



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: November 13, 2007

SUBJECT: Fifth extension of time for Tentative Tract Map No. 53285

APPLICANT: Richard Gaunt
2812 W. 232nd Street
Torrance, CA 90505

REQUEST: A one-year time extension for Tentative Tract Map No. 53285

PROPERTY INVOLVED: 21718 S. Alameda Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairman			Hudson
		Cannon – Vice-Chairman			Saenz
		Graber			Verrett

I. Introduction

The applicant and property owner, Richard Gaunt, is requesting a one-year extension for Tentative Tract Map No. 53285. The property is located at 21718 S. Alameda Street and is zoned RS/RM-25/CG (Residential, Single-Family; Residential, Multifamily, 25 units per acre; Commercial, General).

II. Background

On August 28, 2001, the Planning Commission approved Tentative Tract Map No. 53285. The subdivision was to create a 12-lot subdivision on 5.52 acres containing 10 residential lots and preserving two existing buildings on two commercial lots. The western portion 3.57 acres are the commercial portion of the property, which was formerly used by the Dominguez Water Company. The 10 residential lots would cover the remaining 1.95 acres on the eastern portion of the property. The residential lots would range in size from 5,000 to 11,065 square feet.

On October 11, 2004, the City Council changed the General Plan land use designation of the subject property from General Commercial/High Density Residential, to Business Park/Low Density. A Zone Change will be processed soon to make the zoning consistent with the new General Plan land use designation.

On August 26, 2003, the Planning Commission approved a one-year extension of time until August 28, 2004, and on September 14, 2004, approved a second one-year extension of time which expired on August 28, 2005. On September 13, 2005, the Planning Commission approved a third one-year extension of time, which expired August 28, 2006. On September 26, 2006, the Planning Commission approved a fourth one-year extension of time until August 28, 2007. The current extension request will be in effect until August 28, 2008.

III. Analysis

The applicant has requested additional time to have a new engineer prepare new plans. The Subdivision Map Act Section 66451.1 allows an extension of time, including up to five one-year extensions with Planning Commission approval. This approval would be the fifth one-year extension.

The recent General Plan Update will not affect the proposed subdivision since the western portion of the property is expected to be used for business park use and the eastern portion of the property is expected to be used for single-family residences. Thus, the General Plan Update will not affect the approved Tentative Tract Map No. 53285 and the one-year extension can be supported.

IV. Conclusion

It is recommended that the approval of Tentative Tract Map No. 53285 be extended until August 28, 2008.

V. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until August 28, 2008, for Tentative Tract Map No. 53285, and
- **ADOPT** a minute resolution extending the approval of Tentative Tract Map No. 53285 to August 28, 2008.

VI. Exhibits

Tentative Tract Map No. 53285

Prepared by: _____
Peter Raktiprakorn, Assistant Planner

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

Approved by: _____
Sheri Repp-Loadsman, Planning Manager