



## CITY OF CARSON

### PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: December 14, 2010

SUBJECT: Conditional Use Permit No. 721-09

APPLICANT: Firestone (Bridgestone Retail Operations, LLC)  
c/o: Robert Sundstrom (Huitt-Zollars, Inc.)  
430 Exchange, Suite 200  
Irvine, CA 92602-1315

REQUEST: To approve a Conditional Use Permit for Firestone, an existing tire and wheel sales and auto repair store on a site located in the CR-D (Commercial, Regional-Design Overlay Review) zoning district

PROPERTY INVOLVED: 20707 S. Avalon Boulevard

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#### COMMISSION ACTION

☐ Concurred with staff

☐ Did not concur with staff

☐ Other

#### COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Park			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

***Item No. 11C***

## I. Introduction

This item was continued from the November 9, 2010 and November 23, 2010 Planning Commission public hearings at the request of the applicant in order to provide time for his client to evaluate the physical and financial effects of the recommended conditions of approval which relate to the pylon sign removal, façade remodel performance deadline of three years, and the front yard setback landscape increasing to ten feet along the northeast portion of the site. These issues were addressed in the "*Issues of Concern*" section in the November 9, 2010 staff report to the Planning Commission. The applicant is requesting a final continuance until January 11, 2011.

As explained in the previous requests for continuances received November 18, 2010 and December 9, 2010 (Exhibit No. 1), the applicant suggests more time is necessary to coordinate communications with his client (Firestone-Bridgestone) to evaluate costs and timing of construction activities related to the proposed conditions. Staff has had numerous phone calls with the applicant since the November 23, 2010 meeting, however amenable terms regarding conditions of approval related to façade improvements and a rehabilitation plan for the building have yet to be achieved. A site visit with Firestone-Bridgestone construction representatives, the applicant, and planning staff is scheduled for the near future.

Staff is confident that a mutual agreement of acceptable terms and conditions of approval for building façade improvements and overall site enhancements is achievable before the January 11, 2011 public hearing.

## II. Recommendation

That the Planning Commission:

- **OPEN** the continued public hearing; **TAKE** public testimony; and **CONTINUE** the public hearing to January 11, 2011.

## III. Exhibits

1. Applicant's request for continuance dated December 9, 2010

Prepared by:

  
Steve Newberg, AICP, Associate Planner

Reviewed by:

  
John F. Signo, AICP, Senior Planner

Approved by:

  
Sheri Repp-Loadman, Planning Officer

scn/c72109p121410



## Steve Newberg

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**From:** Sundstrom, Robert [Robbie@Huitt-Zollars.com]  
**Sent:** Thursday, December 09, 2010 12:07 PM  
**To:** Steve Newberg  
**Cc:** dmccollan@bfrc.com; mrubin@rutan.com; jeraben@bfrc.com; Peters, Bob  
**Subject:** Bridgestone Firestone Avalon Blvd CUP

Steve,

We appreciate the additional conversation regarding the potential improvement Conditions of Approval for the above referenced Conditional Use Permit.

Our client is continuing to evaluate the conditions as it relates to continuing operations on site and we will be happy to continue our discussions with City Planning Staff regarding the impact of the conditions in the immediate future. To that end we would appreciate either continuance of the Planning Commission hearing to the first meeting in January or removal of the hearing date and renoticing the hearing to the Planning Commission hearings in January as deemed appropriate by City of Carson Planning.

We will contact to set up a meeting with staff in the immediate future to discuss the conditions.

RC Sundstrom  
Vice President  
Huitt Zollars

