

**AGENDA**

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

**CARSON, CALIFORNIA 90745**

**May 8, 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. **CLOSED SESSION** **Conference with Legal Counsel – Anticipated litigation**  
**Significant exposure to litigation pursuant to California Government Code section 54956.9(b)(1)**  
**Number of cases: One**  
**6:30 P.M. to 7:00 P.M.**
  5. **AGENDA POSTING CERTIFICATION**
  6. **AGENDA APPROVAL** Resolution No. 07-2139
  7. **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.
  8. **SWEARING OF WITNESSES** Assistant City Attorney Galante
  9. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes.
  10. **CONSENT CALENDAR** **Chairperson to poll Commission and audience on desire to discuss any agendaized Consent Calendar item.**
    - A) **Minutes:** April 24, 2007; November 28, 2006
-

**11. NEW BUSINESS DISCUSSION**

**A) Modification No. 2 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 No. 92 regarding the annexation to the Lighting District.

Property Involved: 247 West 223<sup>rd</sup> Street.

Staff Recommendation: Deny.

js

---

**12. 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 130<sup>th</sup> 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 indefinitely.

Planning Commission Decision:

mc

---

**12. CONTINUED PUBLIC HEARING**

**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, Suite 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 South Avalon Boulevard

ck Staff Recommendation: Open the public hearing, take testimony, and continue to May 22, 2007 to approve a resolution to deny Tentative Parcel No. 27014.

---

## 12. CONTINUED PUBLIC HEARING

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

Applicant: Terracina Investment, LLC  
Attn: Mike Bihn  
1456 18<sup>th</sup> 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: Open the public hearing, take testimony, and continue to May 22, 2007.

Staff Recommendation: Approve.

rl Planning Commission Decision:

---

## 13. PUBLIC HEARING

### A) Design Overlay Review No. 980-06

Applicant: Priscila Dauz  
1543 East 220<sup>th</sup> Street  
Carson, CA 90745

Request: To construct a 1,389-square-foot second story addition and an 864-square-foot first floor alteration/addition to an existing 942-square-foot single-family home on a 6,150-square-foot lot in the RS (Residential, Single-Family) zone.

Property Involved: 1543 East 220<sup>th</sup> Street.

Staff Recommendation: Open public hearing, take testimony, and continue to May 22, 2007.

ma Planning Commission Decision:

---

**14. WORKSHOP - General Plan**

---

**15. WRITTEN COMMUNICATIONS** None.

---

**16. MANAGER'S REPORT**

---

**17. COMMISSIONERS' REPORTS**

---

**18. ADJOURNMENT**

---

Upcoming Meetings

May 22, 2007

June 12, 2007

June 26, 2007

July 3, 2007

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