

MINUTES

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

**701 East Carson Street, Second Floor
Carson, CA 90745**

March 11, 2014 – 6:30 P.M.

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

Planning Commissioners Present:
*Brimmer, Diaz, Faletogo, Goolsby,
Gordon, Piñon, Schaefer, Saenz,
Verrett

*(Commissioner Brimmer arrived just after roll call.)

Planning Staff Present: Senior Planner Signo, City Attorney Wynder, Assistant Planner Raktiprakorn, Planning Technician Alexander, Building and Safety Director Sancho, Recording Secretary Bothe
4. **AGENDA POSTING CERTIFICATION** Planning Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Saenz moved, seconded by Vice-Chair Verrett, to approve the Agenda as submitted. Motion carried, 8-0 (Commissioner Brimmer had not yet arrived.)
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** City Attorney Wynder
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

9. CONSENT CALENDAR

A) Minutes: None

9. NEW BUSINESS CONSENT

B) Modification No. 1 to Design Overlay No. 675-98 and Modification No. 1 to Conditional Use Permit No. 489-98

Applicant's Request:

The applicant, Sprint, is requesting to approve a modification to an existing 3-sector building-mounted wireless communications facility located within 100 feet of residential property in the CG (Commercial, General) zoning district. The subject property is located at 548 East Sepulveda Boulevard.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE Modification No. 1 to Design Overlay Review No. 675-98 and Modification No. 1 to Conditional Use Permit No. 489-98; and ADOPT a minute resolution and instruct staff to make necessary changes to Resolution No. 98-1739.

Planning Commission Decision:

Vice-Chair Verrett moved, seconded by Commissioner Saenz, to approve the request as presented. Motion carried, 9-0.

10. CONTINUED PUBLIC HEARING None

11. PUBLIC HEARING

A) Design Overlay Review No. 1516-13 and Conditional Use Permit No. 946-13

Applicant's Request:

The applicant, Sprint, is requesting to approve an existing legal, non-conforming 76-foot-high major wireless communications facility (monopole) and its related equipment on a property located in the ML-D (Manufacturing, Light – Design Overlay) zoning district. The subject property is located at 17222 South Figueroa Street.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay Review No. 1516-13 and Conditional Use Permit No. 946-13, subject to conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 14-2505, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1516-13 and Conditional Use Permit No. 946-13 to permit an existing legal, non-conforming 76-foot-high major wireless communications facility on a property located at 17222 South Figueroa Street." She stated that the actual height of the tower is 76'3".

Planning Technician Alexander explained for Commissioner Schaefer that staff cannot require an applicant to make a tower stealth if it is an existing and permitted structure.

Senior Planner Signo added that this tower is also in an industrial area and that they are not requesting an intensification of the tower.

Chairman Faletogo opened the public hearing.

Karri Keeble, applicant's representative, stated that this tower cannot be lowered because they co-exist with AT&T and because they need 8 feet between each carrier, noting they are currently at the minimum height possible for adequate coverage.

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

Planning Commission Decision:

Commissioner Diaz moved, seconded by Commissioner Gordon, to approve the applicant's request, thus adopting Resolution No. 14-2505.

By way of a friendly amendment, Commissioner Schaefer asked that the height of the monopole correctly be reflected as 76'3".

The makers of the motion accepted the friendly amendment. Motion carried, 9-0.

11. PUBLIC HEARING

B) Modification No. 1 to Design Overlay Review No. 641-96 and Conditional Use Permit No. 910-12

Applicant's Request:

The applicant, Sprint, is requesting to approve an existing 50-foot-high major communications facility attached to a business pole sign and its related equipment on a property located in the ML-D (Manufacturing, Light – Design Overlay) zoning district. The subject property is located at 19019 Anelo Avenue.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Modification No. 1 to Design Overlay Review No. 641-96 and Conditional Use Permit No. 910-12, subject to conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 14-2506, entitled, "A Resolution of the Planning Commission of the city of Carson approving Modification No. 1 to Design Overlay Review No. 641-96 and Conditional Use Permit No. 910-12 to permit an existing legal, non-conforming 50-foot-high major communication facility attached to a business pole sign on a property located at 19019 Anelo Avenue."

Chairman Faletogo opened the public hearing.

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

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Schaefer moved, seconded by Commissioner Brimmer, to approve the applicant's request, thus adopting Resolution No. 14-2506. Motion carried, 9-0.

11. PUBLIC HEARING

C) Design Overlay Review No. 1447-12

Applicant's Request:

The applicant, Wesley Sanders, is requesting to construct two new 3,500-square-foot single-family dwellings with attached two-car garages on two 46.5-foot-wide vacant lots. The properties are located at 17911 and 17915 Mackeson Court.

Staff Report and Recommendation:

Assistant Planner Raktiprakorn presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay Review No. 1447-12 subject to conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 14-2507, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1447-12 for construction of a new two-story single-family dwelling with attached garage on a property located at 17911 Mackeson Court." He noted that the abandoned well is 200 feet from the 17911 Mackeson Court property, noting the soil is clean; and stated that the state's rules for construction on properties with abandoned gas/oil wells have become more stringent as of this year.

Senior Planner Signo explained for Commissioner Saenz that this project is different from any of those in the Carousel tract, as this is not a tank but a boring in the ground; advised that the leak testing indicates there are no leaks; and explained that the California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) has updated its requirements, making them more stringent as of this year.

Chairman Faletogo opened the public hearing.

Wesley Sanders, applicant's representative, noted his concurrence with the conditions of approval; and stated that this property met DOGGR's requirements when he started this process, noting that DOGGR is now requiring a third plug for abandoned oil well properties. He stated he has built 10 homes on abandoned well sites and stated there is a vapor barrier with a vent cone. He added that the third plug can cost \$85k to \$250k.

Building and Safety Director Sancho explained that prior to 2014, DOGGR allowed development within 200 feet of an oil well, noting that DOGGR reviews the condition of the well and is not responsible for determining if the well is safe; and noted that 17915 Mackeson Court was properly abandoned under the former guidelines, but with the more stringent DOGGR guidelines this year, it is considered no longer to be properly abandoned. He added that the state does not recommend at this time building on top of the well at 17915 even though there are no leaks. He added that 17915 will have to be

re-abandoned and adding a third protective system per the state's 2014 changes; and that staff is not permitting that home to be built until it's been properly re-abandoned.

Senior Planner Signo added that staff is recommending approval only of 17911 at this time.

William Handley, applicant's representative, explained that the wells are 7,000 feet below ground and are plugged all the way upward.

Vice-Chair Verrett asked Mr. Handley where he received that bit of information.

Mr. Handley stated he got that information from Brea Canyon, the company that abandoned the well.

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

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Brimmer, to approve the request for 17911 Mackeson Court, thus adopting Resolution No. 14-2507. Motion carried, 9-0.

11. PUBLIC HEARING

D) Design Overlay Review No. 1444-11

Applicant's Request:

The applicant, Jorge Rios, is requesting to approve two new two-story 2,198-square-foot single-family dwellings with attached 2-car garages located on 46-foot-wide lots in the RS (Residential, Single-Family) zone. The properties are located at 17701 and 17707 Exa Court.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay Review No. 1444-11 subject to conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 14-2508, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1444-11 for construction of two new two-story 2,198-square-foot single-family dwellings with attached garages on two 46-foot-wide lots on properties located at 17701 and 17707 Exa Court." She explained that the building of this house is permitted because no structure will be built over the oil well site, but added that the new Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGER) requirements also apply to this case.

Commissioner Brimmer stated that a workshop would be helpful concerning abandoned oil wells.

Commissioner Gordon asked what the difference is in this project versus the last one wherein one address was not approved.

Planning Technician Alexander explained that no structure is being built over the oil well on this property; and that if a building is proposed to be built over the top of an oil well, it must be re-abandoned per DOGGER's newest guidelines.

Chairman Faletogo opened the public hearing.

Jorge Rios, representing the applicant, noted his concurrence with the conditions of approval; and stated this project will improve the aesthetics of this property.

Rebecca Marbra, 17706 Exa Court, stated she is a neighbor and noted her concerns with fugitive dust and her breathing problems.

Mr. Rios stated that he will advise the neighbors of the start of the project and that he will be watering down the site.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Brimmer, to approve the applicant's request, thus adopting Resolution No. 14-2508. Motion carried, 9-0.

11. PUBLIC HEARING

E) Design Overlay Review No. 1499-13

Applicant's Representative:

The applicant, Jorge Rios, is requesting to approve two new two-story 1,977-square-foot single-family dwellings with attached 2-car garages located on 30-foot-wide lots in the RS (Residential, Single-Family) zone. The properties are located at 17419 and 17423 Wellfleet Avenue.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Design Overlay No. 1499-13 subject to conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 14-2509, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1499-13 for construction of two new two-story 1,977-square-foot single-family dwellings with attached garages on two 30-foot-wide lots located at 17419 and 17423 Wellfleet Avenue.

Planning Technician Alexander confirmed for Commissioner Goolsby that this project meets the requirements of the fire department.

Chairman Faletogo opened the public hearing.

Jorge Rios, applicant's representative, noted his concurrence with the conditions of approval.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Schaefer moved, seconded by Commissioner Gordon, to approve the applicant's request, thus adopting Resolution No. 14-2509. Motion carried, 9-0.

- 12. **NEW BUSINESS DISCUSSION** None
- 13. **WRITTEN COMMUNICATIONS** None
- 14. **MANAGER'S REPORT**

Senior Planner Signo highlighted the following events:

- SBCCOG General Assembly at the Community Center on February 27th;
- Community Dynamics, 616 Carson Street, ground breaking event on February 28th;
- Wyn Hyundai grand opening celebration on March 13th.

Senior Planner Signo reminded the Commission of tomorrow's workshop at 6:30 p.m.

15. COMMISSIONERS' REPORTS

Commissioner Diaz noted the recent meeting/workshop he attended to discuss the bike path plans.

Commissioner Gordon asked for an excused absence from tomorrow's workshop, noting he will not be in town.

Commissioner Brimmer asked for a copy of the new DOGGER guidelines reflecting the changes this year; commended Planning Technician Alexander on her presentations this evening; thanked staff for inviting Building and Safety Director Sancho to this meeting; and suggested that signs be posted for tomorrow's workshop indicating that more chairs will be available for audience members.

Chairman Faletogo thanked everyone for their efforts this evening.

16. ADJOURNMENT

At 8:37 p.m., the meeting was formally adjourned to March 12, 2014, 6:30 P.M., Helen Kawagoe City Council Chambers.

Chairman

Attest By:

Secretary