CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT:	April 11, 2006
SUBJECT:	Extension of time for Design Overlay Review No. 880-04, Conditional Use Permit No. 586-04, Tentative Tract Map No. 60533, Variance No. 462-04, Variance No. 463-04, and Variance No. 464-04
APPLICANT:	Cetech Engineering 2252 West Carson Street, Suite B Torrance, California 90501
REQUEST:	A one-year time extension for Design Overlay Review No. 880-04, Conditional Use Permit No. 586-04, Tentative Tract Map No. 60533, Variance No. 462-04, Variance No. 463-04, and Variance No. 464-04
PROPERTY INVOLVED:	21840, 21841, 21842, 21844, 21846 Orrick Avenue and 21840 Dolores Street

_____

COMMISSION ACTION

____ Concurred with staff

____ Did not concur with staff

____ Other

COMMISSIONERS' VOTE

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

Item No. 9B

I. Introduction

The applicant, Thomas T. Yuge, P.E., of Cetech Engineering, is requesting a one-year extension for Design Overlay Review No. 880-04 Conditional Use Permit No. 586-04, Tentative Tract Map No. 60533, Variance No. 462-04, Variance No. 463-04 and Variance No. 464-04. The properties are located at 21840, 21841, 21842, 21844, 21846 Orrick Avenue and 21840 Dolores Street and are zoned RM-12-D (Residential, Multifamily – 12 units per acre – Design Overlay).

II. Background

This item was originally approved by the Planning Commission at their meeting on February 22, 2005. This Tentative Tract Map No. 60533 was approved to construct eight detached condominium units.

The Planning Commission also approved the Design Overlay Review No. 880-04, Conditional Use Permit No. 586-04, Variance No. 462-04, Variance No. 463-04 and Variance No. 464-04.

III. Analysis

Pursuant to Section 9172.23(I) of the Carson Municipal Code, a site plan and design review permit is effective for one (1) year unless extended. Condition No. 1 of Planning Commission Resolution No. 05-2026, which approves the proposed project, requires contingency upon the site plan and design review, conditional use permit, variance requests, and tentative tract map. Thus, if one permit expires, the others expire as well. The applicant has requested additional time in order to meet the requirements of Los Angeles County Department of Building and Safety for the completion of the building permit. The applicant has submitted the extension of time application on February 16, 2006.

The subject property and property to the south and north are zoned RM-12-D (Residential, Multiple Family – 12 units per acre – Design Overlay Review) to the west is St. Philomena Church, to the east are properties zoned RS (Residential, Single Family) which contain single – family homes. Further north along Orrick Avenue are single – family homes in the RS zone.

IV. Conclusion

It is recommended that the approval of Design Overlay Review No. 880-04, Conditional Use Permit No. 586-04 Tentative Tract Map No. 60533, Variance No. 462-04, Variance No. 463-04, and Variance No. 464-04 be extended until February 22, 2007.

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VAR No. 462-04, VAR No. 463-04,
and VAR No. 464-04
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V. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until February 22, 2007 for Design Overlay Review No. 880-04, Conditional Use Permit No. 586-04, Tentative Tract Map No. 60533, Variance NO. 462-04, Variance No. 463-04 and Variance No. 464-04; and

- **ADOPT** a minute resolution extending the approval of Design Overlay Review No. 880-04, Conditional Use Permit No. 586-04, Tentative Tract Map No. 60533 Variance NO. 462-04, Variance No. 463-04 and Variance No. 464-04 to February 22, 2007.

VI. Exhibit

1. Letter dated February 16, 2006 from Thomas T. Yuge, of Cetech Engineering

Prepared by: _____
Peter Raktiprakorn, Assistant Planner

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

Approved by: _____
Sheri Repp, Planning Manager

PR/Sheri/Share/Time Extension.TTM No. 60533

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and VAR No. 464-04
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