

**AGENDA**

**CITY OF CARSON  
PLANNING COMMISSION REGULAR MEETING  
CITY COUNCIL CHAMBERS, CITY HALL 2<sup>ND</sup> FLOOR**

**CARSON, CALIFORNIA 90745**

**June 12, 2007 – 6:30 P.M.**

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** Planning Commissioners: Cannon, Faletogo, Graber, Hudson, Saenz, Verrett
4. **SELECTION OF CHAIRMAN AND VICE-CHAIRMAN and AGENDA POSTING CERTIFICATION**
5. **AGENDA APPROVAL** Resolution No. 07-2141
6. **INSTRUCTIONS TO WITNESSES** Chairman 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** **Chairman to poll Commission and audience on desire to discuss any agendaized Consent Calendar item.**
  - A) **Minutes:** May 22, 2007

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**10. NEW BUSINESS CONSENT**

**A) Modification No. 8 to Design Overlay Review No. 831-06**

Applicant: Sharron King  
20700 South Avalon Boulevard, #120  
Carson, CA 90746

Request: Exterior modifications for Old Navy and exterior tenant pads.

Property Involved: 20700 South Avalon Boulevard.

pr Staff Recommendation: Approve.

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**11. 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.

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**11. CONTINUED PUBLIC HEARING**

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

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

Request: Construction of a new 2,422-square-foot 7-Eleven 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:

sn Planning Commission Decision:

**11. CONTINUED 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:

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**11. CONTINUED PUBLIC HEARING**

**D) 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: Continue to June 26, 2007.

ck Planning Commission Decision:

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**12. PUBLIC HEARING**

**A) Conditional Use Permit No. 656-07**

Applicant: Roman C. Pel  
358 East 220<sup>th</sup> Street  
Carson, CA 90745

Request: To approve a Conditional Use Permit for an existing church facility to continue to operate within the RM-12-D (Residential, Multifamily – 12 units/acre – Design Overlay) zone and within Redevelopment Project Area No. 4.

Property Involved: 356 East 220<sup>th</sup> Street.

Staff Recommendation: Approve.

ma Planning Commission Decision:

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**12. PUBLIC HEARING**

**B) Design Overlay Review No. 989-07, Conditional Use Permit No. 657-07, and Conditional Use Permit No. 658-07**

Applicant: Pro Logis  
841 Apollo Street, Suite 350  
El Segundo, CA 90245

Request: To construct a 273,870-square-foot industrial building and development of a 9.5-acre surface parking lot for long haul truck transport trailers in the MH-D-ORL (Manufacturing, Heavy; Design Review; Organic Refuse Landfill) zone..

Property Involved: 2211-2307 East Carson Street.

Staff Recommendation: Approve.

mc Planning Commission Decision:

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**12. PUBLIC HEARING**

**C) Design Overlay Review No. 987-07, Conditional Use Permit No. 655-07**

Applicant: Royal Street Communications  
Attn: Jim Fitzsimmons  
2913 El Camino Real, No. 561  
Tustin, CA 92782

Request: To approve proposed development plans to install an unmanned wireless telecommunications facility on an existing SCE lattice tower. Related ground-mounted equipment cabinetry will be placed within a proposed concrete enclosure beneath the tower on a 5.5-acre lot in the OS (Open Space) zone.

Property Involved: 16810 Avalon Boulevard.

Staff Recommendation: Approve.

sn Planning Commission Decision:

**12. PUBLIC HEARING**

**D) Design Overlay Review No. 985-07, Conditional Use Permit No. 653-07, and Conditional Use Permit No. 654-07**

Applicant: T-Mobile  
Attn: Joe Thompson  
3 Imperial Promenade, Suite 1100  
Santa Ana, CA 92707

Request: To approve proposed development plans to install a 36-foot high, unmanned wireless telecommunications facility disguised as a eucalyptus tree (mono-euc) on an approximate one-acre lot in the CG-D (Commercial, General – Design Overlay) zone.

Property Involved: 23601 Main Street.

Staff Recommendation: Approve.

sn Planning Commission Decision:

**13. NEW BUSINESS DISCUSSION**

**14. WRITTEN COMMUNICATIONS**

**15. MANAGER'S REPORT**

**16. COMMISSIONERS' REPORTS**

**17. ADJOURNMENT**

Upcoming Meetings

June 26, 2007

July 10, 2007

July 24, 2007

August 14, 2007

August 28, 2007

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