

Donyea Adams, Housing and Neighborhood Development Manager, provided additional input on affordable housing strategies and programs.

Commissioner Verrett expressed some concern that if all of the housing stock requirements were met, this city would become overpopulated.

Associate Planner Gonzalez commented on the mix of housing opportunities and added that providing this housing is all market driven.

Chairman Faletogo opened the public hearing.

Michael Chang, representing public counsel for a nonprofit legal service for affordable housing, addressed lower income housing needs; and stated they have not completed a full analysis of the Draft Housing Element and requested 30 more days to review this document before it is forwarded to State Housing and Community Development for its review.

Dean Shear, representing Willdan Engineering, stated that the City has undertaken an extensive public outreach effort on this housing element update in an attempt to gather community input; and expressed his belief there is no need to delay forwarding this document to State Housing and Community Development for its comments, pointing out this is still in draft form. He advised that any comments by that agency will be forwarded to City Council for final approval; and stated the City has met the requirements of state law and even gone above and beyond the requirements to solicit public comments.

Senior Planner Signo noted the importance of adopting a housing element for current and future developer proposals, allowing their plans/projects to move forward.

Planning Manager Repp noted that if State Housing and Community Development has any suggested policy changes, those will come back to the Planning Commission for review; otherwise, this document will go from State Housing and Community Development to City Council for final approval.

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

Planning Commission Decision:

Commissioner Graber moved, seconded by Commissioner Brown, to forward the Draft 2006-2014 Housing Element Update to State Housing and Community Development and then on to City Council with a recommendation for adoption. Motion unanimously carried.

12. NEW BUSINESS DISCUSSION -- Workshop

- A) Workshop to discuss existing regulations for auto repair uses located within 100 feet of any residentially zoned property and/or within the CR (Commercial, Regional) zone.**

Applicant's Request:

The applicant, city of Carson, Planning Division, is requesting the Planning Commission discuss and consider policy direction on implementing provisions for anticipated conditional use permit applications for properties citywide.

