



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS PUBLIC HEARING: CONSENT: April November 27 10 July 8, 2007 3

SUBJECT: Extension of Time for Tentative Tract Map No. 60237 Design Overlay Review No. 824-03 Tentative Parcel Map No. 26236

APPLICANT: South Bay Christian Alliance Church
21125 S. Figueroa Street
Carson, CA 90745

APPLICANT: William Ali, Inc. Plotnik and Associates
3950 West Imperial Highway 118710 South
Wilmington Avenue, Suite 203
Inglewood Rancho Dominguez, California 9032203

REQUEST: A one-year time extension. for Tentative Tract Map No. 60 Design Overlay Review No. 824-03 for the construction of a new church 237 final approval of Tentative Parcel Map No. 26236

PROPERTY INVOLVED: 21125 S. Figueroa Street 553 East 213th Street 2250, and 2270 East 220th Street

COMMISSION ACTION

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

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Cottrellannon – Chairman			SaenzHudsonDiaz

Item No. 9B10a9A

		Pulidoark – Vice-Chairman			Tyus SaenzPost
		BoggsFaletogo			VerrettPulido
		GraberBrown			WilsonVerceles
		Hudson			
		Cottrell			

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

I. Introduction

The applicant and property owner, Mohamad Pournamdari South Bay Christian Alliance Church Zvi Plotnik, represented by Rev. Felix Ballon Jr., of William Ali, Plotnik and Associates Inc., is requesting a one-year extension for Tentative Tract Map No. Design Overlay Review No. 824-03 60237 Tentative Parcel Map No. 26236 pursuant to Condition No. 1 of Redevelopment Agency (RDA) Resolution No. 06-39. The property is located at 21125 S. Figueroa Street, 553 East 213th Street located at 2250 and 2270 East 220th Street and is zoned ML-DRM-8-D (Manufacturing, Light – Design Overlay Residential, Multiple - Family 8 unit per acre – Design Overlay Review), and is located within Redevelopment Project Area No. 1.L (Manufacturing, Light).

II. Background

On August 8, 2006, April 13, 2004, the On July 10, 2001, the Planning Commission recommended approved approval to the RDA of Design Overlay Review No. 824-03 Tentative Tract Map No. 60237 and Conditional Use Permit No. 561-03 for the construction of a new church building on a 0.36-acre lot. seven (7) two-story detached condominium units. On September 5, 2007, the Redevelopment Agency approved Design Overlay Review No. 824-03 May 4, 2004, the approved Tentative Parcel Map No. 26236. The subdivision was to subdivide an 11.48 acre lot into 3 parcels. The parcels will be 5.07 acres, 6.17 acres, and 0.24 acres in size, respectively.

Redevelopment Agency approved .Design Overlay Review No. 03-12-837. On May 24, 2005, the Planning Commission approved a modification to allow the applicant to obtain building permits prior to final map recordation. On March 14, 2006, a one-year time extension was approved to extend Tentative Tract Map No. 60237 until April 13, 2007. Proposed Parcel 1 is currently vacant, and proposed Parcel 2 is developed with an existing 110,836-square-foot one-story concrete tilt-up building that was approved pursuant to (Design Overlay Review No. 695-99). Proposed Parcel 3 is unusual in nature in that it will remain common ownership with Parcel 2 and is requested for lease purposes only. Parcel 3 is will be for lease purposes only and is developed with a water well and pumping facility. Pursuant to Section 9201.7 of the Carson Municipal Code, any lot subdivided for lease purposes only shall not be sold, financed or title transferred unless the transaction would be in full compliance with the provision of the Carson Municipal Code and the Subdivision Map Act.

Analysis

III.

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According to the applicant's letter dated August 7, 2007, the church is having financial difficulties with the current design and is considering design modifications. Depending on the nature of those modifications, Condition No. 3 of RDA No. 06-39 requires that any substantial revisions will require review and approval by the Planning Commission. Minor modifications such as a reduction in the building size need not require Planning Commission review and approval and will be handled administratively at the staff level pursuant to Condition No. 4. 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. This is the second request for an extension of time for this tentative tract 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 has submitted the extension of time application on March 19, 2007.

The subject lot is surrounded by a mobile home park to the north, a car dealer to the east, two-story multi-family homes to the west and single-family to the south.

to complete the final map. The Subdivision Map Act Section 66451.1 allows an extension of time (1 year) (total of 5, 1 year extension) with Planning Commission approval.

III. Conclusion

It is recommended that the approval Tentative Tract Map No. 60237 of be Tentative Parcel Map No. 26236 be extended until April 13, 2008. July 10, 200

V. 4.

V.IV. ReRecommendation

That the Planning Commission:

- **APPROVE** the extension of time for Design Overlay Review No. 824-03 until April 13 September 5, 2008 July 10, 2004 for Tentative Tract Map No. 60237; Tentative Parcel Map No. 26236, and
- **ADOPT** a minute resolution extending the approval of Tentative Tract Map No. 60237 Tentative Parcel Map No. 26236 to April 13 September 5, 2008, July 10, 20084.

Exhibits

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VI.V. Exhibit

1. Letter dated February 3August 7May 29, 20076,3 from Rev. Felix Ballon Jr., Pastor-Teacher of South Bay Christian Alliance ChurchMohamad Pournamdari of William Ali, Inc.
2. Redevelopment Agency Resolution No. 05-2006-3935 adopted by the Planning Commission on May 24September 5, 2006, 2005.

Minutes from the March 14, 2006, Planning Commission meeting

Prepared by: _____
Peter Raktiprakorn, Assistant PlannerJohn F. Signo, AICP, Senior Planner

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

Approved by: _____
Sheri Repp, Planning Manager

Land Development Consultants.

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PR/Sheri/Share/Time Extension.TTM No. 6023726236

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