

**MINUTES**  
**CITY OF CARSON**  
**PLANNING COMMISSION ADJOURNED REGULAR MEETING**  
**EXECUTIVE CONFERENCE ROOM**  
**701 East Carson Street, 2<sup>nd</sup> Floor**  
**Carson, CA 90745**

**February 5, 2009 – 6:30 P.M.**

1. **CALL TO ORDER** Commissioner Verrett called the meeting to order at 7:20 P.M.
2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Graber.
3. **ROLL CALL**  
Planning Commissioners Present:  
\*Brimmer, Brown, Cannon, \*Gordon,  
Graber, Verrett  
  
(\*Brimmer arrived at 7:20 P.M.;  
\*Gordon arrived at 7:24 P.M.)  
  
Planning Commissioners Absent:  
Faletogo and Saenz (both excused)  
  
Planning Staff Present: Planning  
Manager Repp, City Attorney Wynder,  
Senior Planner Signo, Associate  
Planner Song, Recording Secretary  
Bothe
4. **AGENDA POSTING  
CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
5. **AGENDA APPROVAL** Commissioner Graber moved, seconded by Commissioner Cannon, to consider Item No. 10A before going into Closed Session. The motion carried.
6. **INSTRUCTIONS  
TO WITNESSES** None given
7. **SWEARING OF WITNESSES** None given
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes.  
  
None.

**9. CLOSED SESSION (considered as the last item)**

**A) CONSIDERATION OF RESOLUTION NO. 09-2248, CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION**

Recommendation for the Planning Commission:

1. **Waive** further reading and **Adopt** Resolution No. 09-2248, "A Resolution of the Planning Commission of the city of Carson, California, calling a closed session to confer with legal counsel regarding one (1) matter of existing litigation: Colony Cove Properties, LLC vs. city of Carson, et al., (Case No. BS - 115305)."

Following closed session, City Attorney Wynder reported that the Commission took no action nor gave any direction concerning Colony Cove Properties, LLC.

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**10. NEW BUSINESS DISCUSSION**

**A) Workshop to discuss the consideration and processing of mobilehome conversion applications**

Planning Manager Repp commented on the number of mobilehome parks in Carson (23); addressed some of the park closures that have taken place since 1968; discussed mobilehome park uses and safety issues associated with park conversions; and noted some of the possible changes being made in state legislature that will involve mobilehome park conversions and potential impacts on affordable housing in Carson. Planning Manager Repp mentioned that Carson's moratorium to prohibit mobilehome park conversions will expire on March 21, 2009.

City Attorney Wynder highlighted the current litigation taking place with the County of Sonoma, CA, addressing its adoption of a Survey of Support, noting that Carson has adopted a similar mobilehome park conversion ordinance; and he addressed the potential for the elimination of rent control with park conversions.

Staff addressed land use issues concerning mobilehome parks and issues of concern regarding their long-term use, such as maintaining the infrastructure and the need to update the site development standards for those older parks that have a grandfather status and are not currently required to obtain a CUP. She commented on those grandfathered parks and the likelihood of deteriorating infrastructures, minimal development standards, and environmental issues.

Staff briefly fielded questions from the Commission.

Bill Smalley, Colony Cove Mobilehome Park resident, stated that the majority of residents in Colony Cove are living on their Social Security benefits and cannot afford at this late stage in their lives to get into a new mortgage; stated that the elderly residents who minimally get by each month cannot afford a park conversion; and that they are not interested in purchasing their spaces.

Commissioner Graber moved, seconded by Commissioner Brown, to direct Planning staff to prepare an ordinance to consider a CUP for existing legal, nonconforming mobilehome parks. The motion carried.

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| <b>11. WRITTEN COMMUNICATIONS</b> | None |
| <b>12. MANAGER'S REPORT</b>       | None |
| <b>13. COMMISSIONERS' REPORTS</b> | None |
| <b>14. ADJOURNMENT</b>            |      |
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At 9:15 P.M. the meeting was formally adjourned to Tuesday, February 10, 2009, 6:30 P.M., City Council Chambers.

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*Chairperson*

*Attest By:*

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Secretary