



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONSENT CALENDAR: October 9, 2018

SUBJECT: Conditional Use Permit No. 1028-17

APPLICANT: Paul Blanco Good Car Company
3800 Florin Road
Sacramento, CA 95823

PROPERTY OWNER: Stan Lucas
2850 Temple Avenue
Long Beach, CA 90806

REQUEST: A one-year time extension of Conditional Use Permit 1028-17 to operate a used car sales dealership within an existing 40,440-square-foot commercial building on a 2.8 acre site in the CA (Commercial, Automotive) Zoning district.

PROPERTY INVOLVED: 2009 E. 223rd Street, Carson, CA 90745

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chair Pimentel			Madrigal
		Vice-Chair Thomas			Mitoma
		Andrews			Nunley
		Cainglet			Rahman
		Fe'esago			Alt. Osuna Alt. Palmer Alt. Rashad

Item No. 5B

I. Introduction

Property Owner

Stan Lucas
2850 Temple Avenue
Long Beach, CA 90806

Applicant

Paul Blanco Good Car Company
3800 Florin Road
Sacramento, CA 95823

Representative

Kevin Knox
The Fifth Day Companies
(951) 789-0662
kevin@thefifthdayllc.com

II. Background

On October 24, 2017, the Planning Commission approved Resolution No. 17-2614 approving Conditional Use Permit No. 1028-17 to operate a used car sales dealership within an existing 40,440-square-foot commercial building on a 2.8 acre site in the CA (Commercial, Automotive) zoning district including:

1. 50 parking spaces for customers and employees and 74-parking spaces for used cars being sold and trade-in vehicles;
2. Exterior/interior remodeling of an existing 40,440 square-foot commercial building;
3. New landscaping improvements along 223rd street.

The applicant has requested additional time to fully meet the conditions of approval for this project. The applicant has been working towards repairing the damages caused by vandalism of the property.

III. Recommendation

That the Planning Commission:

- **APPROVE** a one-year extension for Conditional Use Permit No. 1028-17

IV. Exhibits

1. Zoning Map
2. Letter of Justification
3. Planning Commission Resolution No. 17-2614

Prepared by: Manraj Bhatia, Assistant Planner



2009 E 223rd Street

Parcel APN(s): 7315040004

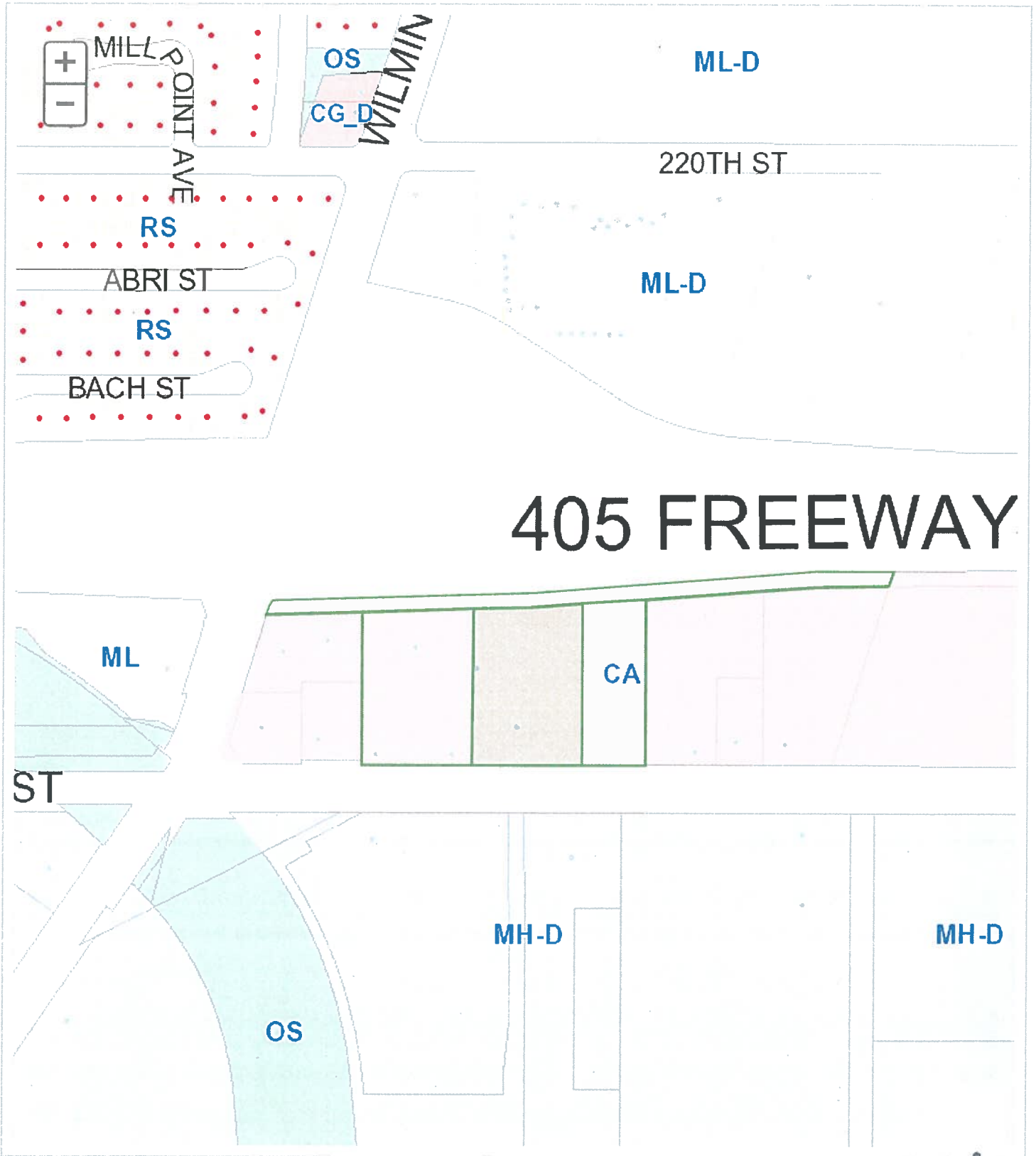


EXHIBIT NO. 01





October 03, 2018

City of Carson
Planning Division
701 East Carson Street
Carson, CA 90745

Attention: Ms Manraj G. Bhatia, *MR. SAIED WASSEH*
Assistant Planner *DIRECTOR COMMUNITY DEVELOPMENT DEPT.*

RE: CUP 1028-17 Request for Time Extension
2009 East 223rd Street (Paul Blanco Good Car Company)

Dear Ms Bhatia

The purpose of this letter is to respectfully request a Time Extension of 1 year, as provided by ordinance to complete the conditions of approval for the above referenced CUP. *DOE TO VANDALIZAM WE NEED MORE TIME TO REPAIR.*

The original CUP was approved on October 24th 2017 and effective 15 days later on September 08, 2017, expires on September 08, 2018.

If you should need any additional information or have any questions please contact me directly or our representative Kevin Knox at 951-377-4385 or my self at 916-600-4534.

Sincerely

Putu Blanco
CFO/VP Operation
Paul Blanco's Good Car Company Auto Group
Cell Phone : 916-600-4534 - 813.442.2084 Fax: 714.622.1182
Email: Putublanco@paulblanco.com

EXHIBIT NO. 02

Putu Blanco, VP of Operations / CFO

CORPORATE OFFICE | 3800 FLORIN ROAD, SACRAMENTO CA 95823 | 916.600.4534 | PUTUBLANCO@PAULBLANCO.COM

www.paulblanco.com



CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 17-2614

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING CONDITIONAL USE PERMIT NO. 1028-17 TO OPERATE A USED CAR SALES, INCLUDING AUTO REPAIR, WITHIN AN EXISTING 40,440-SQUARE-FOOT BUILDING ON A 2.8-ACRE SITE, ZONED CA (COMMERCIAL, AUTOMOTIVE), FOR PROPERTY LOCATED AT 2009 E. 223RD STREET

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, Paul Blanco's Good Car Sales, on behalf of the property owner, Stan Lucas, with respect to real property located at 2009 E. 223rd Street and described in Exhibit "A" attached hereto, requesting approval of a used car sales operation including auto repair within an existing 40,440-square-foot building, on a 2.8 acre site zoned CA (Commercial, Automotive). The request includes:

- Conditional Use Permit No. 1028-17, to permit used cars sales including auto repair within an existing 40,440-square-foot building on a 2.8-acre site zoned CA (Commercial, Automotive)

A Planning Commission meeting was duly held on October 24, 2017, 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. With respect to the Conditional Use Permit, the Planning Commission finds that:

- a) The proposed use and development will be consistent with the General Plan Land Use Designation of Commercial Regional use.
- b) The project site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use and development.
- c) There will be adequate street access and traffic capacity. The proposed development will have direct access to 223rd Street. The LA County Fire Department and the Carson City Traffic Engineer have approved the proposed project.
- d) There will be adequate water supply for fire protection.
- e) The proposed use and development will be compatible with the intended character of the area.
- f) All signage associated with this project will comply with the Carson Municipal Code provisions and will be reviewed and approved by the Planning Division prior to building occupancy.

EXHIBIT NO. 03



Section 4. The Planning Commission further finds that the development permitted by the proposed project will not have a significant effect on the environment and is deemed Categorically Exempt from CEQA as per Section 15332. IN-FILL DEVELOPMENT PROJECTS (a) , Class 32.

Section 5. Based on the aforementioned findings, the Commission hereby approves Conditional Use Permit No. 1028-17 for the operation of used car sales including auto repair within an existing 40,440-square-foot building with respect to the property 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 24th DAY OF OCTOBER, 2017


CHAIRPERSON

ATTEST:


SECRETARY

