



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: February 26, 2008

SUBJECT: Extension of Time for Design Overlay Review
No. 933-06, Conditional Use Permit No. 617-06 and
Variance No. 481-06

APPLICANT: Cetech Engineering/Thomas Yuge
2252 W. Carson Street
Torrance, California 90501

REQUEST: A one-year time extension for Design Overlay Review
No. 993-04, Conditional Use Permit No. 617-06 and
Variance No. 481-06

PROPERTY INVOLVED: 325, 329 and 335 West Fiat Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

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

I. Introduction

The applicants, Tom Yuge, on behalf of the property owner, Mike Padilla, is requesting a one-year extension for Design Overlay Review No 933-06, Conditional Use Permit No.617-06 and Variance No. 481-06. The property is located at 325, 329 and 335 West Fiat Street and is located within the RM-25-D (Residential, Multi-Family – 25du/ac – Design overlay) zone and has a General Plan Designation of High Density Residential.

II. Background

The subject site is located on the north side of Fiat Street between Moneta Avenue to the east and Caroldale Avenue to the west. The site consists of two parcels, totaling 18,876 square feet. There are three existing, detached single-family homes built in the mid-1950s which are currently being rented out.

On February 27, 2007, the Planning Commission approved Tentative Tract Map No. 66128, Design Overlay Review No. 933-06, Conditional Use Permit No.617-06 to allow the subdivision of two parcels for the construction of a six-unit, detached residential condominium project and Variance No. 481-06 to reduce front yard setback.

- The project includes paving, landscaping, and related site improvements.
- The variance request is for a 5 foot reduction from a 20 foot required front yard setback. There is a required eight-foot street dedication along Fiat Street for landscape parkway and sidewalk.
- The project site is 0.43 acre and is located at 325, 329 and 335 West Fiat Street.

III. Analysis

The applicant has requested additional time to meet the plan check schedule for the working drawings. Currently, the project has been delayed pending completion and approval of a Sewer Area Study for the County of Los Angeles. Tentative Tract Map No. 66128 has a two-year expiration. The conditions of approval for Design Overlay Review No. 933-06, Condition Use Permit No. 617-06 and Variance No. 481-06 allow a one-year extension of time with Planning Commission approval.

IV. Conclusion

It is recommended that the approval of Design Overlay Review No. 933-06 Conditional Use Permit No. 617-06 and Variance No. 481-06 be extended until February 27, 2009.

V. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until February 27, 2009, for Design Overlay Review No. 933-06, Conditional Use Permit No. 617-06 and Variance No. 481-06; and

- **ADOPT** a minute resolution extending the approval of Design Overlay Review No. 933-06, Conditional Use Permit No. 617-06 and Variance No. 481-06 to February 27, 2009.

VI. Exhibit

1. Letter dated January 28, 2008, from the owner, Michael Padilla.
2. Resolution No. 07-2130 adopted by the Planning Commission on February 27, 2007.

Prepared by: _____
Peter Raktiprakorn, Assistant Planner

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

Approved by: _____
Sheri Repp, Planning Manager