

## 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

July 26, 2011 – 6:30 P.M.

1. **CALL TO ORDER** Chairman Faleto go called the meeting to order at 6:36 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, Goolsby, Gordon, Park, Schaefer, Saenz, Verrett

Planning Commissioners Absent or Departed Early: None

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

**10. NEW BUSINESS DISCUSSION**

**A) Selection of Chairman and Vice-Chairman**

Pele Faletofo was selected as the Chair of the Planning Commission, and Joseph Gordon was selected as the Vice-Chair of the Planning Commission.

---

**11. CONTINUED PUBLIC HEARING**

**A) Design Overlay Review No. 1403-11**

Applicant's Request:

The applicant, Cormier Hyundai, is requesting to construct a new 8,703-square-foot Cormier Hyundai automotive dealership building located in the CA (Commercial Automotive) zoning district. The subject property is located at 2201 East 223<sup>rd</sup> Street.

Staff Report and Recommendation:

Senior Planner Signo advised that the applicant is seeking additional time to work on architectural issues and is requesting this matter be continued to September 13, 2011.

Planning Commission Decision:

Chairman Faletofo ordered, without objection, this matter continued to the September 13, 2011, Planning Commission meeting.

---

**12. PUBLIC HEARING**

None.

---

**13. NEW BUSINESS DISCUSSION**

**A) Regional Housing Needs Assessment (RHNA) update to be prepared by the Southern California Association of Governments (SCAG)**

Associate Planner Gonzalez presented staff report.

Commissioner Saenz asked if Carson is getting closer to its share of the affordable housing stock.

Associate Planner Gonzalez explained that the City's Housing Element was certified by the State Housing Community Development Department on December 20, 2010, noting that Carson is in full compliance with the housing requirements at this time.

Planning Officer Repp stated that in past years, the City was not meeting these requirements, but pointed out that recent and proposed housing projects are helping Carson meet these requirements; and explained that the City is proactively using its Housing Set-aside funds for affordable housing. She added that the Redevelopment Agency is getting low on these funds and that the future of these funds is uncertain. She noted that Carson is currently doing a good job of producing the required housing stock, highlighting the various projects that are offering affordable housing, such as the new and proposed projects on Carson Street. She expressed some concern that the next housing element planning period of 2013 to 2021 may dramatically obligate communities to provide more affordable housing.

Commissioner Schaefer asked what the repercussions are for a city if it does not meet the requirements.

Associate Planner Gonzalez explained that the state can take away a City's ability to approve building permits; that it can take action to compel a city to rezone; and can also seek sanctions for failure to comply.

On behalf of the Commission, Chairman Faletogo thanked staff for the informative workshop.

---

**14. WRITTEN COMMUNICATIONS**                      None.

---

**15. MANAGER'S REPORT**

- Follow up on Carson Street Corridor Joint Workshop

Planning Officer Repp stated there was good dialogue amongst the attendees at the workshop; noted there was a tie vote for design option Nos. 1 and 2, believing the final design will be a mix of each; and advised that a larger community workshop will be scheduled in the near future.

Commissioner Schaefer stated that entry markers into the city will be a nice amenity for Carson.

Commissioner Diaz urged the City to not forget the east side of the City when making improvements along Carson Street, expressing his belief the east side of the City is typically ignored.

Planning Officer Repp advised that the City does have plans for that part of the community, noting that redevelopment funding will be necessary to carry those plans through.

- Update on Council actions: appeal of Planning Commission decision regarding 336-348 East Carson Street; Ordinance Amendment No. 11-1475 regarding sign displays; General Plan Amendment No. 1424-10, 21208 Shearer Avenue; and CityView project at 616 East Carson Street

With regard to the 336-348 East Carson Street (Botash), Planning Officer Repp noted that this matter will be coming back to the Commission within the next couple of months, noting that City Council would like the Commission to focus on operational standards. She added that the property owner has since done some intensive improvements to this property and has hired a consultant. She advised that recently, a fire broke out on this property and that it was discovered someone was living inside one of these units.

With regard to Ordinance Amendment No. 11-1475, banner/sign displays, Planning Officer Repp advised that the majority of City Council voted to allow the banners to be displayed for 120 days with a 60-day extension; and added that this matter will be on the City Council's next agenda.

With regard to General Plan Amendment No. 1424-10, 21208 Shearer Avenue, Planning Officer Repp noted City Council's approval.

There was no update provided on the CityView project.

- Cancellation of the Planning Commission's August 23, 2011 meeting

Planning Officer Repp noted there are no pressing matters to be heard by the Commission and therefore, the second meeting in August will be cancelled.

---

## 16. COMMISSIONERS' REPORTS

Commissioner Brimmer congratulated Chairman Faletogo and Vice-Chairman Gordon on their nominations. She advised that on July 29, 2011, a job fair will take place at Veterans' park, noting the event is geared toward helping veterans gain employment.

Chairman Faletogo announced that Samoan Flag Day will commence on July 30<sup>th</sup> through August 6<sup>th</sup>; and stated that the grand finale will take place at Victoria Park on August 6<sup>th</sup>, starting at 8:00 a.m. He thanked those who voted for him to remain as Chairman of the Planning Commission.

---

## 17. ADJOURNMENT

At 7:45 P.M., the meeting was formally adjourned to Tuesday, August 9, 2011, 6:30 P.M., City Council Chambers.

---

Chairman

Attest By:

---

Secretary