



# CITY OF CARSON

## PLANNING COMMISSION STAFF REPORT

CONTINUED PUBLIC HEARING: May 22, 2007

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

APPLICANT: Mike Bihn for Terracina Investment, LLC  
1456 18<sup>th</sup> 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 |                |
|-----|----|-------------------------------|-----|----|----------------|
|     |    | <b>Cottrell – Chairperson</b> |     |    | <b>Saenz</b>   |
|     |    | <b>Pulido – Vice-Chair</b>    |     |    | <b>Tyus</b>    |
|     |    | <b>Faletogo</b>               |     |    | <b>Verrett</b> |
|     |    | <b>Graber</b>                 |     |    | <b>Wilson</b>  |
|     |    | <b>Hudson</b>                 |     |    |                |

**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**

The applicant has requested that this item be continued indefinitely 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** indefinitely.

**Prepared by:** \_\_\_\_\_  
Rocio Lopez, Planner

**Reviewed by:** \_\_\_\_\_  
John F. Signo, AICP, Senior Planner

**Approved by:** \_\_\_\_\_  
Sheri Repp, Planning Manager