

MINUTES

**CITY OF CARSON
PLANNING COMMISSION REGULAR MEETING
CITY COUNCIL CHAMBERS
701 East Carson Street, 2nd Floor,
Carson, CA 90745**

July 27, 2010 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faleto go called the meeting to order at 6:37 P.M.
 2. **PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Verrett.
 3. **ROLL CALL** Planning Commissioners Present:
*Brimmer, Diaz, Faleto go, Gordon, Graber, Park, Schaefer, Saenz, Verrett

*(Commissioner Brimmer arrived at 6:46 P.M.)

Planning Staff Present: Planning Officer Repp, Assistant City Attorney Laymon, Associate Planner Gonzalez, Recording Secretary Bothe
 4. **AGENDA POSTING CERTIFICATION** Recording Secretary Bothe indicated that all posting requirements had been met.
 5. **AGENDA APPROVAL** Vice-Chairman Saenz moved, seconded by Commissioner Verrett, to approve the Agenda as submitted. Motion carried, 8-0 (Commissioner Brimmer had not yet arrived.)
 6. **INSTRUCTIONS TO WITNESSES** Chairman Faleto go 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 Laymon
 8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.
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9. **NEW BUSINESS DISCUSSION**

A) Selection of Chair and Vice-Chair

Vice-Chairman Saenz nominated Pele Faleto go to continue as Planning Commission Chair. Commissioner Graber seconded that nomination. There being no other

nominations, Pele Faletofo was selected to continue his service as the Commission's Chair.

Commissioner Diaz nominated Commissioner Park to serve as Planning Commission Vice-Chair. Vice-Chair Saenz seconded that nomination.

Commissioner Schaefer nominated Commissioner Graber to serve as Planning Commission Vice-Chair. Commissioner Verrett seconded that nomination.

Commissioner Park was selected, 5-3, as the Commission's Vice-Chair as follows:

AYES:	Diaz, Faletofo, Graber, Park, Saenz
NOES:	Gordon, Schaefer, Verrett
ABSENT:	Brimmer

10. CONSENT CALENDAR

A) Minutes: July 13, 2010.

MOTION: Commissioner Diaz moved, seconded by Commissioner Saenz, to approve the July 13, 2010, Minutes as presented. Motion carried, 8-0 (Commissioner Brimmer had not yet arrived.)

10. NEW BUSINESS CONSENT

B) Modification No. 1 to Design Overlay Review No. 1292-08

Applicant's Request:

The applicant, Don Williams (Blackdot Wireless) for Clearwire Communications, is requesting to modify existing approved development plans by installing an additional roof-mounted cellular telecommunication facility and related equipment within an existing office building in the MU-CS (Mixed Use – Carson Street) zone. The subject property is located at 357 East Carson Street.

Staff Report and Recommendation:

APPROVE the Modification to Design Overlay Review No. 1292-08; and WAIVE further reading and ADOPT a Minute Resolution and instruct staff to make necessary changes to Resolution No. 09-2247.

Planning Commission Decision:

Vice-Chairman Park moved, seconded by Chairman Faletofo, to approve the request as submitted. Motion carried, 8-0 (Commissioner Brimmer had not yet arrived.)

11. CONTINUED PUBLIC HEARING None.

12. PUBLIC HEARING

A) Proposed Ordinance for Density Bonus Provisions for Residential Units

Applicant's Request:

The applicant, city of Carson, Planning Division, is requesting to establish density bonus standards for affordable residential units. This ordinance would affect properties citywide.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation for the Planning Commission to review and comment on the proposed ordinance for Density Bonus Provisions for Residential Units.

Assistant City Attorney Laymon advised that the City is required to adopt an ordinance dealing with density bonus; stated that the density bonus applies to five or more units on one project; noted that if a developer qualifies for a density bonus, the City cannot deny the request; stated there is a sliding scale for density bonus, except for senior housing projects; and stated that stacking multiple density bonus credits is no longer permitted. She explained that the City can deny a request if adverse impacts are found or if the request is contrary to state/federal law.

Commissioner Diaz stated he is inclined to follow the current state statute for density bonus.

Assistant City Attorney Laymon noted for Vice-Chairman Park that the ordinance does allow the City to deny a request if adverse conditions are found. She added that the City can control incentives, concessions and waivers, but that the City cannot deny the density bonus if a developer qualifies.

The public hearing was opened. No one was present in the audience.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Diaz, to continue this matter to the Commission's August 10th meeting, directing staff to bring back a resolution for consideration. Motion carried, 9-0.

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Planning Officer Repp advised that the Planning Commission's August 24, 2010 meeting will go dark.

Planning Officer Repp asked for one Planning Commissioner to volunteer to attend South Bay COG's upcoming focus group exercise to consider sustainable communities strategy, Assembly Bill 32 and Senate Bill 375, and to discuss how these regulations could impact the future land use and transportation decisions of cities. Commissioner Diaz and Vice-Chairman Park stated they would attend that meeting.

Commissioner Verrett congratulated Chairman Faletogo and Vice-Chairman Park on their nominations this evening. Commissioners Schaefer and Diaz echoed those sentiments.

Commissioner Diaz commended Commissioner Saenz for his role as the Commission's Vice-Chair the past 12 months. These sentiments were echoed by the Commission.

15. COMMISSIONERS' REPORTS

Commissioner Saenz requested the Commission consider a color code ordinance for commercial and industrial buildings. Planning Officer Repp stated that this topic will be placed on a future agenda for the Commission's consideration.

16. ADJOURNMENT

At 7:43 P.M., Chairman Faletogo adjourned the meeting to Tuesday, August 10, 2010, 6:30 P.M., City Council Chambers.

Chairperson

Attest By:

Secretary