



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: April 10, 2007
SUBJECT: Extension of Time for Tentative Tract Map No. 60237
APPLICANT: William Ali, Inc.
3950 West Imperial Highway
Inglewood, California 90303
REQUEST: A one-year time extension for Tentative Tract Map No. 60237
PROPERTY INVOLVED: 553 East 213th Street

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

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

I. Introduction

The applicant, Mohamad Pournamdari, of William Ali, Inc., is requesting a one-year extension for Tentative Tract Map No. 60237. The property is located at 553 East 213th Street and is zoned RM-8-D (Residential, Multiple - Family 8 unit per acre – Design Overlay Review).

II. Background

On April 13, 2004, the Planning Commission approved Tentative Tract Map No. 60237 and Conditional Use Permit No. 561-03 for the construction of seven (7) two-story detached condominium units. On May 4, 2004, the Redevelopment Agency approved Design Overlay Review No. 03-12-837. On May 24, 2005, the Planning Commission approved a modification to allow the applicant to obtain building permits prior to final map recordation. On March 14, 2006, a one-year time extension was approved to extend Tentative Tract Map No. 60237 until April 13, 2007.

III. Analysis

Pursuant to Subdivision Map Act Section 66452.6(e), expiration of a tentative map may be extended for one year not exceeding a total of five (5) years from the date of its original expiration. This is the second request for an extension of time for this tentative tract map. The applicant has requested additional time in order to meet the requirements of Los Angeles County Department of Public Works for the final map and has submitted the extension of time application on March 19, 2007.

The subject lot is surrounded by a mobile home park to the north, a car dealer to the east, two-story multi-family homes to the west and single-family to the south.

IV. Conclusion

It is recommended that Tentative Tract Map No. 60237 be extended until April 13, 2008.

V. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until April 13, 2008 for Tentative Tract Map No. 60237; and
- **ADOPT** a minute resolution extending the approval of Tentative Tract Map No. 60237 to April 13, 2008.

VI. Exhibit

1. Letter dated February 3, 2006 from Mohamad Pournamdari of William Ali, Inc.
2. Resolution No. 05-2035 adopted by the Planning Commission on May 24, 2005.
3. Minutes from the March 14, 2006, Planning Commission meeting

Prepared by: _____
Peter Raktiprakorn, Assistant Planner

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

Approved by: _____
Sheri Repp, Planning Manager

PR/Sheri/Share/Time Extension.TTM No. 60237