AGENDA
CITY OF CARSON
PLANNING COMMISSION REGULAR MEETING
CITY COUNCIL CHAMBERS
701 East Carson Street, 2nd 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

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

Staff Recommendation: Approve.

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 220th Street
Carson, CA 90810

Representative: Michael C. Baum, Esq.
Resch, Polster, Alpert & Berger, LLP
9200 Sunset Boulevard, 9th 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 220th Street

Staff Recommendation: Continue indefinitely.

11. PUBLIC HEARING

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

Applicant: Henry & Alicia Pigea
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

Staff Recommendation: Continue.

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

Staff Recommendation: Approve.

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

Staff Recommendation: Approve.

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.

Staff Recommendation:

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

Staff Recommendation: Approve.
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
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.

13. WRITTEN COMMUNICATIONS None

14. MANAGER’S REPORT

15. COMMISSIONERS’ REPORTS

16. ADJOURNMENT

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