



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: April 11, 2006

SUBJECT: Extension of time for Design Overlay Review No. 758-01, Conditional Use Permit No. 04-02-541 and Tentative Tract Map No. 53709

APPLICANT: Haven Hill Estates, LLC
1320 West Gardena Boulevard, Suite 201
Gardena, California 90247

REQUEST: A one-year time extension for Design Overlay Review No. 758-01, Conditional Use Permit No. 04-02-541 and Tentative Tract Map No. 53709

PROPERTY INVOLVED: 1216-1226 East Carson Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrell – Chairman			Hudson
		Pulido – Vice-Chairman			Saenz
		Diaz			Verrett
		Faletogo			Wilson
		Graber			

I. Introduction

The applicant, Sheryl Petway, of Haven Hill Estates LLC, is requesting a one-year extension for Design Overlay Review No. 858-01, Conditional Use Permit No. 04-02-541 and Tentative Tract Map No. 53709. The properties are located at 1216-1226 E. Carson Street and are zoned RM-12-D (Residential, Multifamily – 12 unit per acre – Design Overlay).

II. Background

This item was originally reviewed by the Planning Commission at their meeting on January 11, 2005. The Tentative Tract Map No. 53709 and Conditional Use Permit No. 04-02-641 were approved to construct seven (7) two-story detached condominium dwellings.

The Redevelopment Agency of the City of Carson approved Design Overlay Review No. 758-01 on March 15, 2005.

III. Analysis

Pursuant to Section 9172.23(I) of the Carson Municipal Code, a site plan and design review permit is effective for one (1) year unless extended. Approval of the proposed project requires contingency upon the site plan and design review, conditional use permit, and tentative tract map. Thus, if one permit expires, the others expire as well.

Prior to the March 15, 2006, expiration date, the applicant had meetings and conversations with staff to indicate her intentions to obtain building permits and keep the application active. On March 23, 2006, staff received the letter of request to extend the site plan and design review, conditional use permit, and tentative tract map.

Multifamily homes are located across Carson Street to the north and single-family homes are located to the south and east. A retail camper shell facility is located to the west.

IV. Conclusion

It is recommended that the approval of Design Overlay Review No. 858-01, Conditional Use Permit No. 04-02-541 and Tentative Tract Map No. 53709 be extended until March 15, 2007.

V. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until March 15, 2007 for Design Overlay Review No. 858-01, Conditional Use Permit No. 04-02-541 and Tentative Tract Map No. 53709; and
- **ADOPT** a minute resolution extending the approval of Design Overlay Review No. 858-01, Conditional Use Permit No. 04-02-541 and Tentative Tract Map No. 53709 to March 15, 2007.

VI. Exhibit

1. Letter dated March 23, 2006 from Sheryl Petway of Haven Hill Estates LLC.

Prepared by: _____
Peter Raktiprakorn, Assistant Planner

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

Approved by: _____
Sheri Repp, Planning Manager

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