

**AGENDA**

**CITY OF CARSON  
PLANNING COMMISSION REGULAR MEETING  
CITY COUNCIL CHAMBERS, CITY HALL 2<sup>ND</sup> FLOOR**

**CARSON, CALIFORNIA 90745**

**March 13, 2007 – 6:30 P.M.**

1. **CALL TO ORDER**
  2. **PLEDGE OF ALLEGIANCE**
  3. **ROLL CALL** Planning Commissioners: Cottrell, Faletogo, Graber, Hudson, Pulido, Saenz, Tyus, Verrett, Wilson
  4. **AGENDA POSTING CERTIFICATION**
  5. **AGENDA APPROVAL** Resolution No. 07-2131
  6. **INSTRUCTIONS TO WITNESSES** Chairperson Cottrell requests 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** Assistant City Attorney Galante
  8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes.
  9. **CONSENT CALENDAR** **Chairperson to poll Commission and audience on desire to discuss any agendaized Consent Calendar item.**
    - A) **Minutes:** February 27, 2007; November 14, 2006
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10. **CONTINUED PUBLIC HEARING**
- A) **Tentative Parcel Map No. 27014  
Carson Harbor Village Mobile Home Park**

Applicant: Carson Harbor Village, Ltd.  
c/o Anne James, President  
James & Associates, Inc.  
255 North El Cielo Road, Ste 286  
Airport Park Plaza  
Palm Springs, CA 92262

Request: To approve Tentative Parcel Map No. 27014 to allow the conversion of Carson Harbor Village Mobile Home Park from a rental park to a resident owned park.

Property Involved: 17701 Avalon Boulevard

ck Staff Recommendation: Approve.

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**10. CONTINUED PUBLIC HEARING**

**B) Design Overlay Review No. 966-06 and Conditional Use Permit No. 636-06**

Applicant: Fred Fiedler and Associates  
Attn: Alex Krause  
2322 West 3<sup>rd</sup> Street  
Los Angeles, CA 90057

Request: Construction of a new 2,422-square-foot convenience store with alcohol sales for off-site consumption and a miscellaneous petroleum outlet with 12 automobile gasoline pumps on .78 acre lot in the CG (Commercial, General) zone district.

Property Involved: 1881 East Del Amo Boulevard.

Staff Recommendation: Continue to April 10, 2006.

sn Planning Commission Decision:

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**10. CONTINUED PUBLIC HEARING**

**C) Design Overlay Review No. 978-06**

Applicant: John Cataldo  
835 Mission Street  
South Pasadena, CA 91030

Representative: Toshiko Goto Trust  
1431 5<sup>th</sup> Avenue  
Redlands, CA 92374

Request: To construct a 1,200-square-foot office building and pave the entire site for a vehicle storage use in the MH (Manufacturing, Heavy) zone and within Redevelopment Project Area No. 1B.

Property Involved: 17828 South Main Street.

Staff Recommendation: Approve.

mc Planning Commission Decision:

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**11. PUBLIC HEARING**

**A) Modification No. 1 to Conditional Use Permit No. 03-08-555**

Applicant: Kruger Tow, Inc.  
Attn: Paul Raedyn  
17803 South Santa Fe Avenue  
Rancho Dominguez, CA 90221

Request: Modification to a Conditional Use Permit to store additional impound vehicles within an existing industrial building, extend the hours of operation to 24 hours a day, seven days a week, and to park company tow vehicles on site. The subject property is zoned MH (Manufacturing, Heavy).

Property Involved: 2640 East Del Amo Boulevard.

Staff Recommendation: Approve.

rl Planning Commission Decision:

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**11. PUBLIC HEARING**

**B) Variance No. 479-06**

Applicant: Tait & Associates, Inc.  
Attn: Jay Reed  
701 North Parkcenter Drive  
Santa Ana, CA 92705

Request: To replace existing signage at a Union 76 gas station. Variance requested to keep non-conforming 54-foot high pylon sign and increase in allowable sign area. The subject property is zoned CR-D (Commercial, Regional – Design Overlay District) and is located within Redevelopment Project Area No. 1.

Property Involved: 1025 East Carson Street.

Staff Recommendation: Approve.

rl Planning Commission Decision:

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<b>12.</b>	<b>NEW BUSINESS DISCUSSION</b>	None.
<b>13.</b>	<b>WRITTEN COMMUNICATIONS</b>	None.
<b>14.</b>	<b>MANAGER'S REPORT</b>	
<b>15.</b>	<b>COMMISSIONERS' REPORTS</b>	
<b>16.</b>	<b>ADJOURNMENT</b>	

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Upcoming Meetings

*March 27, 2007*

*April 10, 2007*

*April 24, 2007*

*May 8, 2007*

**Note: For further information, call (310) 952-1761.  
Planning Commission Agenda available  
at (<http://ci.carson.ca.us>)**