



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: July 8, 2008
SUBJECT: Extension of Time for Design Overlay Review No. 983-07
APPLICANT: Kearny Real Estate Company (Tony Nobuyuki)
1900 Avenue of the Stars, Suite 320
Los Angeles, CA 90067
REQUEST: A one-year time extension for Design Overlay Review No. 983-07
PROPERTIES INVOLVED: 441 West Victoria Boulevard

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairperson			Saenz
		Cannon			Verrett
		Graber			

Item No. 9B

I. **Introduction**

The applicant is requesting a one-year extension for Design Overlay Review (DOR) No. 983-07. The property is located at 441 West Victoria Boulevard and is in the MH (Manufacturing, Heavy) zone district.

II. **Background**

On August 7, 2007, the Planning Commission approved the DOR, which authorized the construction of a new 8,100 square-foot, multi-tenant, attached retail/commercial center, called "Carson Grove" on an approximately one-acre lot within the MH zone and Redevelopment Project Area No. 1. Pursuant to Condition Of Approval No. 1, of Exhibit "B", of Planning Commission Resolution No. 07-2151, DOR No. 983-07 shall be declared null and void if not used (i.e. building permit) within one year, unless an extension of time is previously approved.

III. **Analysis**

This extension of time request is to preserve the entitlements granted by the previously approved DOR permit. The applicant claims there are current economic constraints that include construction costs and the ability to attract potential tenants that make development at this time difficult.

IV. **Conclusion**

It is recommended that the Planning Commission approve the extension of time for DOR No. 983-07 for one year until August 7, 2009.

V. **Recommendation**

That the Planning Commission:

- **APPROVE** the extension of time for DOR No. 983-07 until August 7, 2009; and
- **ADOPT** a minute resolution extending the approval of DOR No. 983-07 to August 7, 2009.

VI. **Exhibits**

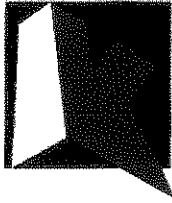
1. Letter from the applicant received on June 20, 2008.

Prepared by: _____
Steven C. Newberg, AICP, Associate Planner

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

Approved by: _____
Sheri Repp, Planning Manager





KEARNY
Real Estate Company

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310 203-1840 Fax 310 203-1850

June 20, 2008

TO: CITY OF CARSON PLANNING COMMISSION

RE: DESIGN OVERLAY REVIEW NO. 983-07 REQUEST FOR EXTENSION

Dear Commissioners:

An application was duly filed by the applicant, John Chipman, on behalf of the owners MS Kearny 190th Street Partners, LLC with respect to real property located at 441 West Victoria Street requesting approval of Design Overlay Review No. 983-07 for the construction of a new 8,100 square-foot, multi-tenant, attached retail/commercial center, called "Carson Grove," on an approximately one-acre lot. The subject property has a General Plan designation of LI (Light Industrial), is zoned MH (Manufacturing Heavy), and lies within Redevelopment Project Area No. 1.


A public hearing was duly held on August 7, 2007 at 6:30 PM at City Hall, Council Chambers, 701 East Carson Street, Carson, California. Notices of time, place and purpose of the aforesaid meeting were duly given. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid hearing. At the conclusion of the meeting, the Planning Commission adopted Resolution No. 07-2151 recommending to the Carson Redevelopment Agency approval of Design Overlay Review No. 983-07.

Pursuant to Item 1 of the City of Carson Development Services Planning Division Exhibit "B" Conditions of Approval, Design Overlay Review No. 983-07:

"If Design Overlay Review No. 983-07 is not used within one year of its effective date, said permit shall be declared null and void unless an extension of time is previously approved by the Planning Commission."

As the owners, we believe the project is still economically viable and will be an important amenity to continue to attract businesses to the area, however, due to the current economic environment, leasing and financing of the project has taken longer than expected. On behalf of the owner MS Kearny 190th Street Partners, LLC, I respectfully request a one-year extension of time from the Planning Commission for Design Overlay Review No. 983-07. We appreciate your consideration of our request in this matter.

Sincerely,


Tony Nobuyuki
Vice President

