



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: April 24, 2007

SUBJECT: Conditional Use Permit No. 631-06
Tentative Tract Map No. 67934

APPLICANT: Mike Bihn for Terracina Investment, LLC
1456 18th Street
San Pedro, CA 90732

REQUEST: Subdivision of one parcel for the conversion of an existing eight unit apartment complex into an eight unit condominium project. The subject property is zoned RM-25-D (Residential, Multi-Family - Design Overlay District).

PROPERTY INVOLVED: 157 W. 223rd Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

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

I. Introduction

The applicant, Mike Bihn, on behalf of the property owner, Terracina Investment, LLC, is proposing to subdivide one parcel for the conversion of an existing eight unit apartment complex into an eight unit condominium project. The subject property is zoned RM-25-D (Residential, Multi-Family – 25 du/ac - Design Overlay), has a General Plan land use designation of High Density Residential and is located within Redevelopment Project Area No. 4.

Pursuant to Section 9172.21 of the Carson Municipal Code (CMC), a Conditional Use Permit is required by the Planning Commission for residential condominiums and a tentative tract map is required for division of airspace for the proposed eight condominium units.

II. Background

Staff is requesting to continue this item to the May 8, 2007, Planning Commission meeting to allow for the revision of the acoustical report by the owner's engineer.

III. Recommendation

That the Planning Commission:

- **OPEN** the public hearing, take testimony; and
- **CONTINUE** this item to the May 8, 2007, Planning Commission meeting.

Prepared by: _____
Rocio Lopez, Planner

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

Approved by: _____
Sheri Repp, Planning Manager