



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: June 25, 2013
SUBJECT: Economic Development Element Update
APPLICANT: City of Carson
REQUEST: Approve the Economic Development Element Update
PROPERTY 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			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

I. Introduction

This item was continued from June 11. State law requires cities to have certain elements within the General Plan and allows several optional elements, including an economic development element. Carson currently has such an element, but it is in need of an update. The recent loss of redevelopment has had a particularly severe impact since redevelopment was significant in Carson's economic development efforts. At the same time, the US Economic Development Agency is offering potential grants and loans, but a requirement is that a community has a Comprehensive Economic Development Strategy (CEDS). The proposed updated element would serve as such a CEDS. The document has been reviewed extensively by the Carson Economic Development Commission, which recommends its adoption.

II. Background

The existing economic development element of the Carson General Plan was last updated in 2004. Since that time, much has been developed, many new businesses have come, technology has changed how many businesses operate, the Great Recession hit and Governor Brown dismantled all redevelopment agencies in the state. The overall result is a plan that is no longer relevant.

The proposed economic development element includes the following:

- An in-depth analysis of the city's background and existing conditions
- A review of recent programs
- An analysis of the community's strengths, weaknesses, opportunities and threats (SWOT analysis)
- Goals and objectives
- Issues, strategies and a plan of action
- Evaluation and performance measures

The Economic Development Commission held many meetings on the new plan over the last year. They participated in the SWOT analysis and reviewed each segment. Commissioners spent several hours on the most important section, which is the plan of action.

The final development was the addition of cost estimates for each item, ranging from being absorbed in existing staff time to items requiring additional staff. There is often overlap such that providing staff for one issue would cover another.

The Commission's attention is directed to section seven starting on page 120. This leads to the objectives and strategies, which are the heart of the document. Most of the earlier sections are background material that may be helpful in understanding current conditions.

At the June 11 meeting, the Commission continued the public hearing to allow time to study the document.

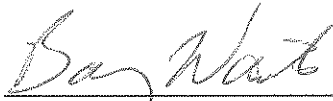
III. Recommendation

1. OPEN the public hearing and receive public testimony;
2. COMPLETE review of the new economic development element in light of testimony received; and
3. FORWARD the revised economic development element and the attached Negative Declaration to the City Council with a recommendation of adoption.

IV. Exhibits

1. Draft resolution of adoption
2. Draft Economic Development Element (previously provided)

Prepared by:



Barry Waite, Business & Employment Development Manager

Approved by:



Sheri Repp, Planning Officer

**CITY OF CARSON
PLANNING COMMISSION**

RESOLUTION NO. 13-_____

**A RESOLUTION OF THE PLANNING COMMISSION
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF AN ECONOMIC
DEVELOPMENT ELEMENT TO THE GENERAL PLAN**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. Pursuant to Articles 5 and 6 of the California Government Code, the City of Carson has adopted a comprehensive long-term General Plan for the physical development of the City, and the General Plan includes an Economic Development Element.

Section 2. The City has initiated an amendment for the Economic Development Element to address current conditions and available resources.

Section 3. The Economic Development Commission held a series of public meetings since July 2012. A public hearing on the new changes was held by the Planning Commission on June 11, 2013, at 6:30 P.M. at the Carson City Hall, 701 E. Carson St., Carson, California. A notice of time, place and purpose of the meeting was duly given. Public input was solicited and testimony was presented to and considered by the Planning Commission at the aforesaid hearing.

Section 4. The Planning Commission finds that the Economic Development Element has been prepared in accordance with all applicable provisions of state law. The Economic Development Element will not change prevailing patterns of development and will not result in development that would be injurious to the City.

Section 5. Based on the preceding findings, the Commission hereby forwards the updated Economic Development Element and accompanying documentation to the City Council with the following recommendations:

- a) Adoption of a Negative Declaration for the General Plan Amendment, reflecting the independent judgment of the City of Carson, and, determination that the project is not subject to Fish and Game Department filing fees (pursuant to Fish and Game Code Section 711.2 and California Code of Regulations, Title 14, Section 753.5(a)(3)).
- b) Adoption of Economic Development Element attached hereto as Exhibit "A".



Section 6. The Secretary shall certify to the adoption of this Resolution and shall transmit copies of same to the City Council and the City Clerk.

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF JUNE, 2013.

CHAIRMAN

ATTEST:

SECRETARY



EXHIBIT 1:

**City of Carson Economic Development Element (2013)
(under separate cover)**