

AGENDA

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

CARSON, CALIFORNIA 90745

April 10, 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. 07-2135
 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 agendaized Consent Calendar item.**
 - A) **Minutes:** March 27, 2007
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9. **NEW BUSINESS CONSENT**
- B) **Extension of time for Tentative Tract Map No. 60237**

Applicant: William Ali, Inc.
3950 West Imperial Highway
Inglewood, CA 90303

Request: To approve a one-year extension for Tentative Tract Map No. 60237.

Property Involved: 553 East 213th Street.

pr Staff Recommendation: Approve.

10. UNFINISHED BUSINESS

**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: Continue to May 8, 2007.

11. CONTINUED PUBLIC HEARING

A) 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 to April 24, 2007.

rl Planning Commission Decision:

11. CONTINUED PUBLIC HEARING

B) Design Overlay Review No. 958-06 and Variance No. 485-06

Applicant: Hamid Pournamdari
P.O. Box 1627

Redondo Beach, CA 90278

Representative: Manuel/Tanya Lam
4632 West 130th Street
Hawthorne, CA 90250

Request: To construct an 8,074-square-foot two story commercial retail center building on a vacant property in the CN (Commercial, Neighborhood) zoned district. A variance is requested to reduce the required front yard setback from 20 feet to 10 feet along South Avalon Boulevard.

Property Involved: 23601 South Avalon Boulevard.

Staff Recommendation: Continue to May 8, 2007.

mc Planning Commission Decision:

11. CONTINUED PUBLIC HEARING

C) 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 .78 acre lot in the CG (Commercial, General) zone district.

Property Involved: 1881 East Del Amo Boulevard.

Staff Recommendation: Continue to May 22, 2007.

sn Planning Commission Decision:

12. PUBLIC HEARING

A) Design Overlay Review No. 986-07

Applicant: Manuel Bognot
6129 Edgefield Street
Lakewood, CA 90713

Request: Proposed construction of 2,100-square-foot first and second floor addition to an existing single-family home on a 45-foot wide 6,075-square-foot lot (.43 acre) in the RS (Residential, Single-Family) zone.

Property Involved: 281 East 215th Street.

Staff Recommendation: Approve.

sn Planning Commission Decision:

12. PUBLIC HEARING

B) Design Overlay Review No. 994-07; Conditional Use Permit No. 662-07; and Conditional Use Permit No. 641-06

Applicant: Royal Street Communications
Attn: Jane Norine
2913 El Camino Real
Tustin, CA 92782

Request: To construct a 60-foot high unmanned wireless telecommunication facility disguised as a pine tree (monopine) on a private facility used for public storage in the ML-D (Manufacturing, Light – Design Overlay) zone.

Property Involved: 1421 East Del Amo Boulevard.

Staff Recommendation: Approve.

sn Planning Commission Decision:

12. PUBLIC HEARING

C) Zone Change Case No. 154-07

Applicant: City of Carson

Request: Zoning changes from MH-D (Manufacturing, Heavy-Design Overlay Review) to ML-D (Manufacturing, Light-Design Overlay Review), ML (Manufacturing, Light) to OS (Open Space) and MH-ORL-D (Manufacturing, Heavy – Organic Refuse Landfill – Design Overlay Review) to ML-ORL-D (Manufacturing, Light-Organic Refuse Landfill-Design Overlay Review).

Property Involved: Northwest section of Carson

Staff Recommendation: Approve.

ck Planning Commission Decision:

12. PUBLIC HEARING

D) Conditional Use Permit No. 646-06

Applicant: Silvia Campos
17928 South Avalon Boulevard
Carson, CA 90745

Request: Conditional Use Permit (CUP) for a tattoo and
body piercing establishment currently operating
in the CG-D (Commercial, General – Design
Overlay) zone.

Property Involved: 17928 South Avalon Boulevard.

Staff Recommendation: Approve.

ma Planning Commission Decision:

13. NEW BUSINESS DISCUSSION None.

14. WRITTEN COMMUNICATIONS None.

15. MANAGER'S REPORT

16. COMMISSIONERS' REPORTS

17. ADJOURNMENT

Upcoming Meetings

April 24, 2007

May 8, 2007

May 22, 2007

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