

AGENDA

**CITY OF CARSON
REGULAR MEETING OF THE PLANNING COMMISSION
CITY COUNCIL CHAMBERS, CARSON CITY HALL**

*701 East Carson Street, Second Floor
Carson, CA 90745*

September 13, 2011 – 6:30 P.M.

1. **CALL TO ORDER**
 2. **PLEDGE OF ALLEGIANCE**
 3. **ROLL CALL** Planning Commissioners: Brimmer, Diaz, Faletogo, Goolsby, Gordon, Schaefer, Saenz, Verrett, Williams
 4. **AGENDA POSTING CERTIFICATION** "In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk's office at 310-952-1720 at least 48 hours prior to the meeting." (Government Code Section 54954.2)
 5. **AGENDA APPROVAL** Reso. No. 11-2401
 6. **INSTRUCTIONS TO WITNESSES** Chairman Faletogo 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** City Attorney Wynder
 8. **ORAL COMMUNICATIONS** For items **NOT** on the agenda. Speakers are limited to three minutes.
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9. **CONSENT CALENDAR**
- A) **Minutes:** June 28, 2011; July 12, 2011; July 26, 2011; and August 9, 2011
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9. NEW BUSINESS CONSENT

B) Extension of Time for Design Overlay Review No. 1377-10

Applicant/Owner: Kearny Real Estate Company
Attn: Mr. Joe Avenesian
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067

Request: A one-year time extension for Design Overlay Review No. 1377-10 authorizing the construction of five, 2-story, tilt-up, office and manufacturing buildings, totaling 44,613 square feet, on a 2.8-acre site in the ML-D (Manufacturing, Light – Design Overlay) zoning district and within the Carson Consolidated Redevelopment Project Area.

Property Involved: 18721 South Broadway
(formerly 18600 South Broadway)

sn Staff Recommendation: Approve.

9. NEW BUSINESS CONSENT

C) Extension of time for Modification No. 9 to Design Overlay Review No. 831-03

Applicant: Nick Spano, L.A. City Farm

Request: Extension of time for the farmers market at the South Bay Pavilion.

Property Involved: 20700 South Avalon Boulevard

Staff Recommendation: Approve.

10. CONTINUED PUBLIC HEARING

A) Conditional Use Permit No. 872-11, Variance Nos. 525-11 and 526-11

Applicant: Garrett Harper
Attn: George Hoeing
7320 Ayers Rock Road
Riverside, CA 92508

Request: To construct a self-service carwash and a 1,233-square-foot convenience store selling beer and wine located in the ML (Light Manufacturing) zoning district.

Properties Involved: 21212 South Alameda Street.

zg Staff Recommendation: Continue indefinitely.

11. NEW BUSINESS DISCUSSION

(workshop to take place prior to Ordinance amendment discussion)

A) Workshop regarding limited truck use on certain properties in the city of Carson

Applicant:	Planning Division
Request:	Discuss and consider potential development opportunities for subject properties.
Properties Involved:	Various industrial properties in the northwest and central areas of Carson.
sn Staff Recommendation:	CONSIDER and DISCUSS the information provided for in this workshop.

12. PUBLIC HEARING

A) Ordinance Amendment

Applicant:	City of Carson
Request:	Amendment to the Zoning Ordinance to consolidate or reorganize duplicate language, eliminate typos, and clarify requirements; amend requirements for a home occupation, caretaker's residence, bathroom within an accessory structure, and outdoor display and storage; and addresses issues concerning nonconforming uses in the MU-CS (Mixed Use – Carson Street) zoning district.
js Properties Involved:	Citywide.

11. NEW BUSINESS DISCUSSION (continued)

B) Discussion of proposed building demolitions for property located at 21718 South Alameda Avenue.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

Update on City Council action(s):

- 1) Ordinance No. 11-1466 approving Zone Change Case No. 164-11 affecting certain properties in the northwest area of the city;
- 2) Consideration to approve a letter of support from the city of Carson to the residents of the Vera Carson Mobilehome Park to preserve affordable housing in Carson;

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- 3) CalTrans Community-Based Transportation Planning Grant to create comprehensive Master Plan of Bikeways.
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15. COMMISSIONERS' REPORTS

16. ADJOURNMENT

Adjourn to 2011 Leadership Workshop, Saturday, September 17, 2011, 7:30 a.m. to 1:00 p.m. at the Congresswoman Juanita Millender-McDonald Community Center.

Upcoming Meetings

September 27, 2011
October 11, 2011
October 25, 2011
November 8, 2011

For further information, call (310) 952-1761.

*Planning Commission
Agenda and Reports available at
http://ci.carson.ca.us/content/department/eco-dev-service/planning_agenda.asp*