



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: February 12, 2008

SUBJECT: Extension of Time for Design Overlay Review
No. 883-04 and Variance No. 483-06

APPLICANT: Eduardo and Winnie Gabuten
22012 S. Avalon Boulevard
Carson, California 90745

REQUEST: A one-year time extension for Design Overlay Review
No. 883-04 and Variance No. 483-06

PROPERTY INVOLVED: A vacant lot located at the South west corner of Main
Street and 220th Street

COMMISSION ACTION

- Concurred with staff
- Did not concur with staff
- Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairman			Graber
		Hudson – Vice-Chairman			Saenz
		Cannon			Verrett

I. Introduction

The applicants, Eduardo and Winnie Gabuten, are requesting a one-year time extension for Design Overlay Review No 883-04 and Variance No. 483-06. The property is comprised of two vacant lots located at the southwestern corner of Main Street and 220th Street and is zoned CG-D (Commercial General Design Overlay).

II. Background

On February 13, 2007, the Planning Commission approved Design Overlay Review No. 883-04 and Variance No. 483-06 to allow the construction of a new 8,700-square-foot commercial center, including three buildings of approximately 2,900, 3,500 and 2,300 square feet.

- The 2,900-square-foot building will be located in the southwestern corner of the site and 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 located 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; and
 - The 2,300-square-foot stand-alone building located at 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.
 - The project site is 0.74 acre and is located at 22005 S. Main Street.

III. Analysis

The applicant has requested additional time to meet the plan check schedule for the working drawings, currently going through the approval process in the Building and Safety Department. The conditions of approval for Design Overlay Review No. 883-04 allow a one-year extension of time with Planning Commission approval.

IV. Conclusion

It is recommended that the approval of Design Overlay Review No. 883-04 and Variance No. 483-06 be extended until February 13, 2009.

V. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until February 13, 2009, for Design Overlay Review No. 883-04 and Variance No. 483-06; and
- **ADOPT** a minute resolution extending the approval of Design Overlay Review No. 883-04 and Variance No. 483-06 to February 13, 2009.

VI. Exhibit

1. Letter dated December 5, 2007, from Ildefonso Chin, Project Engineer
2. Resolution No. 07-2126 adopted by the Planning Commission on February 13, 2007

Prepared by: _____
Peter Raktiprakorn, Assistant Planner

Reviewed by: _____
John F. Signo, AICP, Senior Planner

Approved by: _____
Sheri Repp, Planning Manager