

**AGENDA  
CITY OF CARSON  
PLANNING COMMISSION REGULAR MEETING  
CITY COUNCIL CHAMBERS  
701 East Carson Street, 2<sup>nd</sup> Floor  
Carson, CA 90745**

*February 24, 2009 – 6:30 P.M.*

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** Planning Commissioners: Brimmer, Brown, Cannon, Faletogo, Gordon, Graber, Saenz, Verrett
4. **AGENDA POSTING CERTIFICATION** (Reso. No. 09-2252)
5. **AGENDA APPROVAL**
6. **INSTRUCTIONS TO WITNESSES** Chairman Faletogo 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**  
  
Minutes: February 5, 2009; February 10, 2009

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9. **NEW BUSINESS CONSENT**

- A) **One-Year Time Extension for Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07**

Applicant: Thomas Safran & Associates  
11812 San Vicente Boulevard, No. 600  
Los Angeles, CA 90049

Request: One-year time extension to develop a four-story mixed-use development with subterranean garage on 4.29 acres.

Property Involved: 708-724 East Carson Street and 21720-21814 South Avalon Boulevard

js Staff Recommendation: Approve.

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**10. CONTINUED PUBLIC HEARING**

**A) Case No. 74-08: Appeal of Director's Determination of Termination Date of Existing Non-Conforming Use**

Applicant: TST Metals, Inc.  
2032 East 220<sup>th</sup> Street  
Carson, CA 90810

Representative: Michael C. Baum, Esq.  
Resch, Polster, Alpert & Berger, LLP  
9200 Sunset Boulevard, 9<sup>th</sup> Floor  
Los Angeles, CA 90067

Request: An appeal of the Director's determination relating to the termination date for an existing, non-conforming scrap metal yard and processing facility.

Property Involved: 2020-2032 East 220<sup>th</sup> Street

sn Staff Recommendation: Continue indefinitely.

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**11. PUBLIC HEARING**

**A) Modification No. 1 to Conditional Use Permit No. 702-08**

Applicant: Henry & Alicia Pigeo  
Church of the Word Ministries, Inc.  
17440 Bellflower Boulevard  
Bellflower, CA 90706

Request: Shared parking to facilitate church use on a site located in the ML (Manufacturing, Light Industrial) zone district.

Property Involved: 1135 East Janis Street & 1161 East Walnut Street

zg Staff Recommendation: Continue.

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**11. PUBLIC HEARING**

**B) Conditional Use Permit No. 718-09**

Applicant: Ron Sobel  
Jesus is Lord Church  
20411 S. Susana Rd  
Long Beach, CA 90810

Request: Shared parking to facilitate church use on a site located in the MH (Manufacturing, Heavy Industrial) zone district.

Property Involved: 20411 South Susana Road

zg Staff Recommendation: Approve.

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**12. NEW BUSINESS DISCUSSION**

**A) Modification No. 2 to Conditional Use Permit No. 529-02**

Applicant: Kinder Morgan Energy Partners, L.P.  
Attn: Allan Campbell  
1100 Town and Country Road  
Orange, CA 92868

Request: Construction of one 60,000-barrel ethanol storage tank and associated piping and ancillary equipment at an existing petroleum tank farm.

Property Involved: 2000 East Sepulveda Boulevard

js Staff Recommendation: Approve.

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**12. NEW BUSINESS DISCUSSION**

**B) Modification No. 2 to Variance (Zone Exception Case) No. 85-76**

Applicant: City of Carson – Planning Division

Request: Consideration to allow for translucent, non-operable openings on a wall along a property line for certain properties.

Property Involved: 17404 and 17410 Sudbury Court.

js Staff Recommendation:

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**12. NEW BUSINESS DISCUSSION**

**C) Ordinance No. 09-1419 requiring conditional use permits for payday loan facilities within the City**

Applicant: City of Carson – Planning Division

Request: Recommend approval of an ordinance to require conditional use permits for payday loan or deferred deposit uses within the City.

Property Involved: Citywide

ss Staff Recommendation: Approve.

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**12. NEW BUSINESS DISCUSSION**

D) **Workshop:** Discuss existing regulations for outdoor advertising signs to determine if an opportunity should be provided to allow existing outdoor advertising signs to be replaced with more contemporary structures

Applicant: City of Carson

Request: Discuss and consider changes to existing regulations for outdoor advertising signs, receive and file.

Property Involved: Citywide

sn Staff Recommendation: CONSIDER and DISCUSS existing regulations and project proposals, and; DIRECT staff to draft an ordinance for consideration by the Planning Commission at a later date; or RECEIVE and FILE.

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**13. WRITTEN COMMUNICATIONS** None

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**14. MANAGER'S REPORT**

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**15. COMMISSIONERS' REPORTS**

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**16. ADJOURNMENT**

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Upcoming Meetings

March 10, 2009

March 24, 2009

April 14, 2009

April 28, 2009

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