

5. CONSENT CALENDAR

A) Approval of Minutes - October 24, 2017

Without objection, Chairman Diaz ordered the approval of the October 24, 2017 Minutes as presented. Motion carried, 6-0 (Guidry abstained; absent Andrews, Cainglet, Fe'esago).

6. CONTINUED PUBLIC HEARING None

7. PUBLIC HEARING

A) Tentative Parcel Map No. 74208

Applicant's Request:

The applicant, Mr. & Mrs. Sheerin, are requesting to create two (2) legal residential parcels on a 0.41-acre site in the RS (Residential, Single-Family) zoning district. The subject property is located at 21402 and 21410 Orrick Avenue.

Staff Report and Recommendation:

Associate Planner Gonzalez presented staff report and the recommendation to APPROVE the proposed project subject to the conditions of approval attached as Exhibit "B" to the Resolution; and ADOPT Resolution No. 17-2616, "A Resolution approving Tentative Parcel Map No. 74208 to create two legal residential parcels on a 0.41-acre site zoned RS (Residential, Single Family) located at 21402 and 21410 Orrick Avenue."

Chairman Diaz opened the public hearing.

Bradley, applicant's representative, noted his concurrence with the conditions of approval.

Kathleen Baker, neighbor, expressed her belief that part of the subject property belongs to her.

Associate Planner Gonzalez stated that this proposal creates two legal parcels; advised that a survey of the property had been performed; and that there was no issue with the County of Los Angeles when they reviewed this request. He added that Ms. Baker's assertion is a civil matter between the two neighbors.

Assistant City Attorney Neumeyer agreed that this proposal is to create two legal parcels out of one; that the tentative parcel map is consistent with the Los Angeles County records; and that any property dispute would be a separate matter between the two residents.

There being no further input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Chairman Diaz moved, seconded by Commissioner Post, to approve the applicant's request as submitted, thus adopting Resolution No. 17-2616. Motion carried, 7-0 (absent Andrews, Cainglet, Fe'esago).

7. PUBLIC HEARING

B) Design Overlay Review No. 1658-17, Conditional Use Permit 1024-17 and Conditional Use Permit 1027-17

Applicant's Request:

The applicant, Levy Affiliated, is requesting to remodel the existing 174,896-square-foot K-mart building, operate a gym, and operate an arcade/entertainment facility within this building on a 17.6-acre site located within the Carson Town Center. The subject site is located at 500 Carson Town Center North.

Staff Report and Recommendation:

Contract Planner Carver presented staff report and the recommendation to APPROVE Design Overlay Review No. 1658-17; Conditional Use Permit No. 1024-17; Conditional Use Permit No. 1027-17; and waive further reading and adopt Resolution No. 17-2617, entitled, "A Resolution of the Planning Commission of the city of Carson approving Design Overlay Review No. 1658-17 to remodel an existing 174,896-square-foot commercial building, Conditional Use Permit No. 1024-17 to operate a gym, and Conditional Use Permit No. 1027-17 to operate an arcade/entertainment facility on a 17.6-acre site located in the Carson Town Center Specific Plan (SP-3) zoning district, for a 17.6-acre property located at 500 Carson Town Center." She made the following corrections: Condition No. 32, change 9164.4 to 9164.3; Condition No. 50, change ~~Torrance Blvd~~ to **Carson Town Center**.

Chairman Diaz opened the public hearing.

Ken McKently, project architect, noted for Commissioner Mitoma that the arcade and restaurant each take up approximately 50 percent of the total square footage; and he noted his concurrence with the conditions of approval.

There being no further input, Chairman Diaz closed the public hearing.

Planning Commission Decision:

Commissioner Mitoma moved, seconded by Vice-Chair Pimentel, to approve the applicant's request; moved to amend Condition No. 32, changing 9164.4 to 9164.3; to amend Condition No. 50, changing ~~Torrance Blvd~~ to **Carson Town Center**; and moved to adopt Resolution No. 17-2617. Motion carried, 7-0 (absent Andrews, Cainglet, Fe'esago).