

## **AGENDA**

**CITY OF CARSON  
PLANNING COMMISSION REGULAR MEETING  
CITY COUNCIL CHAMBERS  
701 East Carson Street, 2<sup>nd</sup> Floor,  
Carson, CA 90745**

***August 10, 2010 – 6:30 P.M.***

- 1. CALL TO ORDER**
  - 2. PLEDGE OF ALLEGIANCE**
  - 3. ROLL CALL**

Planning Commissioners: Brimmer,  
Diaz, Faleto, Gordon, Graber,  
Park, Schaefer, Saenz, Verrett
  - 4. AGENDA POSTING  
CERTIFICATION**

(Reso. No. 10-2323)
  - 5. AGENDA APPROVAL**
  - 6. INSTRUCTIONS  
TO WITNESSES**

Chairman Faleto 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 Adrienne  
Konigar-Macklin
  - 8. ORAL COMMUNICATIONS**

For items **NOT** on the agenda.  
Speakers are limited to three  
minutes.
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- 9. CONSENT CALENDAR**
- A) Minutes: July 27, 2010.
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- 10. CONTINUED PUBLIC HEARING**
- A) **Proposed Ordinance for Density Bonus Provisions for Residential  
Units**
- Applicant: City of Carson, Planning Division
- Request: To establish density bonus standards for  
affordable residential units.
- Property Involved: Citywide.
- zg Staff Recommendation: Approve.
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**11. PUBLIC HEARING****A) Conditional Use Permit 805-10**

Applicant: Edward Awadalla  
21914 Martin Street  
Carson, CA 90745

Request: To approve an existing second dwelling unit located within the RS (Residential, Single-Family) zoning district.

Property Involved: 21914-21916 South Martin Street.

ma Staff Recommendation: Approve.

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**11. PUBLIC HEARING****B) Design Overlay Review No. 1377-10**

Applicant: MS Kearny Real Estate  
Attn: Tony Nobuyuki  
1900 Avenue of the Stars, Suite 320  
Los Angeles, CA 90067

Request: To reauthorize construction of a 2-unit and a single unit (5 units total) concrete, 2-story tilt-up office and manufacturing buildings ranging in size from 8,107-9,874 square feet each on an approximate 120,000-square-foot (2.8 acres) site in the ML-D (Manufacturing, Light – Design Overlay) zoning district and within Redevelopment Project Area No. 1.

Property Involved: 18600-18721 Broadway.

sn Staff Recommendation: Approve.

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**11. PUBLIC HEARING****C) Design Overlay Review No. 1381-10**

Applicant/Prop. Owner: MS Kearny Real Estate  
Attn: Tony Nobuyuki  
1900 Avenue of the Stars, Suite 320  
Los Angeles, CA 90067

Request: To continue the public hearing concerning a development plan for two approximately 20,000-square-foot warehouse/office buildings on an approximate 120,000 square foot (2.8-acre) site in the ML-D (Manufacturing, Light – Design Overlay) zone district and within the Redevelopment Project Area No. 1.

Property Involved: 18600-18721 Broadway.

sn Staff Recommendation: Continue to September 14, 2010.

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**11. PUBLIC HEARING****D) Conditional Use Permit Nos. 764-09, 765-09, 766-09, 767-09, 768-09, 769-09, 770-09**

Applicant: Automotive Repair Services  
Attn: Pat Brown  
5390 East 8<sup>th</sup> Street  
Long Beach, CA 90804

Request: To facilitate continued auto repair use on a site located in the CG-D (Commercial General-Design Overlay) zoning district.

Property Involved: 21839 South Avalon Boulevard, 637 and 645 East 219<sup>th</sup> Street.

zg Staff Recommendation: Approve.

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**11. PUBLIC HEARING****E) Design Overlay Review No. 1370-10**

Applicant: Clyde Kim  
1832 Santa Rena Drive  
Rancho Palos Verdes, CA 90275

Request: Construct a new 25,915-square-foot, two-story manufacturing warehouse and office building on a one-acre lot in the ML-D (Manufacturing, Light – Design Overlay) zoning district and within Redevelopment Project Area No. 1.

Property Involved: 441 West Victoria Boulevard.

sn Staff Recommendation: Continue to September 14, 2010.

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**11. PUBLIC HEARING****F) Conditional Use Permit 821-10**

Applicant/Representative: Altman's RV  
Attn: George Saelzler  
731 West 11<sup>th</sup> Street  
Claremont, CA 91711

Request: Proposed existing freeway pylon sign modification to replace an existing 170-square-foot double-sided sign cabinet with an electronic reader board display.

Property Involved: 22020 Recreation Road.

pr Staff Recommendation: Deny.

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**11. PUBLIC HEARING****G) Conditional Use Permit 792-10**

Applicant: Compton Creek, LLC  
c/o Frank Colaruotolo  
P.O. Box 271  
San Pedro, CA 90733

Request: To authorize a 179-space recreational vehicle (RV) storage lot to be located on the east and west 50-foot wide portions of an approximate 220-foot wide by 0.27-mile long (1,413 linear feet) section of the Compton Creek Watershed.

Property Involved: 2900 East Del Amo Boulevard.

sn Staff Recommendation: Approve.

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**11. PUBLIC HEARING****H) Conditional Use Permit 826-10**

Applicant: Union 76  
Attn: Luis Audelo  
1215 West Washington Boulevard  
Montebello, CA 90640

Request: To approve a Conditional Use Permit for convenience goods sales at a retail petroleum outlet located within 300 feet of a middle school.

Property Involved: 1025 East Carson Street.

pr Staff Recommendation: Approve.

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**11. PUBLIC HEARING****I) Conditional Use Permit 825-10 and Variance No. 517-10**

Applicant: Rick's Lube and Tune & Brakes  
Attn: Rick Nickel  
1025 East Carson Street  
Carson, CA 90745

Request: To authorize an auto repair use on a site located in the CG (Commercial, General) zoning district and within 100 feet of a residential use. The Variance request is to permit less than the required setback for property areas fronting a public right-of-way (CMC Section 9162.51B1).

Property Involved: 1209 East Carson Street.

sn Staff Recommendation: Approve Conditional Use Permit;  
deny Variance.

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**11. PUBLIC HEARING**

**J) Variance No. 512-10**

Applicant: Michael Pate  
7608 Fairfield Road  
Columbia, South Carolina 29203

Property Owner: Old Dominion Freight Line, Inc.  
500 Old Dominion Way  
Thomasville, N.C. 27360

Request: To permit a variance from Carson Municipal Code (CMC) Section 9146.3 and exceed the maximum fence height allowed within the required front and side yard area on a site located in the MH (Manufacturing, Heavy) zoning district.

Property Involved: 21300 South Wilmington Avenue.

ss Staff Recommendation: Deny.

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**11. PUBLIC HEARING**

**K) Ordinance Amendment to Modify Existing Alameda Corridor and 405 Freeway Outdoor Advertising Sign Overlay Districts**

Applicant: City of Carson, Economic Development

Request: To consider an Ordinance Amendment to allow new (or converted from static displays) electronic (digital) outdoor advertising signs with an approved Development Agreement by modifying certain sections of the existing Carson Municipal Code (CMC) as they pertain to such signs.

Property Involved: The portion of Alameda Street between Del Amo Boulevard and Lomita Boulevard and adjacent 405 Freeway areas north of Alameda Street, as well as the north side of the 405 Freeway between Main Street and Figueroa Street.

sn Staff Recommendation: Approve.

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12. WRITTEN COMMUNICATIONS      None

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13. MANAGER'S REPORT

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14. COMMISSIONERS' REPORTS

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15. ADJOURNMENT

Adjourn meeting to Tuesday, September 14, 2010, 6:30 P.M., City Council Chambers.

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Upcoming Meetings  
August 24, 2010 (dark)  
September 14, 2010  
September 28, 2010  
October 12, 2010

*For further information, call (310) 952-1761.  
Planning Commission  
Agenda and Reports available at  
[http://ci.carson.ca.us/content/department/economic\\_service/planning\\_agenda.asp](http://ci.carson.ca.us/content/department/economic_service/planning_agenda.asp)*