



CITY OF CARSON

October 12, 2021

Richard Welter
Cambria Court LLC
23705 Crenshaw Blvd., Suite 200
Torrance, CA 91350

VIA U.S. MAIL AND E-MAIL

SUBJECT: Site Plan and Design Review No. 1773-19, Conditional Use Permit No. 1094-19, Zone Change No. 180-19, Variance No. 566-19, and Tentative Tract Map No. 067200: Approval for the development of 35-unit, detached residential condominiums at 427 East 220th Street.

Dear Mr. Welter,

Thank you for the opportunity to assist with your development needs. On October 11, 2021, staff received via email your extension request for the subject entitlements above that were originally approved on March 17, 2020.

General Conditions of approval include the following (Condition 3): Development project approval shall become null and void two years following the effective date of application approval unless a building permit is issued, and construction is commenced and diligently pursued toward completion or a time extension has been approved by the Planning Manager. This Permit does not supersede an individual time limit for performance of specific conditions or improvements.

Below please find the findings as required by the condition of approval. Your entitlement is valid for an additional 12 months until March 16, 2023:

- a) The applicant has been diligently working with the City's staff to proceed with the Project and fully comply with the Project conditions of approval, but it has taken the applicant longer than anticipated to obtain final construction permits. The applicant has experienced Project delays caused by the COVID-19 pandemic related to limitations in its own staff, limitations on its ability to communicate with City plan checkers, and the need to work remotely/virtually. As a result, additional time is needed beyond the two-year period provided by Condition No. 3 of the Project conditions of approval for the applicant to obtain building permits and commence construction.
- b) The Project was conditionally approved in 2020 in such a manner as to ensure that the Project is not materially detrimental to the health, safety and general welfare of the public, and no circumstances, either existing at the time of Project approval or arising since that time, have come to light that would make the requested one-year extension of effectiveness of the Project Entitlements materially detrimental to the health, safety and/or general welfare of the public, subject to ongoing compliance with the conditions of approval. Granting the requested one-year extension would not be materially detrimental to the health, safety, and general welfare of the public.
- c) The termination of the Project Entitlements, or any of them, would constitute an undue hardship on the permit holder. The permit holder has worked diligently to complete the Project and to satisfy the Project conditions of approval, investing significant time, effort, and/or resources in doing so, but has been unable to do so within the time limit specified in Condition No. 3, due to factors largely beyond its control related to the COVID-19 pandemic.

If you have any questions, you can reach me at 310-952-1761 Ext. 1365 or abetancourt@carsonca.gov.

Sincerely,


Alvie Betancourt
Planning Manager