

AGENDA

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

CARSON, CALIFORNIA 90745

February 27, 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. 07-2127
 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:** February 13, 2007; October 24, 2006
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10. **CONTINUED PUBLIC HEARING**
- A) **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 March 13, 2007.

sn Planning Commission Decision:

11. PUBLIC HEARING

A) Design Overlay Review No. 977-06; Conditional Use Permit No. 648-06; and Conditional Use Permit No. 649-06

Applicant: Royal Street Communications
Attn: John Koos
2923-A Saturn Street
Brea, CA 92821

Request: To construct a 60-foot high unmanned wireless telecommunication facility disguised as a light standard in Scott Park in the OS (Open Space) zone and within the Merged and Amended Redevelopment Project Area.

Property Involved: 23410 Catskill Avenue.

Staff Recommendation: Approve.

sn Planning Commission Decision:

11. PUBLIC HEARING

B) Design Overlay Review No. 978-06

Applicant: John Cataldo
835 Mission Street
South Pasadena, CA 91030

Representative: Toshiko Goto Trust
1431 5th Avenue
Redlands, CA 92374

Request: To construct a 1,200-square-foot office building and pave the entire site for a vehicle storage use in the MH (Manufacturing, Heavy) zone and within Redevelopment Project Area No. 1B.

Property Involved: 17828 South Main Street.

Staff Recommendation: Approve.

mc Planning Commission Decision:

11. PUBLIC HEARING

C) Design Overlay Review No. 975-06; Variance Nos. 587-06 and 489-06; and Conditional Use Permit No. 645-06

Applicant: Primestor Development, Inc.
Attn: Sovirya Heng
228 South Beverly Drive
Beverly Hills, CA 90212-3805

Request: Approval to construct four detached commercial buildings totaling 41,135 square feet on a 3.5-acre vacant parcel. The subject property is zoned CG-D (Commercial, General – Design Overlay District) and is located within Redevelopment Project Area No. 1.

Property Involved: 501 East Albertoni Street.

Staff Recommendation: Approve.

rl Planning Commission Decision:

11. PUBLIC HEARING

D) Design Overlay Review No. 933-06; Conditional Use Permit No. 617-06; Variance No. 481-06; Tentative Tract Map No. 66128

Applicant: Cetech Engineering/Thomas T. Yuge
2252 West Carson Street, Suite B
Torrance, CA 90501

Request: Subdivision of two parcels for the construction of a six-unit, detached residential condominium project and request for Variance to reduce front yard setback. 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: 325, 329, and 335 West Fiat Street.

Staff Recommendation: Approve.

rl Planning Commission Decision:

11. PUBLIC HEARING

E) Design Overlay Review No. 969-06 and Variance No. 483-06

Applicant: Continental Properties
Attn: Jon DeLangis
1195 Temple Hills Drive
Laguna Beach, CA 92651

Request: To construct a 7,595-square-foot industrial building in the ML (Manufacturing, Light) zone and within Redevelopment Project Area No. 1.

Property Involved: 414 West 164th Street.

Staff Recommendation: Approve.

mc Planning Commission Decision:

11. PUBLIC HEARING

F) 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 March 27, 2007.

mc Planning Commission Decision:

12. **NEW BUSINESS DISCUSSION** None.

13. **WRITTEN COMMUNICATIONS** None.

14. **MANAGER'S REPORT**

15. **COMMISSIONERS' REPORTS**

16. **ADJOURNMENT**

Upcoming Meetings

March 13, 2007

March 27, 2007

April 10, 2007

April 24, 2007

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