or accident statistics. She asked about security when locking up expensive bikes.

Mr. Snyder noted their efforts in getting the youth involved in the workshops; advised that the County Bike Coalition undertook the outreach activities; and advised that they did visit some schools and will continue to do so, noting their intent to include all age groups.

Planning Officer Repp explained that while they had done some outreach with the schools, the children were just returning from summer break. She noted staff's intent to coordinate further with the schools and the parents.

Commissioner Brimmer suggested approaching the school principals who in turn will talk with the teachers then the kids; and suggested the students be given credit if they attend one of the workshops on a weekend.

Mr. Snyder reiterated that they will continue to contact the schools. He added that as the process moves forward, they will be obtaining police statistics on biking related crime and accidents.

Associate Planner Song advised that one of the next steps they plan to take is to meet with all stakeholders within the agency, school principals, invite law enforcement to meet and confer -- pointing out they plan to separately meet with law enforcement. She added that law enforcement is aware of the workshops being planned.

Mr. Snyder advised that they are currently collecting bike-involved crash data. He highlighted the five E's of good bike planning: engineering, which involves planning/building bikeways; education; encouragement and promotion; enforcement, highlighting the importance of traffic laws for bikes and motorists; and evaluation and planning. He advised that cities which incorporate the five E's are those making the best progress, such as Long Beach. He noted that bikes can range in price from a hundred dollars to thousands of dollars and that it is very important to have safe, visible, secured, easy to lock, and sturdy bike racks and amenities that are also close to destination points; and he stated that if one is a commuter, they need a higher quality of storage bike lockers and automated attendants for bike parking.

Associate Planner Song noted for Chairman Faletogo that there are no bike rental businesses in Carson, stating those are typically found in beach communities. She noted that the insurance is also high for those types of businesses. She mentioned that representatives from various bike stores were invited to the community meeting.

Chairman Faletogo asked what the City hopes to accomplish with a fully implemented bike master plan, recognizing it is great exercise and saves fuel.

Mr. Snyder explained that a nicely executed bike master plan can do wonders for a city, both aesthetically and economically; stated that it can create an environment wherein people feel safe in cycling to the store instead of driving a short distance; feel safe having their children ride their bikes to school; that it creates a livable/walkable community; and that it can become a favorite destination place for those seeking to live in those areas. He stated that bike-friendly cities are desirable to live in and visit, which spurs economic development, places where people want to spend their money and shop. He added that if a city is bike friendly and pedestrian friendly, people stay in that community to do their shopping instead of going to another city to spend their money.

Associate Planner Song explained that one of their focused studies is to provide the City's residents and patrons with a choice, improving biking so they have the choice to have an alternate, safe mode of transportation.

Chairman Faletogo asked if Carson is ready for an increase in biking, noting his concern with safety.

Mr. Snyder stated there are people who are eager to bike more if given ample opportunity for a joyful and safe ride; advised that they need more facilities to get out and ride and create an environment wherein people can cycle safely, noting that more people will come out and do it; and advised that the data shows a growing number of cities now have more facilities and more people getting out to bike. He pointed out that when you look at bike-active communities in this country, such as Minneapolis, Seattle, Tucson, San Francisco, college towns, the one thing they have in common is that they have created an environment where people could bike to work or recreation.

Parks and Recreation Commissioner Reed stated he was born and raised in Carson and he has biked many hours and miles over the years, noting his interest in getting his children into biking more; stated he is disheartened to learn that the City last looked at its bike routes in 1979; and he highlighted the Olympic velodrome at the university and pointed out that there are currently no decent/safe bike lanes in Carson. He stated that safety is of utmost importance; and pointed out that the biggest benefits of getting people to ride more on bikes is improved health, noting people are much more sedentary today than in past years. He highlighted how other communities build and maintain great/safe bike routes.

Planning Commissioner Diaz noted the need to focus on safe bike paths and how they're integrated and designed along with secure facilities for the bikes; stated it would be nice for the paths to lead into parks, shopping centers, restaurants, scenic routes, historic routes; and noted that safety needs to be top priority.

Associate Planner Song explained that while staff recognizes Carson is not like Davis or Seattle, this City is absolutely ready to start the Master Plan of Bikeways; advised that staff has already gotten input from the community that there is a demand and interest with the residents and from others who work in Carson; and stated that the Facebook

site is getting a lot of interest. She added that the members of the university's Olympic velodrome say they can't easily/safely get to and from the university or to area hotels and bike to the velodrome. She added that education can be undertaken for safer bike lanes.

Mr. Snyder stated that public health is of concern; that health organizations have become extremely interested in the environmental issues; that obesity and diabetes are growing problems due to the lack of physical inactivity; and that these organizations are trying to promote active transportation, biking and walking.

Planning Chairman Faletogo highlighted the benefits of biking: 1) short-term errands, going to and from the store or friends' houses, saving fuel; 2) good form of exercise; 3) enjoying time with the family on biking excursions, hoping for the incorporation of scenic routes, historical sites.

Planning Officer Repp advised that a comprehensive bike plan had not been prepared since 1977, but explained that the City has been providing more basic transportation and recreation over those years; and stated that the community needs to be committed in making this a priority, noting it may have to be done incrementally. She stated that there are things being done, some of them on a small scale, such as providing new bike racks. She advised that the General Plan identifies existing bike paths and routes, noting that some of the General Plan maps on the City's website show what has been proposed and what has been implemented.

Parks and Recreation Commissioner Gonzalez stated that this plan is needed and urged the City to move forward with its plans. He advised that he would be leaving this meeting at this time.

Planning Commissioner Saenz stated that education is necessary for both the motorists and the cyclists; and that there needs to be a working relationship with the Carson Sheriff's Department.

Planning Officer Repp stated that will be part of the outreach efforts.

Planning Commissioner Brimmer asked if outreach efforts had extended to Cal State Dominguez Hills.

Associate Planner Song stated yes, staff has been in communication with the college; advised that the Bike Coalition had a booth the first week of school, handing out numerous flyers and talking to students and administrative staff about this master plan, noting that a lot of their teachers are avid bicyclists; and advised that they plan to meet with them separately in the near future, along with other schools and business leaders.

Planning Commissioner Brimmer suggested using Twitter to get the word out. She offered her assistance in visiting the schools to address this bike plan.

Mr. Snyder stated there is a lot of interest in cycling to the university, which is typical all over the nation in college towns.

Ronald Shimokaji, resident, stated that the City needs to safely integrate cycling with the truck routes in this town, expressing his belief there is an immediate need for increased enforcement on those truck routes; and stated that a good plan can work well in this town. He pointed out the need to coordinate these efforts at the local, state and federal levels, hoping to receive more federal/state grants to create a bike friendly city. He stated that the bikeways need efficient connectivity to other trails/bikeways. He announced that this weekend at the Home Depot Center Velodrome, September 27th through the 30th, the 2012 USA Cycling Elite Track National Championships will be taking place.

Sheila Lamb, UCLA Rand Prevention Research Center (PRC), noted her support for the bikeways plan and emphasized the need for people to move more and become healthier, noting that biking promotes healthy eating and active living. She stated that they have worked with Carson on a walkability study the last couple of years and that they do support this effort. She added that they jointly wrote a grant with the city of Carson for an active living component of the Healthy Eating, Active Living RFP from the County, hoping to partner both with the bikeways component here as a piece of a bigger picture for the City. She advised that the PRC sponsors the Youth Health Task Force at Carson High; and stated she has already spoken with the representative with the L.A. Bike Coalition, noting she will be bringing him to meet with the students of the Health Task Force at Carson High School.

Larry Shimokaji, resident, stated that bike education should also be included at the elementary and junior high school levels, stating it is a good opportunity to connect with all the bikeways and push for more healthy activities and reduce obesity in younger children.

Carl Clark, student at Cal State Dominguez Hills, stated that he just began biking and noted that he is enjoying it and commented on the difficulties of not having adequate/efficient bike paths to get back and forth from his home and school. He noted his concern with cyclist safety and urged Carson to incorporate more bike paths/lanes throughout the City.

On behalf of the Commissions, Planning Chairman Faletogo thanked staff and the consultant for an informative workshop.

At 8:00 P.M., the joint meeting with the Parks and Recreation Commission was adjourned. The recess was reconvened at 8:10 P.M. for the regular Planning Commission meeting.

A) Modification No. 1 to Design Overlay Review No. 958-06

Applicant's Request:

The applicant, Hamid Pournamdari, is requesting to modify the conditions of approval of Design Overlay Review No. 958-06 for a perimeter wall fountain feature and stone veneer finish. The subject property is located at 23601 South Avalon Boulevard.

Staff Recommendation:

Continue to November 13, 2012

Planning Commission Decision:

Without objection, Chairman Faleto go ordered this item be continued indefinitely (absent Commissioners Schaefer, Williams).

11. CONSENT CALENDAR

A) Minutes: July 10, 2012

MOTION:

Without objection, Chairman Faleto go approved the minutes as presented (absent Commissioners Schaefer, Williams).

11. CONSENT CALENDAR

**B) Modification No. 2 to Design Overlay Review No. 972-06,
Conditional Use Permit No. 632-06**

Applicant's Request:

The applicant, Karri Keeble for Sprint PCS, is recommending to approve the replacement of nine panel antennas and minor equipment upgrades for an existing 58-foot, 6-inch high unmanned wireless 'monopine' facility in the ML (Manufacturing, Light) zone. The subject property is located at 727 East 223rd Street.

Staff Report and Recommendation:

APPROVE Modification No. 2 to Design Overlay Review No. 972-06, Conditional Use Permit No. 632-06 and Conditional Use Permit No. 633-06; and ADOPT a minute resolution and instruct staff to make necessary changes to Resolution No. 06-2120. Chairman Faleto go opened the public hearing.

Karri Keeble, applicant's representative, noted her concurrence with the conditions of approval.

Chairman Faleto go closed the public hearing.

Planning Commission Decision:

Without objection, Chairman Faleto go approved the applicant’s request (absent Commissioners Schaefer, Williams).

12. CONTINUED PUBLIC HEARING None

13. PUBLIC HEARING

A) Modification No. 1 to Design Overlay Review No. 411-87, Modification No. 1 to Conditional Use Permit No. 335-87, and Variance No. 516-10

Applicant’s Request:

The applicant, Norma Gabion, is requesting to construct a 1,215-square-foot residential apartment unit as part of an existing 3-unit, two-story apartment building within the RM-25-D (Residential, Multi-family – 25 units/acre – Design Overlay) zone. The variance request is to authorize an existing parking setback of 22 feet instead of the required 26 feet per Section 9126.221 of the Carson Municipal Code. The subject property is located at 135 West 223rd Street.

Staff Report and Recommendation:

Continue indefinitely.

Planning Commission Decision:

Without objection, Chairman Faleto go ordered this item continued indefinitely (absent Commissioners Schaefer, Williams).

13. PUBLIC HEARING

B) Conditional Use Permit No. 909-12, Zone Change Case No. 167-12, and General Plan Amendment No. 91-12

Applicant’s Request:

The applicant, Panida Rojanasupya, is requesting to consider a Conditional Use Permit to legalize an existing second dwelling unit, a zone change changing the zoning from Commercial General to Residential, Single-Family (RS), and a General Plan Amendment to the Land Use Element changing the land use designation from General Commercial to Low Density Residential. The property involved is 606-608 East Realty Street (APN 7404-016-044).

Staff Report and Recommendation:

Associate Planner Naaseh presented staff report and the recommendation for the Planning Commission to APPROVE Conditional Use Permit No. 909-12, subject to the conditions of approval attached as Exhibit "B" to the Resolution; RECOMMEND APPROVAL of Zone Change Case No. 167-12 and General Plan Amendment No. 91-12 to the City Council for the property located at 606-608 East Realty Street (APN 7404-016-044); and WAIVE further reading and ADOPT Resolution No. 12-2446, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 909-12 for an existing second dwelling unit and recommending approval to the City Council of Zone Change Case No. 167-12 to change the zoning from CG to RS and of General Plan Amendment No. 91-12 to change the land use designation from General Commercial to Low Density Residential for a property located at 606-608 East Realty Street (APN 7404-016-044)." Associate Planner Naaseh amended Condition No. 18 as follows: "The deficiencies described below, as indicated in the inspection report, shall be eliminated or mitigated to the satisfaction of the Planning Division. The Planning Division shall inspect the property for compliance with the corrective measures.

General

- Storage shed-remove or obtain building permit
- Most 3 prong outlets are ungrounded
- Side gate-needs repair
- Smoke detector-provide where required
- Exterior plumbing supply lines-properly secure

Unit 606

- Shower valve leaks at stem and seal all shower corners
- Hall closet light-does not shutoff
- Kitchen hood fan, exposed wiring, no exhaust to exterior, light switch is installed upside-down, 1 cabinet is not secured
- Water heater- properly secure vent at all connectors
- Attic-properly secure all wiring and junction boxes; extension cord wiring is not per code; provide eve vent screens where missing
- Rear bath-properly seal exterior access panel to tub
- Sub floor-remove all trash and debris; properly separate all copper to galvanized plumbing pipes
- Exterior electrical-extension core wiring is not per code
- Properly seal and secure electrical panels; properly weather seal panels

Unit 608

- Back bedroom-missing window glass
- Missing under floor vent screens."

Chairman Faleto go opened the public hearing.

Panida Rojanasupya, applicant, noted concurrence with the amended conditions of approval.

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

Planning Commission Decision:

Vice-Chair Verrett moved, seconded by Commissioner Brimmer, to approve the applicant's request, with the amended Condition No. 18; and moved to adopt Resolution No. 12-2446. Motion carried, 6-0 (absent Commissioners Goolsby, Schaefer, Williams).

14. WRITTEN COMMUNICATIONS None

15. MANAGER'S REPORT

Formation of the Communities Facility District (CFD) for the Carson Boulevards

Planning Officer Repp advised that City Council approved the environmental remediation funds necessary to complete their responsibilities; noted that the developer receives certain compensation for some of their costs; and she explained that the CFD for public improvements is to assure the availability of funding for the streets, sewers and various other public assets.

Update on the environmental investigation of the Carousel tract

Planning Officer Repp advised that excavation permits were recently issued for six residential parcels as part of an initial remediation action plan, noting that this work should be taking place in the next couple of weeks. She added that the adjoining project, Monterey Pines, will also be part of an investigation to look at offsite migration of contaminants; explained that the Regional Water Quality Control Board did an investigation, taking samplings and tried to find the responsible party for that contamination; however, she noted there doesn't appear to be anyone financially responsible; and advised that the United States Environmental Protection Agency will step in to help with this situation in the Monterey Pines area, which should also start taking place within the next couple of weeks.

Update regarding the on-going investigation and remediation of the petroleum hydrocarbons polluting the Dominguez Channel

Planning Officer Repp stated that it was discovered in January 2011 that hydrocarbons and petro chemicals were seeping up from the bottom of the Dominguez Channel; advised that the Regional Water Quality Board began an investigation and is now getting assistance with Resource Investigation, LLC, a company in partnership with some of the oil producers to respond quickly to cleanup activity; advised that it is not known which oil company has caused the situation, but explained that these companies have joined together as a group to support Resource Investigation so the investigations are not slowed and ultimately the cleanup can begin. She added that a lot of testing has been done in this area; that temporary booms and socks have been placed in the channel to soak up the hydrocarbons during the remediation process; and that they are continuing to identify the source of the contamination.

16. COMMISSIONERS' REPORTS

Planning Officer Repp noted for Chairman Faletogo that the Olive Garden should be open for business by November; and she noted for Commissioner Diaz that there is no new information on plans for the former Dominguez Water Company site.

Vice-Chair Verrett announced that the unveiling of a new statue in the International Garden will take place this Saturday at 9:00 A.M.

Commissioner Saenz happily noted that a few bus benches are being retrofitted with shelter covers.

17. ADJOURNMENT

At 8:45 P.M. the meeting was adjourned to Tuesday, October 9, 2012, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary