



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: April 24, 2007
SUBJECT: Extension of Time for Tentative Tract Map No. 60639
APPLICANT: Elite Homes, Inc.
Attn: Luigi Schiappa
23670 Hawthorne Blvd., Ste. 200
Torrance, CA 90505
REQUEST: A one-year time extension for Tentative Tract Map No. 60639
PROPERTY INVOLVED: 643 E. 223rd 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 and property owner, Elite Homes, Inc., represented by Luigi Schiappa, is requesting a one-year extension for Tentative Tract Map No. 60639, and extension of Design Overlay Review No. 808-03 and Conditional Use Permit No. 562-03 pursuant to Condition No. 1 of Planning Commission Resolution No. 04-2008. The property is located at 643 E. 223rd Street and is zoned CG-MUR-D (Commercial, General – Mixed Use Residential – Design Overlay).

II. Background

On October 26, 2004, the Planning Commission approved Design Overlay Review No. 808-03, Conditional Use Permit No. 562-03, and Tentative Tract Map No. 60639 for the construction of 40 attached condominium units. On January 18, 2005, the City Council approved General Plan Amendment (GPA) No. 075-03 to change the land use designation from General Commercial to Mixed Use Residential, and the first reading of Zone Change Case (ZCC) No. 144-03 to change the zoning from CN-D (Commercial, Neighborhood – Design Overlay) to CG-MUR-D (Commercial, General – Mixed Use Residential – Design Overlay). On February 15, 2005, the City Council approved the second reading of ZCC No. 144-03 adopting Ordinance No. 05-1331, which went into effect on March 17, 2005. On December 13, 2005, the Planning Commission approved a modification to eliminate the driveway between the central-west buildings. The buildings were reoriented so that the front of the units faced each other into a common courtyard.

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 a request for an extension of time on October 9, 2006. The request was held in abeyance because it did not include the required filing fee. On April 11, 2007, the applicant paid the filing fee.

The applicant has commenced construction and has completed approximately 65 percent of the eastern units and 15 percent of the western units. The applicant is diligently working with the City Engineer and LA County Department of Public Works in order to record the final map.

IV. Conclusion

It is recommended that Tentative Tract Map No. 60639, and the related permits, DOR No. 808-03 and CUP No. 502-03, be extended until October 26, 2007.

V. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until October 26, 2007, for Tentative Tract Map No. 60237 and the related permits, DOR No. 808-03 and CUP No. 502-03; and
- **ADOPT** a minute resolution extending the approval to October 26, 2007.

VI. Exhibit

1. Letter dated October 9, 2006, from Luigi Schiappa of Elite Homes, Inc.
2. Resolution No. 04-2008 adopted by the Planning Commission on October 26, 2004

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

Approved by: _____
Sheri Repp, Planning Manager

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