



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: October 14, 2008
SUBJECT: Extension of Time for Design Overlay Review No. 1001-07 and Variance No. 500-07
APPLICANT: Doug Maupin
2531 W. 237th Street, Suite 124
Torrance, CA 90505
REQUEST: A one-year time extension for Design Overlay Review No. 1001-07 and Variance No. 500-07
PROPERTIES INVOLVED: 628-638 E. Realty Street, 24007 Broad Street

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chairperson			Graber
		Saenz – Vice-Chairperson			Verrett
		Cannon			

Item No. 9D

I. Introduction

The applicant is requesting a one-year time extension for Design Overlay Review (DOR) No. 1001-07 and Variance (VAR) No. 500-07. The subject properties are located at 628 through 638 E. Realty Street and 24007 Broad Street, within the RS (Residential, Single-family) zone district.

II. Background

On September 17, 2007, the Planning Commission approved Design Overlay Review No. 995-07 authorizing seven new, 2-story, 1,839 square-foot, single-family homes on seven adjacent, 25-foot wide lots. Planning Commission also approved Variance No. 500-07, from Carson Municipal Code Section 9126.24, permitting less than the required side yard setback for the easternmost property.

III. Analysis

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

IV. Conclusion

It is recommended that the Planning Commission approve the extension of time for DOR No. 1001-07 and Variance No. 500-07 for one year until September 17, 2009.

V. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time for DOR No. 1001-07 and VAR No. 500-07 until September 17, 2009; and
- **ADOPT** a minute resolution extending the approval of DOR No. 1001-07 and VAR No. 500-07 to September 17, 2009.

VI. Exhibits

1. Letter from the applicant received on September 12, 2008.

Prepared by: _____

Steven C. Newberg, AICP, Associate Planner

Reviewed and Approved by: _____

Sheri Repp, Planning Manager



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September 12 2008

Mr. Steve Newberg
Associate Planner City of Carson

Regarding my project No. 1001-07 7 homes on Lincoln.

Dear Mr. Newberg

I would ask the city to grant me an extension for one year on the above mention matter.

Due to unprecedented disruption in the housing, mortgage and construction lending environment.

I am unable to go forward with this project at this time. Several newer homes in the adjacent neighborhood have sold at auction well below the Market COST of my new homes.

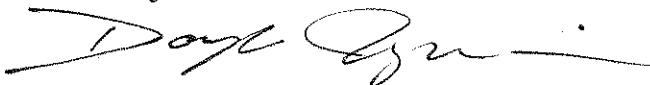
I cannot compete with banks selling foreclosure homes below my cost, and as a result I cannot secure financing to go forward.

I also believe I would not be successful at this time as well. I would like to extend my approvals for a year and re-evaluate the timing.

I have a great deal of time effort and money in this project and do intend to build these new homes, but now is not the time.

I hope you and the City can accommodate my request

Sincerely Yours



Douglas Maupin

c/c Sheri Repp-Loadsman

EXHIBIT "1"

