

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

March 13, 2012 – 6:30 P.M.

1. **CALL TO ORDER** Commissioner Diaz called the meeting to order at 6:36 P.M.
- PLEDGE OF ALLEGIANCE** The Salute to the Flag was led by Commissioner Diaz.
3. **ROLL CALL**

Planning Commissioners Present:
*Brimmer, Diaz, Schaefer, Saenz, Verrett, Williams

*(Brimmer arrived at 6:41 P.M.)

Planning Commissioners Absent:
Faletogo, Goolsby, Gordon (all excused)

Planning Commissioners Departed Early: None

Planning Staff Present: Planning Officer Repp, Assistant City Attorney Soltani, Economic Development General Manager Graves, Associate Planner Gonzalez, Planning Technician Alexander, 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 Schaefer, to approve the Agenda as submitted. Motion carried (Commissioner Brimmer had not yet arrived; absent Commissioners Faletogo, Goolsby, Gordon).
6. **INSTRUCTIONS TO WITNESSES** Commissioner Diaz 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.

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7. **SWEARING OF WITNESSES** Assistant City Attorney Sunny Soltani
8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes. None.

9. **CONSENT CALENDAR**

MINUTES: January 10, 2012

MOTION: Commissioner Diaz moved, seconded by Commissioner Schaefer, to approve the January 10, 2012, Minutes as presented. Motion carried (absent Commissioners Faletogo, Goolsby, Gordon).

10. **NEW BUSINESS DISCUSSION**

A) Overview of Carson Successor Agency and Housing Authority

Request: Discuss demise of Carson Redevelopment Agency and review roles and responsibilities of the Carson Successor Agency and Carson Housing Authority

Economic General Manager Graves provided a chronology of events leading to the elimination of the redevelopment agencies statewide; and advised that the state's intent is to recapture those funds to fix the state's budget deficit. He highlighted several projects that were undertaken with the use of redevelopment monies over the years, such as the Carson Sheriff's Station and the Civic Center; and highlighted those projects that will be put on hold until other funding becomes available, such as the Carson streetscape program, the expansion and modernization of the SouthBay Pavilion, and the teen center. He explained that other projects will carry on through the Carson Housing Authority; and stated that the Carson Successor Agency will manage the systematic disposal of the Carson Redevelopment Agency's (RDA) housing assets. He advised that staff will do everything possible to expand its housing opportunities.

The Commission noted its disappointment in the cessation of proposed projects, especially restaurants.

Economic General Manager Graves noted for Commissioner Williams that the proceeds from the disposal of RDA's housing assets will go to Los Angeles County for redistribution.

Commissioner Brimmer asked for a periodic report of these activities/issues; and she stated that the City needs to scale back on the events it funds.

Economic General Manager Graves mentioned that going forward, the City's general fund will be negatively impacted with the loss of redevelopment funds and will impact various services provided throughout the city. He noted for Commissioner Schaefer that the work at the Boulevards at SouthBay will continue, noting that the RDA funds covered approximately \$100 million in remediation activities at this site.

Planning Officer Repp commented on the future land use decisions of the Planning Commission and the loss of redevelopment agency oversight, noting the zoning ordinance will be the only tool the Planning Commission will utilize for its decisions; and she suggested a workshop to discuss the impacts resulting from the loss of the redevelopment agency and land use matters and the potential need to establish design review guidelines for certain areas.

The Commission agreed to direct staff to schedule a workshop to address land use issues following the elimination of the redevelopment agency.

11. CONTINUED PUBLIC HEARING

A) Conditional Use Permit No. 888-11

Applicant's Request:

The applicant, Scott Nollner, is requesting to approve a 760-square-foot accessory living quarters with an attached open patio (223 square feet) and an attached carport (360 square feet), totaling 1,343 square feet in the RM-12-D (Residential, Multifamily – Design Overlay) zoning district for the property located at 302 East 220th Street.

Staff Report and Recommendation:

Planning Technician Alexander presented staff report and the recommendation to APPROVE the Categorical Exemption; APPROVE Conditional Use Permit No. 888-11 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 12-2429, entitled, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 888-11 for an existing 760-square-foot accessory living quarters with an attached 360-square-foot carport and an attached 223-square-foot open patio totaling 1,343 square feet to a property located at 302 East 220th Street."

Scott Nollner, applicant's representative, stated that the owner is attempting to legalize this property, providing a long list of upgrades to bring the property up to code. He stated there are no funds available for the second unit.

There being no further input, Commissioner Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Brimmer moved, seconded by Commissioner Williams, to concur with staff recommendation, thus adopting Resolution No. 12-2429. Motion carried, 6-0 (absent Commissioners Faletogo, Goolsby, Gordon).

12. PUBLIC HEARING

A) Ordinance Amendment No.12-1484 (Emergency Shelters, Transitional and Supportive Housing)

Applicant's Request:

The applicant, city of Carson, Planning Division, is requesting the Planning Commission approve Ordinance Amendment No. 12-1484 for "emergency shelters, transitional and supportive housing" and Ordinance Amendment No. 12-1485 for "reasonable accommodation" for disabled persons in compliance with state law amending the Carson Municipal Code (CMC) for properties citywide.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to RECOMMEND approval of the proposed Ordinance Amendment No. 12-1484 for "emergency shelters, transitional and supportive housing" and proposed Ordinance Amendment No. 12-1485 for "reasonable accommodations" for disabled persons, to the City Council to comply with Federal and State Housing Laws; WAIVE further reading and ADOPT Resolution No. 12-2428, entitled, "A resolution of the Planning Commission of the city of Carson recommending approval of proposed Ordinance Amendment No. 12-1484 for "emergency shelters, transitional and supportive housing" and proposed Ordinance Amendment No. 12-1485 for "reasonable accommodations" for disabled persons, to the City Council to comply with Federal and State Housing Laws."

Commissioner Schaefer asked if Carson has any emergency facilities and, if so, how does this change affect those facilities.

Associate Planner Gonzalez stated that Carson has a few community care facilities but not a large number of beds; and noted those facilities are regulated by the state. He stated that this change complies with state law and the City's Housing Element; and noted this item will go before the City Council on March 20th. He stated there is currently no emergency homeless shelter in Carson.

Commissioner Diaz opened the public hearing. There being no input, Commissioner Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Commissioner Brimmer, to concur with staff recommendation, thus adopting Resolution No. 12-2427 for Ordinance No. 12-1484 and Resolution No. 12-2428 for Ordinance No. 12-1485. Motion carried, 6-0 (absent Commissioners Faletogo, Goolsby, Gordon).

13. WRITTEN COMMUNICATIONS None

14. MANAGER'S REPORT

Planning Officer Repp stated there is currently a lot of work being done on the Boulevards at SouthBay site, noting that a related item will soon be coming before the Planning Commission for consideration.

Planning Officer Repp invited all interested to participate in the Dominguez Channel Clean-Up event on Saturday, April 21st, registration starting at 7:30 A.M. at the Goodyear site.

15. COMMISSIONERS' REPORTS

Commissioner Diaz thanked all staff for their presentations this evening.

16. ADJOURNMENT

At 8:30 P.M. the meeting was formally adjourned to Tuesday, March 27, 2012, 6:30 P.M., City Council Chambers.

Chairman

Attest By:

Secretary