

AGENDA

**CITY OF CARSON
PLANNING COMMISSION REGULAR MEETING
CITY COUNCIL CHAMBERS, CITY HALL 2ND FLOOR**

CARSON, CALIFORNIA 90745

March 27, 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. 07-2133
 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.**
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- A) **Minutes:** March 13, 2007
- 10. UNFINISHED BUSINESS**
- A) **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:

10. UNFINISHED BUSINESS

**B) 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 a resolution to deny 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: Receive and file.

11. CONTINUED PUBLIC HEARING

A) Design Overlay Review No. 958-06 and Variance No. 485-06

Applicant: Hamid Pournamdari
P.O. Box 1627
Redondo Beach, CA 90278

Representative: Manuel/Tanya Lam
4632 West 130th Street
Hawthorne, CA 90250

Request: To construct an 8,074-square-foot two story commercial retail center building on a vacant property in the CN (Commercial, Neighborhood) zoned district. A variance is requested to reduce the required front yard setback from 20 feet to 10 feet along South Avalon Boulevard.

Property Involved: 23601 South Avalon Boulevard.

Staff Recommendation: Continue to April 10, 2007.

mc Planning Commission Decision:

12. PUBLIC HEARING

A) Conditional Use Permit No. 631-06, Tentative Tract Map No. 67934

Applicant: Terracina Investment, LLC
Attn: Mike Bihn
1456 18th Street
San Pedro, CA 90732

Request: Subdivision of one parcel for the conversion of an existing eight unit apartment complex into an eight unit condominium project. The subject property is located within the Rm-25-D (Residential, Multi-Family – Design Overlay District) zone and has a General Plan designation of High Density.

Property Involved: 157 West 223rd Street.

Staff Recommendation: Continue to April 10, 2007.

rl Planning Commission Decision:

12. PUBLIC HEARING

B) Modification No. 1 to Design Overlay Review No. 918-05, Conditional Use Permit No. 601-05, and Tentative Parcel Map No. 64321

Applicant: Mike LaCaze
714 Orchid Avenue
Corona Del Mar, CA 92625

Request: Modification to Condition Nos. 50 and 51 regarding perimeter side walls and Condition No. 92 regarding the annexation to the Lighting District.

Property Involved: 247 West 223rd Street.

Staff Recommendation: Approve.

js Planning Commission Decision:

12. PUBLIC HEARING

C) Conditional Use Permit No. 614-06

Applicant: David Zhang
12700 Avalon Boulevard
Carson, CA 90745

Request: The operation of a body massage service at the South Bay Pavilion shopping center in the CR-MUR-D (Commercial, Regional – Mixed Use Residential – Design Overlay) zone and within Redevelopment Project Area No. 1.

Property Involved: 20700 South Avalon Boulevard.

Staff Recommendation: Approve.

ma Planning Commission Decision:

13. **NEW BUSINESS DISCUSSION** None.

14. **WRITTEN COMMUNICATIONS** None.

15. **MANAGER'S REPORT**

16. **COMMISSIONERS' REPORTS**

17. **ADJOURNMENT**

Upcoming Meetings

April 10, 2007

April 24, 2007

May 8, 2007

May 22, 2007

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