



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: September 13, 2022

SUBJECT: Mural Installation

APPLICANT: Trophy VPC, LLC
21140 S. Avalon Boulevard
Carson, CA 90745

OWNER: Kott Family Trust
Mail Address: PO BOX 5306
Carson CA, 90749

REQUEST: Consider Adoption of a Resolution Conditionally Approving, in part, and Disapproving, in part, an Application of Trophy VPC, LLC for Approval of Two Existing Murals located at 21126 S. Avalon Boulevard (FAB Cars used car dealership) (per Public Hearing conducted July 12, 2022 and August 9, 2022).

PROPERTY INVOLVED: 21126 S. Avalon Boulevard

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson (Vacant)			Hernandez
		Vice-Chair Palmer			Huff
		Diaz			Monteclaro
		Docdocil			Rashad
		Guerra			D. Thomas
					Alt. (Vacant) Alt. Mfume Alt. Wilson

ITEM NO. 5D

EXHIBIT NO. 1

I. Introduction

Applicant

Trophy VPC, LLC
21140 S. Avalon Boulevard
Carson, CA 90745

Property Owner

Kott Family Trust
Mail Address: PO BOX 5306
Carson CA, 90749

II. Project Description/Background

The business owner/operator of Fab Cars, a used car dealership, submitted an application for the approval of two existing “murals” located on walls at 21126 S. Carson Boulevard, the business premises of the FAB Cars used car dealership.

On July 12, 2022, and continued on August 9, 2022, the Planning Commission conducted a duly noticed public hearing as required by law to consider the application. Following the public hearing on August 9, 2022, the Planning Commission voted to conditionally approve the application as to Mural No. 1, with the condition that the Fab Cars logo be removed (among other conditions), and to disapprove the application as to Mural No. 2, which the Planning Commission found constitutes graffiti, which is a public nuisance that is subject to abatement and removal as set forth in Chapter 4 of Article V of the CMC. The staff reports associated with the July 12, 2022 and August 9, 2022 public hearings are available at: https://ci.carson.ca.us/communitydevelopment/planning_agenda.aspx.

The Planning Commission requested that a resolution be prepared with written findings to reflect and effectuate the Commission’s decision. Staff has prepared the proposed resolution for Planning Commission’s review and approval. (Exhibit No. 1).

III. Public Notice

The Public Hearing was opened on July 12, 2022 and continued to August 9, 2022. On August 9, 2022, the Public Hearing was completed and closed. There is no further Public Hearing for adoption of the proposed resolution.

IV. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 22-2836, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON CONDITIONALLY APPROVING, IN PART, AND DISAPPROVING, IN PART, AN APPLICATION FOR APPROVAL OF TWO EXISTING MURALS LOCATED AT 21126 S. AVALON BLVD.”

V. Exhibits

1. Proposed Resolution
 - a. Legal Description
 - b. Conditions of Approval

Prepared by: Alvie Betancourt, Planning Manager