

AGENDA

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

CARSON, CALIFORNIA 90745

May 22, 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. 07-2139
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 agendized Consent Calendar item.**
 - A) **Minutes:** May 8, 2007

10. CONTINUED PUBLIC HEARING

- 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.

Property Involved: 17701 Avalon Boulevard

ck Staff Recommendation: Approve Resolution of Denial.

10. CONTINUED PUBLIC HEARING

B) Design Overlay Review No. 980-06

Applicant: Priscila Dauz
1543 East 220th 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 220th Street.

Staff Recommendation: Approve.

ma Planning Commission Decision:

10. CONTINUED PUBLIC HEARING

C) 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 indefinitely.

rl Planning Commission Decision:

10. CONTINUED PUBLIC HEARING

D) Design Overlay Review No. 966-06 and Conditional Use Permit No. 636-06

Applicant: Fred Fiedler and Associates
Attn: Alex Krause
2322 West 3rd Street
Los Angeles, CA 90057

Request: Construction of a new 2,422-square-foot convenience store with alcohol sales for off-site consumption and a miscellaneous petroleum outlet with 12 automobile gasoline pumps on 0.78 acre lot in the CG (Commercial, General) zone district.

Property Involved: 1881 East Del Amo Boulevard.

Staff Recommendation: Continue to June 12, 2007.

sn Planning Commission Decision:

10. CONTINUED PUBLIC HEARING

E) 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: Continue indefinitely.

js Planning Commission Decision:

11. PUBLIC HEARING

A) Design Overlay Review No. 995-07

Applicant: John Gertes
23009 Delford Avenue
Carson, CA 90745

Request: To construct a new two-story 2,130-square-foot two-story single-family residence on a 39-foot by 90-foot (3,500 square feet) lot within the RS (Residential, Single-Family zone).

Property Involved: 23007 Delford Avenue (APN No. 7363-013-036)

Staff Recommendation: Approve.

sn Planning Commission

11. PUBLIC HEARING

B) Amend the Municipal Code to establish a Mixed Use-Sepulveda Boulevard zone district, change the zone from CG (Commerical, General) to MU – SB (Mixed-Use – Sepulveda Boulevard) ZCC No. 156-07

Applicant: City of Carson

Request: To recommend approval of the establishment of the Mixed-Use Sepulveda zone district and the adoption of a zone change to Mixed Use-Sepulveda Boulevard for a portion of Sepulveda Boulevard.

Property Involved: South side of Sepulveda Boulevard 200 feet east of Marbella Avenue to 240 feet west of Avalon Boulevard (402 to 532 East Sepulveda Boulevard).

Staff Recommendation: Approve.

ck Planning Commission Decision:

12. NEW BUSINESS DISCUSSION None.

13. WRITTEN COMMUNICATIONS None.

14. MANAGER'S REPORT

15. COMMISSIONERS' REPORTS

16. ADJOURNMENT

Upcoming Meetings

June 12, 2007

June 26, 2007

July 10, 2007

July 24, 2007

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