

AGENDA

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

CARSON, CALIFORNIA 90745

April 24, 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. 07-2138
 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:** April 10, 2007
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9. **NEW BUSINESS CONSENT**
 - B) **Extension of Time for Tentative Tract Map No. 60639**

Applicant: Elite Homes, Inc.
Attn: Luigi Schiappa
23670 Hawthorne Boulevard, Suite 200
Torrance, CA 90505

Request: A one-year time extension for Tentative Tract Map No. 60639.

Property Involved: 643 East 223rd Street.

js Staff Recommendation: Approve.

Planning Commission Decision:

10. UNFINISHED BUSINESS

**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 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.
la

Property Involved: 17701 Avalon Boulevard

ck Staff Recommendation: Approve the Resolution of Denial.

Planning Commission Decision:

11. CONTINUED 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 May 8, 2007.

rl Planning Commission Decision:

12. PUBLIC HEARING

A) Design Overlay Review No. 964-06

Applicant: Prime Wheel Corporation
17703 South Main Street
Carson, CA 90745

Request: Construction of a new 100,000-square-foot, 35-foot high industrial building for the purpose of warehouse use on 3.63 acres.

Property Involved: 17680 South Figueroa Street.

Staff Recommendation: Approve.

js Planning Commission Decision:

13. NEW BUSINESS DISCUSSION

A) Modification No. 1 to Conditional Use Permit No. 529-02

Applicant: Kinder Morgan Energy Partners, L.P.
Attn: Timothy Higdon
1100 Town and Country Road
Orange, CA 92868

Request: Modification from the original approval to delay the construction of 15 petroleum storage tanks and the removal of one older tank.

Property Involved: 2000 East Sepulveda Boulevard.

Staff Recommendation: Approve.

js Planning Commission Decision:

14. WRITTEN COMMUNICATIONS None.

15. MANAGER'S REPORT

16. COMMISSIONERS' REPORTS

17. ADJOURNMENT

Upcoming Meetings

May 8, 2007
May 22, 2007
June 12, 2007
June 26, 2007

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