

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING DESIGN OVERLAY REVIEW
NO. 1259-08 RECOMMENDING APPROVAL FOR A REMODEL
AND ADDITION TO AN EXISTING JACK IN THE BOX
RESTAURANT LOCATED AT 23813 AVALON BOULEVARD**

**THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA,
HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

Section 1. An application was duly filed by the applicant, David Frink, on behalf of Jack in the Box Inc., with respect to real property located at 23813 Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of a Design Overlay Review (DOR No. 1259-08) for a developed property in the CG-D (Commercial General, Design Overlay) zone.

A public hearing was duly held on May 13, 2008, at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

- a) The General Plan designates the property as General Commercial which is compatible with the proposed use. The proposed addition to an existing restaurant will be consistent with the surrounding commercial uses and is appropriate for the subject property as proposed;
- b) The project is compatible in design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces and other features relative to a harmonious and attractive development of the area;
- c) The site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the proposed use and development. The surrounding land uses are primarily residential uses and general commercial uses and the proposed project is compatible with those uses. The site is 14,784 square feet, relatively flat, and is located in a general commercial area;
- d) Applicable off-street parking requirements will be provided and circulation on the adjacent public streets will not be adversely impacted. Safety and convenience of vehicular and pedestrian access is provided;
- e) The new signs proposed for the subject project shall meet the requirements of the Municipal Code; and

- f) The proposed DOR application for the proposed restaurant remodel meets the goals and objectives of the General Plan and is consistent with applicable zoning and design regulations. Therefore all of the required findings pursuant to Section 9172.23 (D), "Design Overlay Review, Approval Authority and Findings and Decision" can be made in the affirmative.

Section 4. The Planning Commission further finds that the use permitted by the proposed Design Overlay Review will not have a significant effect on the environment. The proposed use will not alter the predominantly commercial and residential character of the surrounding area and will meet or exceed all City standards for protection of the environment. Therefore, the proposed project is found to be exempt under the general rule of CEQA, Section 15301.

Section 5. Based on the aforementioned findings, the Commission hereby grants Design Overlay Review No. 1259-08 with respect to the properties described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 13Th DAY OF May, 2008

CHAIRMAN

ATTEST:

SECRETARY