

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

November 26, 2013 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:32 P.M.
2. **PLEDGE OF ALLEGIANCE** Commissioner Schaefer led the Salute to the Flag.
3. **ROLL CALL**
Planning Commissioners Present: Brimmer, Diaz, Faletogo, Gordon, Piñon, Schaefer, Saenz, Verrett

Planning Commissioners Absent: Goolsby (excused)

Planning Staff Present: Planning Officer Repp, Senior Planner Signo, Assistant City Attorney Soltani, Associate Planner Gonzalez, Associate Planner Naaseh, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Diaz moved, seconded by Commissioner Schaefer, to approve the Agenda as submitted. Motion carried, 9-0.
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 Malawy
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None

9. CONSENT CALENDAR

A) Minutes: November 12, 2013

Chairman Faletogo moved, seconded by Commissioner Schaefer, to approve the November 12, 2013, Minutes as presented. Motion carried, 8-0 (absent Commissioner Goolsby).

10. CONTINUED PUBLIC HEARING

zg **A) Conditional Use Permit No. 931-13**

Applicant's Request:

The applicant, Norberto Lopez and Rosa M. Alvarez, are requesting approval of a conditional use permit for a second dwelling located within the RS (Residential, Single-Family) zoning district. The property is located at 2624 East Madison Street.

Staff Recommendation:

Continue to February 25, 2014.

Planning Commission Decision:

Without objection, Chairman Faletogo ordered this item continued to February 25, 2014 (absent Commissioner Goolsby).

11. PUBLIC HEARING

js **A) Zone Text Amendment No. 15-13**

Applicant's Request:

The applicant, city of Carson, is requesting the Planning Commission consider an ordinance amendment to prohibit chain-link and barbed wire in commercial and industrial zones for properties citywide.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to OPEN the public hearing and TAKE public testimony; RECOMMEND to the City Council approval of Zone Text Amendment No. 15-13; and ADOPT Resolution No. ____, entitled, "A Resolution of the Planning Commission of the city of Carson recommending approval to the City Council of Zone Text Amendment No. 15-13 regarding an ordinance amendment to prohibit the use of chain-link fencing, barbed wire, and other materials under certain circumstances in commercial and industrial zones."

Chairman Faletogo asked about federal properties and possible exemptions.

Senior Planner Signo explained there may be some exempt properties from this ordinance, such as the post office and secured customs facilities.

Planning Officer Repp added that these properties would not be completely exempt and that staff and the property owners would need to address any conflicts among federal, state and city requirements.

Chairman Faletogo questioned whether what is being proposed is more extensive than what was directed by the Mayor.

Senior Planner Signo explained that it is Planning's job to look at all the issues with regard to this topic and to provide recommendations for consideration both by the Planning Commission and City Council.

Commissioner Gordon stated that the past workshop dealt with chain-link fencing in residential areas, expressing his belief there has not been enough discussion before this evening about chain-link fencing in industrial/commercial areas.

Senior Planner Signo pointed out there is a smaller number of issues related to commercial/industrial areas with regard to chain-link fencing as opposed to residential.

Planning Officer Repp stated it was the Mayor's intent to focus more on the businesses with chain-link fencing, noting he wants a higher development standard, and to look at issues of chain-link fencing in the City, both residential and businesses.

Commissioner Diaz advised that he was contacted by someone from the business community to continue discussion of this matter until after the holiday season, noting it has the potential for tremendous financial impacts on affected businesses.

Senior Planner Signo advised that copies of letters were distributed to the Commission this evening from various businesses and that he received a number of calls regarding this agenda item.

Commissioner Brimmer expressed her belief there has not been enough community outreach; and asked for something in writing that supports what City Council is seeking to accomplish with this effort.

Staff explained for Commissioner Piñon that the typical abatement period is three years.

Senior Planner Signo advised that the Carson Reports included notification of this item, along with letters to businesses and homeowner associations, and notification in the newspaper.

Commissioner Schaefer pointed out that this matter was referred by Council to the Planning Commission for discussion and to make recommendations, believing there has been enough direction from City Council for the Planning Commission to consider.

Commissioner Saenz concurred with Commissioner Schaefer's comment, pointing out the final decision is up to City Council.

Vice-Chair Verrett noted her concurrence with Commissioner Schaefer's comment as to the intent of this matter, stating it is the Planning Commission's job to independently study these issues of concern; and proposed that this matter be continued for further study and deliberations, suggesting that the commercial, industrial and residential all be separately considered.

Chairman Faleto go opened the public hearing.

Connie Turner, representing Southern California Edison (SCE), advised that they submitted a letter to the Commission explaining that state law/requirements for their facilities preempts the City's requirements; and asked to meet with staff to further discuss the issues of concern and work toward a solution that will work for both parties.

Assistant City Attorney Malawy explained that SCE does have a legitimate concern that can be further addressed with staff.

Mike Detlefsen, Pet Haven Cemetery, addressed his concern with this ordinance, noting it will be too expensive for him to replace the chain-link fence around the entire

perimeter of his property; and stated that he will be forced to go without a fence around this property, highlighting his concern with the potential for theft and damage of the gravesites. He asked to be exempt from this ordinance amendment.

Jennifer Johnson, representing Watson Land Company, stated that while Watson supports the intent of this effort, they are concerned with the unintended consequences; and asked that this matter be continued so they can meet with staff to further address their concerns.

Planning Commission Decision:

Chairman Faleto go moved, seconded by Commissioner Saenz, to continue this matter to the January 28, 2014, Planning Commission meeting to allow more time for staff and the property/business owners to confer on this matter. (Absent Commissioner Goolsby)

11. PUBLIC HEARING

sn **B) Conditional Use Permit No. 945-13 and Design Overlay
Review No. 1514-13**

Applicant's Request:

The applicant, SBA 2012 TC Assets, LLC, is requesting to retrofit an existing 50-foot-high monopole wireless facility to be disguised as a pine tree with a maximum height of 55 feet for the property located at 20411 Susana Road (APN 7306 026 026).

Staff Report and Recommendation:

Associate Planner Naaseh presented staff report and the recommendation to APPROVE the proposed project; and WAIVE further reading and ADOPT Resolution No. 13-2499, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1514-13 and Conditional Use Permit No. 945-13 to retrofit an existing 50-foot-high monopole wireless facility to be disguised as a 55-foot-high pine tree on a property located at 20411 Susana Road."

Chairman Faleto go opened the public hearing.

Kim Nguyen, applicant's representative, offered to answer any questions.

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

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Brimmer, to concur with staff recommendation, thus adopting Resolution No. 13-2499. Motion carried, 8-0 (absent Commissioner Goolsby).

11. PUBLIC HEARING

zg **C) Design Overlay Review No. 1509-13**

Applicant's Request:

The applicant, Paul Giuliano, is requesting to permit building additions and new site improvements for food processing and cold storage facility located in the ML-D (Manufacturing - Light, Design Overlay) zoning district. The property is located at 320 and 354 West Alondra Boulevard; 16201 and 16205 Broadway Street.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to WAIVE further reading and ADOPT Resolution No. 13-2500, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1509-13 for building improvements and additions to food processing warehouses located at 320 and 354 West Alondra Boulevard and 16201 and 16205 South Broadway." He explained that the parking area will be reconfigured along with some of the driveways, noting there will be adequate circulation for trucks and emergency vehicles.

Commissioner Brimmer asked if the applicant is supportive of Condition Nos. 68, 69 and 70.

Associate Planner Gonzalez explained that they will be required to fill the areas void of lighting, pointing out there is currently some lighting along the frontage.

Chairman Faletogo opened the public hearing.

Mark Gangi, project architect, commented on the modernizing of these properties, noting they will be adding a state-of-the-art cold storage facility that will reduce the number of truck trips to and from this plant. He asked that there be further clarification with Public Works in regard to the offsite street lighting improvements.

Planning Officer Repp explained that further clarification will be given to the applicant, explaining that the City can require offsite improvements for projects exceeding \$100,000.

Paul Giuliano, applicant, explained that this business is a wholesale bakery operation that services schools and supermarkets; that they've been in Carson for 14 years; and stated that he believes Carson is a business-friendly city.

Mr. Giuliano noted for Commissioner Piñon that the new cold storage facility will reduce the number of truck trips by approximately 5 to 10 trips per day.

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

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Gordon, to approve staff recommendation, thus adopting Resolution No. 13-2500. Motion carried, 8-0 (absent Commissioner Goolsby).

11. PUBLIC HEARING

zg D) Design Overlay Review No. 1504-13

Applicant's Request:

The applicant, John Atwill, is requesting to permit an office use and a greenhouse fertilizers research facility on a site located in the ML-D (Manufacturing, Light, Design Overlay) zoning district. The properties involved are 353 and 361 West Gardena Boulevard.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation WAIVE further reading and ADOPT Resolution No. 13-2501, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1504-13 for office use and a greenhouse fertilizer research facility to be located at 353 and 361 West Gardena Boulevard."

Chairman Faletogo opened the public hearing.

John Atwill, property owner, noted his concurrence with the conditions of approval.

Lee Smith, applicant's representative, requested a 5-foot setback along the front sidewalk to allow for the planting of fruit trees, thus providing adequate sunlight for their growth.

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

Planning Commission Decision:

Commissioner Piñon moved, seconded by Chairman Faletogo, to concur with staff recommendation; amended Condition No. 22 to reflect approval of a 5-foot front yard landscaped setback, thus adopting Resolution No. 13-2501. Motion carried, 8-0 (absent Commissioner Goolsby).

12. NEW BUSINESS DISCUSSION None

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

- City Council consideration of Ordinance No. 13-1531 approving Zone Change Case No. 169-13, Glasswerks, located at 716 East Alondra Boulevard

Planning Officer Repp advised that City Council approved the above-mentioned item.

- Donation clothes bins

Planning Officer Repp explained that these bins are sometimes being placed on properties without the owners' permission; that some of the bins are not well-maintained, creating a blighted condition; and stated that the majority of these bins have not been properly permitted by the City. She added that Code Enforcement is active in getting rid of these bins that have not been approved by the City for placement; and mentioned that some of these are for-profit bins.

15. COMMISSIONERS' REPORTS

Commissioner Piñon stated that he volunteered for the Typhoon Haiyan relief efforts this past weekend, noting there was a good turnout.

Vice-Chair Verrett stated that she volunteered for the Typhoon Haiyan relief efforts this weekend, noting there have been substantial donations; and she thanked Louis Diaz for helping to facilitate a Teamsters trailer for the collection of these items. She advised that there are other storage facilities being used in this effort.

Commissioner Schaefer commended the Commissioners and community for supporting this relief effort, noting she attended a benefit concert this past Sunday; and she stated this was an excellent concert that raised a lot of money for the victims of Typhoon Haiyan.

In response to Commissioner Saenz' inquiry, Senior Planner Signo announced that Carson was recently awarded \$2.9 million in grant funds for its Bike Master Plan efforts.

Planning Officer Repp added that the award will take care of a huge portion of the Bike Master Plan project.

Commissioner Saenz noted that there was a recent daytime residential burglary on West 228th Street, reminding the community to use caution when answering their doors.

Chairman Faletogo highlighted some of the ongoing donation efforts and collection sites for Typhoon Haiyan; and he wished everyone a happy Thanksgiving celebration.

16. ADJOURNMENT

At 9:05 P.M., the meeting was formally adjourned to Tuesday, December 10, 2013, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary