



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 9, 2007

SUBJECT: Design Overlay Review No. 883-04
Variance No. 483-06

APPLICANT: Dr. Eduardo and Winnie Gabuten
22012 S. Avalon Blvd.
Carson, CA 90745

REQUEST: Construction of a 8,700 square-foot commercial center on a 0.74-acre lot in the CG-D zone and within Redevelopment Project Area No. 1; Variance request for reduction of required side yard setback.

PROPERTY INVOLVED: 22005 S. Main Street

COMMISSION ACTION

Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell – Chairman			Saenz
		Pulido – Vice-Chairman			Tyus
		Faletogo			Verrett
		Graber			Wilson
		Hudson			

Item No. 11B

I. Introduction

Date Application Received

- October 28, 2004: Design Overlay Review No. 883-04
- July 13, 2006; Variance No. 483-06

Applicant / Property Owner

- Dr. Eduardo and Winnie Gabuten; 22012 S. Avalon Blvd., Carson, CA 90745

Project Address

- 22005 S. Main Street

Project Description

- Demolition of two residences and one commercial building on a 0.74-acre site located at 22005 S. Main Street.
- Construction of a new commercial center, including three buildings of approximately 2,900, 3,500, and 2,300 square feet.
 - The 2,900 square-foot building in the southwestern corner of the site will be used by the property owner, Dr. Gabuten, for a new dental office. Dr. Gabuten's existing dental office is located at 22012 S. Avalon Boulevard, Carson, CA 90745.
 - The 3,500 square-foot building in the southeastern portion of the site, which is attached to the 2,900 square-foot building, is divided into five tenant spaces of approximately 700 square feet each. It is intended for office use, but may be leased for retail sales or other commercial uses.
 - The 2,300 square-foot building on the northeastern corner of the site is intended for restaurant use and includes 300 square feet for outdoor seating.
- The project includes paving, landscaping, signage, and related site improvements.
- A combined monument sign and fountain will be located in the northeastern corner next to the restaurant. The fountain will be used to improve the outdoor seating area of the restaurant. The monument sign will help promote the commercial center from 220th Street and Main Street.
- The variance request is for the reduction of the required side yard setback in order to construct two of the buildings along the southern property line with zero setback.

II. Background

Staff is requesting to continue this item to the regularly scheduled Planning Commission meeting of February 13, 2007, because the applicant's representative is out of the country.

III. Recommendation

That the Planning Commission:

- CONTINUE the Public Hearing to February 13, 2007.

IV. Exhibits

1. None

Prepared by: _____
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Approved by: _____
Sheri Repp, Planning Manager