



CITY OF CARSON
PLANNING COMMISSION STAFF REPORT

NEW BUSINESS DISCUSSION: January 8, 2013
 SUBJECT: Consideration to adopt 2013 Planning Commission Goals and Objectives Work Plan
 APPLICANT: Planning Division
 REQUEST: To seek input from the Planning Commission on the development of the 2013 Planning Commission Goals and Objectives Work Plan
 PROPERTIES INVOLVED: Citywide

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Saenz
		Brimmer			Schaefer
		Diaz			
		Goolsby			

I. Introduction

As part of the continued effort to accomplish the vision set forth in the Carson General Plan, the Planning Commission is asked to consider adoption of a set of Goals & Objectives for 2013.

II. Background/Analysis

The Planning Commission is the cornerstone of local government and its authority to determine how land use should be used. In California, there is a strong tradition for each community to decide what uses shall be made of its land and what form and shape the community will take in the future. It is the Planning Commission that leads the community in setting its goals for the future and then evaluates individual proposals to make sure they fit in with the plan that the community has adopted.

The Planning Commission has played a critical role in shaping the community that we have today. Carson has changed significantly from the early days of incorporation and is poised to see continuing dramatic changes with new development, especially associated with the Carson Street Corridor and the Boulevards at South Bay.

The Carson Planning Commission is established to advise the City Council and Community Development Department in matters concerning planning and land use matters; to review and make recommendations regarding the Carson General Plan, subdivision and zoning ordinances and other planning rules and regulations; to establish planning rules and regulations; and to conduct public hearings.

The Planning Division recommends that the Planning Commission adopt a 2013 Goals and Objectives Work Plan to help prioritize projects and recommendations which support accomplishments of the General Plan vision and other community priorities. The following information provides a general outline to initiate discussion and recommendations:

CARRY OUT MANDATED RESPONSIBILITIES

- Respond to all City Council referrals and directives.
- Communicate needed land use and development policies to the Planning Division.
- Review and act on amendments to the General Plan and Zoning Ordinance proposed by the Planning Division.
- Promote public interest and participation in the General Plan and regulations relating to it.
- Review proposals for public and private development to determine compliance with General Plan goals and objectives.
- Prepare and recommend to the City Council, a comprehensive and long-term general plan for the physical development of the community that encourages well-designed and environmentally sensitive and sustainable development.



Carson General Plan

- Complete an annual review of the General Plan to determine how land use decisions relate to adopted goals, policies, and implementation measures of the General Plan.
- Complete an Annual Report detailing the status and progress on implementing the Housing Element.
- Complete the update of the Housing Element for the period of 2013 – 2021.

Zoning Ordinance

- Adopt an amendment to the Zoning Ordinance to establish new zone districts providing more targeted and appropriate land use regulations and development standards for specific areas and corridors (e.g. Main Street, Alameda Corridor, East Carson Street, etc.).
- Adopt an amendment to the Zoning Ordinance to update the classification of uses permitted in the industrial zones.
- Conduct a workshop aimed at understanding potential changes needed to regulate alcoholic beverages sales and develop an ordinance amendment as deemed necessary.
- Conduct a workshop at the direction of the City Council to determine potential development standards related to fencing materials (e.g. chain link) and develop an ordinance amendment as deemed necessary.
- Conduct a workshop to determine the need for underground utility districts and develop an ordinance amendment as deemed necessary.
- Adopt an amendment to the adult use regulations of the Zoning Ordinance consistent with State and Federal law and case law.
- Review development standards related to business signs within the Carson Street Corridor to determine if existing pole signs should be abated pursuant to current zoning requirements.
- Adopt an amendment to the Zoning Ordinance establishing standards for community care and child care facilities consistent with state law.
- Evaluate current regulations for second units in the RS zone to determine if any amendments are needed to promote new development and to check on compliance associated with existing development.
- Adopt a Low Impact Development Ordinance and Green Streets Policy to address mandatory storm water quality standards.

- Consider City Council policy promoting healthy living and active lifestyles in the review of any land use decisions.
- Develop land use policies and amendments to promote well-designed and environmentally sensitive and sustainable development.

Transportation Planning

- Participate in workshops and provide a recommendation to the City Council on the development of a comprehensive Bicycle Master Plan.
- Review the Regional Transportation Plan to determine consistency with the General Plan and policies to promote the development of housing for all segments of the population.

Climate Action Planning

- Review the current Municipal Greenhouse Gas Emissions Inventory Report and develop strategies to reduce carbon emissions through land use and community design.
- Encourage green building techniques for public and private development.
- Conduct joint workshops with the Environmental Commission to explore opportunities to develop a broad-based climate action plan to reduce greenhouse gas emissions.

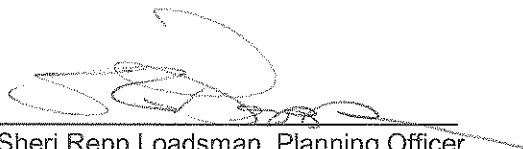
III. Recommendation

That the Planning Commission discuss the draft 2013 Goals and Objectives and provide input.

IV. Exhibits

None

Prepared by:


Sheri Repp Loadsman, Planning Officer