



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: August 14, 2007
SUBJECT: Extension of time for Tentative Tract Map No. 62572
APPLICANT: HREG Genesis Carson, LLC.
17461 Derian Avenue Suite 106
Irvine, California 92614
REQUEST: A one-year time extension for Tentative Tract Map No. 62572
PROPERTY INVOLVED: 20700 South Avalon Boulevard

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Faletogo – Chair			Saenz
		Hudson – Vice-Chair			Verrett
		Graber			Cannon

I. Introduction

The applicant, Bruce Kirby, of Stantec Consulting., Inc., on behalf of the property owner, HREG Genesis Carson LLC., is requesting a one-year time extension for Tentative Parcel Map No. 62572. Tentative Parcel Map No. 62572 was approved for the subdivision of three (3) existing lots into six (6) lots in the CR-MUR-D, zone (Commercial, Regional, Mixed Use Residential, Design Overlay Review) and within Redevelopment Project Area No. 1. The property is located at 20700 South Avalon Boulevard.

II. Background

This item was originally approved by the Planning Commission at their meeting on August 9, 2005. This Tentative Parcel Map No. 62572 was approved for the subdivision of three (3) existing lots into six (6) lots and will expire on August 9, 2007.

The proposed Tentative Parcel Map would create a total of six (6) parcels from three (3) existing parcels. The total area is 29.22 acres and is part of the planned development commonly referred to as the South Bay Pavilion, which covers a total of 70.9 acres.

The proposed subdivision and all properties included in the South Bay Pavilion are subject to a reciprocal easement agreement (REA) which maintains the security for the mall and maintenance of the common areas and parking lots.

III. Analysis

Pursuant to Subdivision Map Act Section 66452.6(e), expiration of a tentative map may be extended for one year not exceeding a total of five (5) years from the date of its original expiration which is August 9, 2007. This is the first request for an extension of time for this tentative parcel map. The applicant has requested additional time in order to meet the requirements of Los Angeles County Department of Public Works for the final map and requested the extension of time application on July 24, 2007.

The subject site is surrounded by a retail shopping center and a city park to the north; a residential apartment complex to the east; a commercial building, commercial center, restaurants and a carwash to the west; and a commercial shopping center, a hotel, an automotive parts store, a tire shop and a fast food commercial center to the south.

IV. Conclusion

It is recommended that the approval Tentative Tract Map No. 62572 be extended until August 9, 2008.

V. Recommendation

That the Planning Commission:

- **APPROVE** the extension of time until August 9, 2008 for Tentative Tract Map No. 62572; and
- **ADOPT** a minute resolution extending the approval of Tentative Tract Map No. 62572 to August 9, 2008.

VI. Exhibit

1. Application submitted dated July 24, 2007 from Bruce Kirby of Stantec Consulting, Inc.
2. Resolution No. 05-2048 adopted by the Planning Commission on August 9, 2005.

Prepared by: _____
Peter Raktiprakorn, Assistant Planner

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

Approved by: _____
Sheri Repp, Planning Manager