



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: July 22, 2008
SUBJECT: Extension of Time for Design Overlay Review No. 995-07
APPLICANT: John Gertes
23009 Delford Avenue
Carson, CA 90745
REQUEST: A one-year time extension for Design Overlay Review No. 995-07
PROPERTIES INVOLVED: 23007 Delford Avenue

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairperson			Saenz
		Cannon			Verrett
		Graber			

Item No. 9B

I. Introduction

The applicant is requesting a one-year time extension for Design Overlay Review (DOR) No. 995-07. The property is located at 23007 Delford Avenue and is in the RS (Residential, Single-family) zone district.

II. Background

On May 22, 2007, the Planning Commission approved Design Overlay Review No. 995-07 authorizing a two-story, 2,130-square-foot single-family dwelling on a 39-foot wide lot. An appeal of Planning Commission Resolution No. 07-2140 was filed on June 4, 2007. At their July 17, 2007 public hearing, City Council affirmed the decision of the Planning Commission by denying the appeal request.

III. Analysis

This extension of time request is to preserve the entitlement granted by the previously approved DOR permit. The applicant has cited a soft housing market and increased difficulty in securing construction loans as primary reasons for not developing the property at this time.

IV. Conclusion

It is recommended that the Planning Commission approve the extension of time for DOR No. 995-07 for one year until July 17, 2009.

V. Recommendation


That the Planning Commission:

- **APPROVE** the extension of time for DOR No. 995-07 until July 17, 2009; and
- **ADOPT** a minute resolution extending the approval of DOR No. 995-07 to July 17, 2009.

VI. Exhibits

1. Letter from the applicant received on July 14, 2008.

Prepared by: 
Steven C. Newberg, AICP, Associate Planner

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

Approved by: 
Sheri Repp, Planning Manager



John Gertes
23009 Delford Avenue
Carson, CA 90745

PLANNING DEPARTMENT
(310) 952-1761

July 12, 2008

JUL 14 2008

City of Carson
Planning Division
701 E. Carson Street
Carson, CA 90745

CITY OF CARSON
701 E. CARSON ST.
CARSON, CA 90745

Re: Design Overlay Review No. 995-07
APN: 7363-013-036

Dear Mr. Steve Newberg:

This letter is to request your office for one year extension of the permit granted on July 17, 2007 to construct a new two-story, single family residence at 23007 Delford Avenue.

Thank you.

Sincerely yours,


John Gertes

DUPLICATE DUPLICATE DUPLICATE
CITY OF CARSON, CA
CITY TREASURER'S OFFICE
701 EAST CARSON STREET
CARSON, CA
PHONE: 310-830-7600

eg# #/Rcpt#: 001-00305270 [SS J
Accounting Date: Mon, Jul 14, 2008
e/Time: Mon, Jul 14, 2008 4:24 PM

L-ZONING SUBDIV FEES
XT OF TIME DOR 995-07/23007 DELFORD
99000-4608-00000-00
FEE AMOUNT: \$150.

RECEIPT TOTAL = \$150.

Payment Data:
1
ayer: JOHN GERTES
ethod: CASH
UT = \$200.00

RECEIPT SUMMARY

TENDERED = \$200.00
IPT TOTAL = \$150.00

ANGE DUE = \$50.00

FUTURE UNLIMITED!
Business Hours: 7am to 6pm
Monday - Thursday

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