

**MINUTES  
CITY OF CARSON  
PLANNING COMMISSION REGULAR MEETING  
CITY COUNCIL CHAMBERS  
CARSON, CALIFORNIA 90745**

***October 28, 2008 – 6:30 P.M.***

- 1. CALL TO ORDER** Chairman Faletogo called the meeting to order at 6:37 P.M.
- 2. PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Graber.
- 3. ROLL CALL**

Planning Commissioners Present: Cannon, Faletogo, Graber, Saenz, Verrett

Planning Commissioners Absent: None

Planning Staff Present: Planning Manager Repp, City Attorney Wynder, 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-Chair Saenz moved, seconded by Commissioner Cannon, to approve the Agenda as submitted. Motion unanimously carried.
- 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.

Harry Barron, resident, thanked everyone for their kind sentiments and cards following the passing of his wife, Pet Barron. He stated that his wife loved living in Carson.

**9. CONSENT CALENDAR**

**Minutes:** August 12, 2008

**MOTION:** Commissioner Cannon moved, seconded by Vice-Chair Saenz, to approve the August 12, 2008, Minutes as presented. Motion unanimously carried.

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**10. CONTINUED PUBLIC HEARING** None.

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**11. PUBLIC HEARING**

**A) Design Overlay Review No. 1290-08**

Applicant's Request:

The applicant, Daniel Lopez, is requesting to permit construction of a 2,666-square-foot first and second floor addition to an existing 1,056-square-foot single-story, single-family residence on a 63-foot wide lot in the RM-8-D (Residential, Multi-family – 8 units/acre) zone and within Redevelopment Project Area No. 4. The subject property is located at 334 West 214<sup>th</sup> Street.

Chairman Faletogo opened the public hearing.

Ruiz Lopez, representing the applicant, noted his concurrence with the conditions of approval.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Cannon moved, seconded by Commissioner Graber, to approve the request as submitted, thus adopting Resolution No. 08-2237. Motion unanimously carried.

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**12. NEW BUSINESS DISCUSSION**

**A) Relocation Impact Report (RIR) No. 3036-07**

Applicant's Request:

The applicant, Shadrow and Shadrow, is present for this evening's workshop on proposed Relocation Impact Report No. 3036-07 for the closure of a mobile home park (Bel Abbey) with 49 units and 50 spaces located in the ML (Manufacturing Light) zone. The property involved is 200 East Gardena Boulevard.

Staff presented the report on this matter and fielded questions from the Commission on the following issues: notice requirements, consistency with routine notification to the residents of the impending park closure, residents' acknowledgement of impending park closure, relocation costs, relocation benefits, prior Planning Commission consideration, history of prior mobile home park closures in Carson, park ownership, tenants' length of residency in this park and 20-year amortization of their units, condition of their units and whether those units can be moved to another site.

Jeff Goldfarb, representing the applicant, commented on the routine closure notices that have been given to all the residents in this park beginning in 1987, noting this park was granted a 20-year amortization period in 1987. He explained that the rents for all the park residents have been kept very low to allow those residents to save money for the eventual move. He confirmed that each park resident has been aware the park would close in 2007, with the most recent notice going to the tenants in late 2006, possibly early 2007.

Vikki Cook, representing the applicant, noted for Chairman Faletogo that the newest park resident moved into this park in 2004 and stated that resident was given clear notice the park would be closing in 2007. She stated that the appraisals on the coaches are current appraisals; and that the applicant will be paying for the first and last months' rent on whatever form of housing the resident chooses.

Mr. Goldfarb mentioned that even though the housing prices have dropped in these difficult economic times, the applicant is willing to give these residents the higher housing rates that are reflected in the RIR. He clarified that the applicant will be purchasing those units that cannot be moved; and he explained there will be an incentive given to the residents to move out before the end of the final 6-month period.

Ms. Cook stated there are several options for the residents to consider, such as relocating to another mobile home park, Section 8 housing, apartments, moving in with family; and she advised that a bi-lingual representative will be closely working with the tenants in this effort.

Harry Barron, resident, expressed his belief that 20 years is a generous amount of time to amortize these coaches, stating that the property owner has been forced to hold onto this investment property far too long.

Planning Manager Repp stated that the RIR public hearing will be held on Tuesday, November 25<sup>th</sup>.

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**13. WRITTEN COMMUNICATIONS** None

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**14. MANAGER'S REPORT**

- Planning Commission meeting schedule for November and December

Following brief discussion, Planning Manager Repp confirmed that the December meetings will be dark; and that the Planning Commission will meet on Monday, November 24<sup>th</sup> and Tuesday, November 25<sup>th</sup>.

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**15. COMMISSIONERS' REPORTS**

Vice-Chair Saenz asked for, and received, input on the following: status of the vacant Shell property on 213<sup>th</sup> Street, rezoning of the Sanitation District's property near Main Street, and status of gateway City markers.

Responding to Commissioner Cannon's inquiry regarding Planning Commission consideration of any project totaling \$50,000 or greater, Planning Manager Repp agreed that the minimum limit needs to be increased to \$100,000 or \$150,000, stating that issue will be placed on a future agenda.

Chairman Faletogo stated that the workers from the Toyota project are illegally parking their vehicles in front of residential driveways near Lucerne.

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## 16. ADJOURNMENT

At 8:05 P.M., the meeting was adjourned to Monday, November 24, 2008, 6:30 P.M., City Council Chambers.

*~The meeting was formally adjourned  
in honor of Pet Barron~*

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Chairperson

Attest By:

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Secretary