



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: December 14, 2010
SUBJECT: Conditional Use Permit No. 806-10
APPLICANT: Michael Coyne
78131 Bovee Cir
Palm Desert, CA 92211
REQUEST: Conditional Use Permit approval to facilitate continued auto repair use for a Midas Muffler Auto Repair located in the MU-CS (Mixed Use-Carson Street) zoning district
PROPERTIES INVOLVED: 333 E. Carson Street

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. 11-A

I. Introduction

Date Application Received: April 28, 2010

- Conditional Use Permit No. 806-10

Property Owner

- Kathleen Brock TR, C/O: Bill Henry; 1084 W. Paseo Del Mar, San Pedro CA 90731

Project Applicant: Midas Muffler Auto Repair, C/O: Michael Coyne, 78131 Bovee Cir, Palm Desert, CA 92211

Project Address

- 333 E. Carson Street, Carson, CA 90745

Project Description

- Proposed conditional use permit to allow the continued use of an automotive repair business for Midas Muffler Auto Repair. Pursuant to Sections 9138.2 and 9182.22 of the Carson Municipal Code (CMC), which were adopted and amended in 2004, a conditional use permit is required by November 4, 2009 for any legal nonconforming vehicle service and repair use located within 100 feet of any residential zone. Conditional Use Permit No. 806-10 would fulfill that requirement making the use conforming to the CMC.

II. Background

At the November 23, 2010 Planning Commission meeting, the public hearing for CUP No. 806-10 for the Midas Muffler Auto Repair at 333 E. Carson Street was continued to allow time for staff to meet with the applicant/owner of said property to address signage and other issues. Staff met with the applicant and the ground lease holder at the site to discuss signage, landscaping, and parking conditions. However, the applicant and ground lease holder need more time to conceptually design and address the pole sign removal and erection of monuments signs on said property.

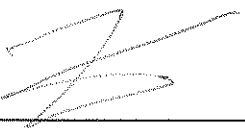
III. Recommendation

That the Planning Commission:

- CONTINUE the public hearing for CUP No. 806-10 until the February 22, 2011 Planning Commission meeting.




Prepared by:


Zak Gonzalez II, Planner

Reviewed by:


John F. Signo, AICP, Senior Planner

Approved by:


Sheri Repp Loadsman, Planning Officer