



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

New Business Consent: November 9, 2010
SUBJECT: Extension of Time for Vesting Tentative Tract Map No. 67934

APPLICANT: Terracina Investment, LLC
C/O Guido Mattucci
P.O. Box 979
Redondo Beach, CA 90277

REQUEST: An extension of time for Vesting Tentative Tract Map No. 67934

PROPERTY INVOLVED: 157 W. 223rd Street

COMMISSION ACTION

☐ Concurred with staff
☐ Did not concur with staff
☐ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Park			Saenz
		Brimmer			Schaefer
		Diaz			Verrett
		Goolsby			

Item No. 9-B

I. Introduction

The applicant, Terracina Investment, LLC, is requesting an extension of time for Vesting Tentative Tract Map No. 67934, which was approved on February 10, 2009 by the Planning Commission Resolution No. 09-2250. The property is located at 157 W. 223rd Street and is zoned RM-25-D (Residential, Multifamily-Design Overlay District).

Property Owner/Applicant

Terracina Investment, LLC
C/O Guido Mattucci
P.O. Box 979
Redondo Beach, CA 90277

II. Background

The subject site is located on the north side of West 223rd Street, between Main Street to the east and Moneta Avenue to the west. On February 9, 2009, the Planning Commission approved Vesting Tentative Tract Map No. 67934 which is scheduled to expire on February 9, 2011. The applicant requests a time extension for the Vesting Tentative Tract Map No. 67934 to continue working on the residential condominium conversion.

On July 15, 2009, the Governor signed new "urgency" legislation to automatically extend the life of existing tentative subdivision maps, vesting tentative maps and parcel maps for two additional years provided they were still valid and in effect on July 15, 2009 and would otherwise expire before January 1, 2012. The new law AB 333 (Fuentes) included urgency provisions so that it took effect immediately upon signature by the Governor. This two year extension is in addition to any other extension provided by the Subdivision Map Act or local ordinance (CMC Section 9204.1 Time Limits on Tract Maps).

III. Analysis

The applicant's letter dated October 20, 2010, indicates that due to the present economy they need more time to continue to work on the condominium conversion. The extension request is in compliance with State law and the local subdivision ordinance. The local ordinance allows the Advisory Agency to approve time extension request on subdivision tract maps for periods not exceeding a total of three (3) additional years.



IV. Recommendation


That the Planning Commission:

- **APPROVE** the time extension request for Vesting Tentative Tract Map No. 67934 until February 9, 2014; and
- **Adopt** a minute resolution extending the approval to February 9, 2014.

V. Exhibits

1. Owner/Applicant's letter dated October 20, 2010 requesting time extension.
2. CMC Section 9204.1 (Time Limits on Tract Maps).

Prepared by: _____


Zak Gonzalez II, Planner

Approved by: _____


Sheri Repp, Planning Officer

TERRACINA INVESTMENTS LLC
P.O. Box 979
Redondo Beach, CA 90277
310-944-1300

October 20, 2010

City of Carson
Planning Commission
Attn: Zak Gonzalez
701 East Carson St.
Carson, CA 90745

2010 OCT 25 PM 2:57
ENGINEERING SERVICES
CITY OF CARSON

RECEIVED

Re: Property 157 W. 223rd St., Carson
Tract Map: #67934

Dear Zak Gonzales:

As you know we have been working on the above residential condominium conversion project and due to the present economy it has not been feasible. We are requesting a time extension from the date of expiration to give us time to continue working on the conversion.

If you have any questions please feel free to contact me.

Sincerely,



Silvana Mattucci
Terracina Investments LLC
Managing Partner

EXHIBIT NO. 1-



PART 4. TRACT MAPS – PARCEL MAPS**Sections:**

- § 9204.1 Time Limits on Tract Maps.
- § 9204.2 Time Limit on Parcel Maps.
- § 9204.3 Conformity to the Tentative Map.
- § 9204.4 Submission.
- § 9204.5 Reports.
- § 9204.6 Dedications – Final Parcel Maps.
- § 9204.7 Dedications – Reversion to Acreage.
- § 9204.8 Dedications – Streets, Highways, Alleys and Other Vehicular and Pedestrian Rights-of-Way.
- § 9204.9 Future Streets and Alleys.
- § 9204.10 Access Rights.
- § 9204.11 Restricted Use Areas.
- § 9204.12 Sewers and Drains.
- § 9204.13 Natural Watercourses.
- § 9204.14 Tract Maps and Parcel Maps – General Requirements.
- § 9204.15 Title Sheet.
- § 9204.16 Map Sheets – Format.
- § 9204.17 Repealed.
- § 9204.18 Lot Numbers and Area Designation.
- § 9204.19 Lot, Block, and Boundary Lines.
- § 9204.20 Widths and Centerlines of Streets, Highways, Alleys, and Other Ways.
- § 9204.21 Private and Future Streets and Alleys.
- § 9204.22 Street and Highway Names.
- § 9204.23 Railroad, Transmission Line, and Flood Control Rights-of-Way.
- § 9204.24 Easements Required – Tract Maps and Parcel Maps.
- § 9204.25 Easements – How Shown.
- § 9204.26 City Boundary Lines.
- § 9204.27 Lots Subject to Flood Hazard, Inundation, or Geological Hazard.
- § 9204.28 Natural Watercourse Designation.
- § 9204.29 Parcel Maps – Compiled from Record Data.
- § 9204.30 Evidence Determining Boundary.
- § 9204.31 Survey Procedure and Practice.
- § 9204.32 Monuments.
- § 9204.33 Evidence of Title – Tract Maps and Parcel Maps.
- § 9204.35 Easement Certificate – Tract Maps and Parcel – Maps.
- § 9204.36 Separate Instruments – Preparation and Evidence of Title.
- § 9204.37 Record Title Interests on Parcel Maps.
- § 9204.38 Evidence of Title for Parcel Maps.
- § 9204.39 Repealed.
- § 9204.40 Repealed.
- § 9204.41 Reserved.

- § 9204.42 Reserved.
- § 9204.43 Reserved.
- § 9204.44 Reserved.
- § 9204.45 Reserved.
- § 9204.46 Reserved.
- § 9204.47 Reserved.
- § 9204.48 Reserved.
- § 9204.49 Reserved.
- § 9204.50 Reserved.

§ 9204.1 Time Limits on Tract Maps.

Within twenty-four (24) months after the approval or conditional approval of a tentative map, a subdivider may cause the proposed division of land to be accurately surveyed and a final map prepared and filed in the office of the County Recorder. The time limit for such filing may be extended by the Advisory Agency for periods not to exceed a total of three (3) additional years. (Ord. 82-601, § 4; Ord. 83-647, § 1)

§ 9204.2 Time Limit on Parcel Maps.

Within twenty-four (24) months after the approval or conditional approval of a tentative map, a subdivider may cause the proposed division of land to be accurately surveyed, if necessary, and a final parcel map prepared and filed in the office of the County Recorder. The time limit for such filing may be extended by the Advisory Agency for periods not to exceed a total of three (3) additional years. (Ord. 83-601, § 5; Ord. 83-647, § 2)

§ 9204.3 Conformity to the Tentative Map.

The tract map, parcel map, or waiver of a final map shall conform to the approved tentative map and to the requirements and conditions contained on the report approving the tentative map. No final tract map, final parcel map, or waiver of a final map shall be accepted by the City Engineer unless a tentative map or plat map has been approved by the City Council or Advisory Agency.

§ 9204.4 Submission.

Final tract maps, final parcel maps, or Certificates of Compliance shall be submitted to the City Engineer. A subdivider shall submit sufficient copies of the final tract map, final parcel map, or Certificate of Compliance to permit the City Engineer to furnish copies to City Officers and Departments and to other public agencies which, in the opinion of the City Engineer, may have an interest in the map or certificate.