



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: July 24, 2007

SUBJECT: Extension of time for Tentative Tract Map No. 60237

APPLICANT: Juan Lagmay Jr.
5651 Scotwood Drive
Rancho Palos Verdes, CA 90275

REQUEST: A one-year time extension for Tentative Tract Map No. 60311, Conditional Use Permit 03-10-559, Design Overlay Review 03-10-835 and Variance 471-05

PROPERTY INVOLVED: 22028 Grace Avenue

COMMISSION ACTION

Concurred with staff

Did not concur with staff

Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairperson Faletogo			Graber
		Vice Chair Hudson			Saenz
		Cannon			Verrett

Item No. 9A

I. Introduction

The applicant, Juan Lagmay Jr., is requesting a one-year extension for Tentative Tract Map No. 60311, Conditional Use Permit 03-10-559, Design Overlay Review 03-10-835 and Variance 471-05.

The property is located at 22028 Grace Avenue and is zoned RM-12-D and RM-8-D (Residential, Multi-family - twelve (12) units per acre and eight (8) units per acre; Design Overlay) and is within Redevelopment Project Area No. 4.

II. Background

This item was originally approved by the Planning Commission at their meeting on August 9, 2005. Tentative Tract Map No. 60311, Conditional Use Permit 03-10-559, Design Overlay Review 03-10-835 and Variance 471-05 were approved to construct three detached condominium units on 0.3 acres.

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 first 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 and the Los Angeles County Fire Department for the final map and submitted the extension of time application on July 12, 2007.

The project is surrounded by a vacant lot to the west, single-family homes to the south and multiple-family residences to the north and east.

IV. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until August 9, 2008 for Tentative Tract Map No. 60311, Conditional Use Permit 03-10-559, Design Overlay Review 03-10-835 and Variance 471-05; and
- **ADOPT** a minute resolution extending the approval of Tentative Tract Map No. 60311, Conditional Use Permit 03-10-559, Design Overlay Review 03-10-835 and Variance 471-05 to August 9, 2008.

V. Exhibit

1. Resolution No. 05 -2047 adopted by the Planning Commission on August 9, 2005.

Prepared by: _____
Max Castillo, Assistant Planner

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

Approved by _____
Sheri Repp-Loadsman, Planning Division Manager

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