



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: July 11, 2017

SUBJECT: Conditional Use Permit No. 1022-17

APPLICANT: Ken Porter Auctions
21140 Avalon Blvd.
Carson, CA 90745

PROPERTY OWNER: Kott Family Trust
21140 S. Avalon Blvd.
Carson, CA 90745

REQUEST: To continue operation of an existing auction and other related uses on an approximately 14.1-acre site zoned CA (Commercial, Automotive)

PROPERTIES INVOLVED: 21126, 21140, 21212 S. Avalon Blvd and 640 E. 213th Street

AYE	NO		AYE	NO	
		Chairman Diaz			Madrigal
		Vice-Chairman Pimentel			Mitoma
		Andrews			Post
		Fe'esago, Jr.			Thomas
		Guidry			

I. Introduction

Property Owner:

Kott Family Trust, 21140 Avalon Boulevard, Carson, CA 90745

Applicant:

Ken Porter Auctions, 21140 Avalon Boulevard, CA 90745

Project Addresses:

21126, 21140, 21240 S. Avalon Boulevard and 640 E. 213th Street.

Project Description:

The applicant is requesting approval of Conditional Use Permit No. 1022-17 to continue its current operations and expand the area to include portions of the current AW Collision Center site until February 24, 2019. The applicant is specifically requesting approval of the following uses:

- Auction of used cars, trucks and equipment, recreation equipment
- Display of vehicles and equipment for auction
- Prepping of vehicles and equipment for auction
- Display of Collector Vehicles
- Retail Sales of Collector Vehicles
- Display of Collectibles
- Retail Sales of Collectibles
- Storage of Auction vehicles and surplus

II. Project Site and Surrounding Land Uses

The project site is located at the intersection of S. Avalon Blvd and 213th Street.

Site Information	
Existing Land Use	Vacant land
Land Use Designation	Regional Commercial
Existing Zoning District	CA
Site Size	14.1 acres
Surrounding Uses/Zoning	North: Freeway 405 South: 213 th . Street East: Freeway 405 West: Avalon Boulevard
Access	Ingress/Egress: Avalon Boulevard and 213 th Street

Background

- On December 13, 2016, the Planning Commission approved Conditional Use Permit No. 1016-16, to continue existing auction operations and other related uses with conditions of approval. However, on December 27, 2016, Mayor Albert Robles filed an administrative appeal of said project and on February 7, 2017, the City Council approved the revocation of said Planning Commission approval.
- On April 20, 2017, the applicant filed application for DOR No. 1022-17 for Planning Commission approval of said project until February 24, 2017, after correcting landscaping deficiencies and removing equipment/vehicles from public view along 213th Street and areas backing onto Freeway 405 view.
- The Ken Porter matter will be addressed in closed session by the City Council at their July 5, 2017 meeting.

III. Recommendation

That the Planning Commission:

Continue DOR No. 1022-17 to the July 25, 2017, Planning Commission meeting.

Prepared by: Zak Gonzalez II, Associate Planner

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CITY OF CARSON
INTEROFFICE MEMORANDUM

TO: DONESIA L. GAUSE, CITY CLERK
FROM: ALBERT ROBLES, MAYOR
SUBJECT: ADMINISTRATIVE APPEAL REGARDING CONDITIONAL USE PERMIT NO.
1016-16 REGARDING PROPERTY LOCATED AT 21126, 21140, 21212 SOUTH
AVALON BOULEVARD AND 640 EAST 213TH STREET
DATE: DECEMBER 27, 2016

Pursuant to Section 9173.4 of the Carson Municipal Code, I am appealing the December 13, 2016, Planning Commission decision which approved Conditional Use Permit No. 1016-16 for Ken Porter Auctions located at 21126, 21140, 21212 S. Avalon Blvd and 640 E. 213th Street. The request for Conditional Use Permit No. 1016-16 was made by applicant Ken Porter Auctions, with property owner being Kott Family Trust.

Conditional Use Permit No. 1016-16 provides a three year extension of Conditional Use Permit No. 881-11. Previously approved Conditional Use Permit No. 881-11 provided that the auction operations of Ken Porter Auctions, and all associated operations, would be permanently closed for business by December 31, 2016.

Conditional Use Permit No. 1016-16 continues Ken Porter Auctions' current operations until December 13, 2019 and also expands the area of operations to include portions of the current AW Collision Center site.

The grounds for my appeal are that continuing and expanding the present use(s) past December 31, 2016, i.e., an ad hoc storage/junk yard for used cars, trucks, vehicles, etc. for auction, display, and/or prepping, is inconsistent and/or nonconforming with (i) the current Conditional Use Permit No. 881-11 and/or (ii) the future development plans for this area such that the proposed use and development will be incompatible with the intended character of the area, and the continued operations of such unsightly ad hoc storage/junk yards will only delay new developments.

AR/lb