

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 10, 2013 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faleto go called the meeting to order at 6:34 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Piñon led the Salute to the Flag.
3. **ROLL CALL**

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

Planning Commissioners Absent: Schaefer (excused)

Alternate Planning Commission Members: None present

Planning Commissioners Departed Early: Verrett (9:30 P.M.)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, City Attorney Wynder, Associate Planner Gonzalez, Planning Technician Alexander, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Planning Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL**

Commissioner Diaz moved, seconded by Commissioner Gordon, to approve the Agenda as submitted. Motion carried, 8-0 (absent Commissioner Schaefer).

Vice-Chair Verrett moved, seconded by Commissioner Saenz, to consider the Housing Element item as the last order of business. Motion carried, 7-1, with Commissioner Diaz voting no (absent Commissioner Schaefer).

Toward the end of the meeting, it was agreed by the Commission to consider the Housing Element before

- the fence workshop (absent Commissioner Schaefer).
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** Planning Officer Repp
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.
9. **CONSENT CALENDAR**
- A) **Minutes:** July 9, 2013 and July 23, 2013

MOTION:

Chairman Faletogo moved, seconded by Commissioner Diaz, to approve the July 9, 2013 and July 23, 2013, Minutes as presented. Motion carried, 8-0 (absent Commissioner Schaefer).

9. NEW BUSINESS CONSENT

- B) **Extension of Time Request for Conditional Use Permit Nos. 889-11, 890-11, 891-11 and Design Overlay Review No. 1441-11**

Applicant's Request:

The applicant, Porsche Cars of North America, is requesting an extension of Conditional Use Permit Nos. 889-11, 890-11, 891-11 and Design Overlay Review Application No. 1441-11 for the property located at 19220 South Main Street.

Staff Recommendation:

Porsche requests that the above listed zoning entitlements be extended until November 22, 2014.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Gordon, to concur with staff recommendation that the zoning entitlements be extended until November 22, 2014. Motion carried, 8-0 (absent Commissioner Schaefer).

9. NEW BUSINESS CONSENT

C) Extension of Time Request for Conditional Use Permit No. 884-11

Applicant's Request:

The applicant, Advanced Cleanup Technologies, Inc., is requesting an extension of Conditional Use Permit No. 884-11 for the property located at 20928 South Lamberton Avenue.

Staff Recommendation:

Approve a one-year extension.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Saenz, to concur with staff recommendation to allow a one-year extension to September 11, 2014. Motion carried, 8-0 (absent Commissioner Schaefer).

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

A) 2014-2021 Housing Element Update

Applicant's Request:

The city of Carson, Planning Division, is recommending adoption of the 2014-2021 Housing Element Update to the City Council. Properties involved are citywide.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation for adoption of the 2014-2021 Housing Element to the City Council.

Chairman Faletogo opened the public hearing.

Alexa Washburn, Housing Element consultant, highlighted each of the housing plan goals for Carson; and explained that Carson is in compliance and ready for state certification.

There being no input from the audience, Chairman Faletogo closed the public hearing. Commissioner Brimmer left Council Chambers.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Piñon, to concur with staff recommendation. Motion carried, 7-0 (absent Commissioners Brimmer and Schaefer).

11. PUBLIC HEARING

B) Conditional Use Permit No. 938-13

Applicant's Request:

The applicant, Walter R. Tucker, III, is requesting to consider approval of a shared parking conditional use permit to allow a church use on a site zoned ML-D

(Manufacturing, Light, Design Overlay Review). The subject property is located at 1129 East Dominguez Street.

Staff Report and Recommendation:

Continue to the September 24, 2013 Planning Commission meeting.

Chairman Faletogo opened the public hearing.

Planning Commission Decision:

Without objection, Chairman Faletogo continued this item to the September 24, 2013, Planning Commission meeting.

11. PUBLIC HEARING

C) Modification No. 2 to Design Overlay Review No. 204-82

Applicant's Request:

The applicant, Charles Couey, is proposing construction of a 1,211-square-foot addition of lobby and restroom areas to an existing 5,781-square-foot church building located within the CR-D (Commercial, Regional – Design Overlay) zoned district. The property is located at 600 East Double Street.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Modification No. 2 to Design Overlay No. 204-82, subject to conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 13-2491, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 2 to Design Overlay Review No. 204-82 for a 1,211-square-foot addition to an existing church and to perform parking, landscaping, and general site improvements to a property located at 800 East Double Street."

Chairman Faletogo asked for clarification on the number of parking spaces, the trash enclosure and storage container.

Planning Technician Alexander explained that the storage container is not permitted for storage use and will be removed and stated that their parking meets code.

Planning Officer Repp added that their outside storage would have to be in a permitted enclosure or shielded from public view.

Responding to Commissioner Brimmer's inquiry regarding Condition No. 11, trust deposit account, staff explained that this is a standard/template condition but not one that applies to this property.

Chairman Faletogo opened the public hearing.

Charles Couey, project architect, stated that this building is only used a couple of hours on Sunday and that the majority of time it is used as a youth center.

Rev. Samuel Tialevea, senior minister, commended staff for their work on this proposal; explained that what is being requested is necessary for ease of accessibility not only for their senior members but also for those who are disabled; and he 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 Commissioner Diaz, to concur with staff recommendation, thus adopting Resolution No. 13-2491. Motion carried, 8-0 (absent Commissioner Schaefer).

11. PUBLIC HEARING

D) Design Overlay Review No. 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Tract Map No. 72190

Applicant's Request:

The applicant, Jorge Alvarez, is requesting approval of a 16-unit detached residential condominium project on a site located in the RM-18-D (Residential Multiple Family–18 units per acre–Design Overlay) zoning district. The property is located at 22111 South Main Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Design Overlay Review 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Tract Map No. 72190; and WAIVE further reading and ADOPT Resolution No. 13-2492, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1481-13, Conditional Use Permit No. 929-13, and Vesting Tentative Tract Map No. 72190 for construction of a 16-unit detached condominium housing project located at 22111 South Main Street."

Commissioner Verrett noted her concern that there is only one exit way for vehicles.

Senior Planner Signo explained that the fire department has reviewed and approved the plans, noting there is adequate room for emergency vehicles to maneuver onsite.

Vice-Chair Verrett stated she is concerned that because there is only one exit, the residents may not be able to get their cars safely out of this gated community should there be a fire near the front of this property.

Planning Officer Repp explained that because this is a small project, it does not require another access point, but stated they could install an emergency pedestrian access point toward the back of this community, suggesting near the park area.

Chairman Faletogo opened the public hearing.

Jay Ahluwalia, applicant's representative, explained there are two exit ways for this community, one for vehicles at the front and one for pedestrians; and noted for Vice-Chair Verrett that they could install an emergency pedestrian access gate at the back of this community. He requested that instead of putting down 100 percent of concrete roads, that they be permitted some asphalt and a mix of decorative concrete at the front of the property and toward the junction at the back of the property.

Mr. Ahluwalia noted for Commissioner Brimmer that they anticipate starting construction January 2014.

Carol McDonald, Jay Street resident, expressed her concern with the location of the playground and it becoming a nuisance to the existing residents in this area; and asked if a perimeter block wall is being proposed.

Senior Planner Signo explained there will be no access onto Jay Street with the exception of emergency access and maintenance activities; and advised that the applicants are proposing a vinyl fence between the units and a block wall around the perimeter of the development.

Kristine Kiesling, Jay Street resident, expressed her concern with losing her privacy and view/light with the multi-level homes; noted her concern that this project will essentially box in her property and trap the noise; stated she is in support of a pedestrian gate on Jay Street provided it is a solid gate; and noted her concern with the potential for the playground activities becoming a nuisance to the nearby residents, expressing her belief the playground is too close to the homes. She suggested the playground be moved toward the front of the property so it can be policed by those residents in this gated community; and she asked for additional information on the perimeter wall. She asked where the trash enclosure will be located; and she noted some concern with the lower grade of the property to the east of hers.

Senior Planner Signo explained that the perimeter block wall will be six feet high, noting it can go as high as seven feet if the Commission desires; and added that the new homes will be almost 30 feet away from the existing homes. He added that there will be no community trash enclosure because each resident will have their own containers; and he stated that the finished grade is level to hers.

Ms. Kiesling noted her concern that this project will have a negative impact on her property value because they are too close and "locks" in her property.

Mr. Ahluwalia explained that trees will be planted for privacy purposes and that the proposed 30-foot separation will be enough to create the desired privacy. He stated that the trees will be maintained by this homeowners association.

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

Commissioner Brimmer suggested the possibility of relocating the playground and increasing the fence height to seven feet; and suggested that another exit way be installed for vehicles.

Commissioner Gordon expressed his belief the six-foot fence is adequate because of the planting of trees and the properties being the same grade.

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Goolsby, to concur with staff recommendation; to amend Condition No. 21(i) The internal drive aisle shall be concrete at the main entrance to a location behind the gate and at the main intersection adjacent to the playground/community area; to amend Condition No. 22(p) A pedestrian emergency exit gate shall be provided from the playground area to the adjacent public street; to amend Condition No. 22 (j), delete “~~and parking spaces 12,13,14, and 15,~~ and the planters between parking spaces 12 and 13, and 14 and 15”; add at the end of Condition No. 43(b) “Perimeter walls around the property shall be of decorative materials to include stucco or any other material as approved by the City”; and moved to adopt Resolution No. 13-2492. Motion carried, 7-1, with Commissioner Brimmer voting no (absent Commissioner Schaefer).

12. NEW BUSINESS DISCUSSION

A) Workshop on fences

Applicant's Request:

The city of Carson, Planning division, is requesting the Planning Commission discuss and consider issues dealing with chain link fencing and nonconforming front yard fence height for properties citywide.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation for the Planning Commission to CONSIDER and DISCUSS the information provided for in this workshop; and DIRECT staff to prepare an ordinance amendment.

Commissioner Diaz stated that he concurs with staff in not allowing barbed wire unless it is in an industrial area and not visible from the street; stated he would like to grandfather the nonconforming front setback fences in residential areas; and that he would support a permit process going forward.

Commissioner Gordon asked how all this will be enforced; addressed his concern with being consistent; stated he would support a nominal permit fee; and he asked what the effect will be of implementing this ordinance amendment.

Commissioner Brimmer stated she would support a permit fee.

Chairman Faletoago agreed with staff that no barbed wire should be permitted in residential areas; and stated he would support a \$25 to \$30 permit fee.

Vice-Chair Verrett agreed that no barbed wire should be permitted in residential areas, but that it should be permitted in commercial areas with some limitations; stated that chain link fencing should not be permitted in residential areas; noted her support of grandfathering in the existing fences; and stated she is in support of a permit process.

Commissioner Saenz stated that chain link fencing and barbed wire should not be allowed in residential areas or commercial areas, believing it lowers property values.

Commissioner Gordon noted his concern with implementing a new process and the residents being aware of the changes in code; and stated that he is opposed to selective enforcement because of various groups/residents' complaints of enforcement attempts. He noted his opposition to barbed wire in residential areas.

Commissioner Diaz asked what staff is suggesting for existing noncompliant fencing.

Senior Planner Signo suggested that staff could do an inventory of all existing fencing and provide an amortization period to take down any noncompliant fencing or to grandfather in the existing noncompliant fencing conditions.

Chairman Faletogo suggested the residents could be given 18 months to adjust to the new ordinance and noted his support of increasing the allowable height to 48 inches.

Commissioner Brimmer noted her support of staff's recommendation on Triangle Page No. 4, giving the residents one year to 18 months to comply; to implement a \$25 permit fee; to increase the fence height to 48 inches; and to support administrative review of chain link fencing in good repair.

Commissioner Diaz thanked staff for bringing forth this additional information/input.

Planning Commission Decision:

It was the consensus of the Commission to continue discussion of this matter to a future Planning Commission meeting.

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

- Broadway Improvements project, estimated start of construction is March 2014, estimated completion in June 2014
 - The Boulevards at South Bay presentation, September 24, 2013 Planning Commission meeting
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15. COMMISSIONERS' REPORTS

Commissioner Diaz thanked staff for facilitating an educational ride on the Goodyear Airship and thanked Senior Planner Signo for his informative narration during the flight.

Commissioner Saenz asked if the existing Kellogg's sign should have been removed with the closure of that business.

Commissioner Brimmer expressed her opinion that this Commission needs to do a better job in addressing all the concerns of those individuals who speak at these meetings.

Commissioner Goolsby thanked staff for the experience aboard the Goodyear Airship.

Chairman Faletofo thanked all for their efforts this evening.

16. ADJOURNMENT

At 10:12 P.M., the meeting was formally adjourned to Tuesday, September 24, 2014, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary