



# CARSON PLANNING COMMISSION STAFF REPORT

**DATE:** March 12, 2024 – *Resolution for Denial*  
**FROM:** Christopher Palmer, AICP - Planning Manager  
**BY:** Jacob Collins, AICP – Assistant Planner  
**SUBJECT:** Site Plan and Design Review 1940-23 – Jack in the Box

## PROJECT/APPLICANT INFORMATION

**Project Summary:** A request for approval of Site Plan and Design Review for demolition of an existing commercial building and construction of new 1,885 square foot drive-through restaurant

**Project Location:** 17625 S. Central Avenue (APN # 7319-017-030)

**Zoning:** Commercial, General – Design Overlay (CG-D)

**Project Applicant:** Marks Architects – Gabriela Marks

**Project Owner:** Connor Family 2004 Trust – James Connor, Tr.

## I. OVERVIEW

*On the regularly scheduled Planning Commission meeting of February 13, 2024, the public hearing was opened, public comment was taken, and the hearing was continued to the Planning Commission’s regularly scheduled meeting of February 27, 2024.*

*On the regularly scheduled Planning Commission meeting of February 27, 2024, additional public comment was heard, and the public hearing was closed. After discussion amongst the commission, a vote was taken to direct staff to return with a resolution for denial due to concerns with incompatibility of the development plan with surrounding uses as required by Carson Municipal Code (CMC) 9172.23(D)(1)(a) and concerns regarding safe and convenient vehicle circulation as required by CMC 9172.23(D)(1)(c). This vote passed 6-0.*

## II. CONCLUSION AND RECOMMENDATION

A resolution has been prepared by staff based on the direction given by the Planning Commission at the February 27<sup>th</sup> Planning Commission meeting.

Accordingly, Staff is recommending that the Planning Commission consider adoption of Planning Commission Resolution 24-\_\_\_\_ (Attachment 1), "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON REJECTING AND DISAPPROVING SITE PLAN AND DESIGN REVIEW NO. 1940-23, FOR PROPOSED DEMOLITION OF AN EXISTING COMMERCIAL BUILDING AND DEVELOPMENT OF A NEW DRIVE-THROUGH RESTAURANT AT 17625 S. CENTRAL AVENUE".

### ATTACHMENTS

- 1) PC Resolution 24-\_\_\_\_