



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

NEW BUSINESS CONSENT: February 24, 2009

SUBJECT: One-Year Time Extension for
Design Overlay Review No. 1256-07,
Conditional Use Permit No. 685-07, and
Conditional Use Permit No. 686-07

APPLICANT: Thomas Safran & Associates
11812 San Vicente Boulevard, No. 600
Los Angeles, CA 90049

REQUEST: One-year time extension to develop a four-story
mixed-use development with subterranean garage on
4.29 acres

PROPERTY INVOLVED: 708-724 E. Carson Street and
21720-21814 S. Avalon Boulevard

COMMISSION ACTION

- Concurred with staff
 Did not concur with staff
 Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Cannon
		Vice-Chair Saenz			Gordon
		Brimmer			Graber
		Brown			Verrett

Item No. 9A

I. Introduction

On February 19, 2009, the applicant, Thomas Safran & Associates, filed a request for a one-year extension of time for Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07 for a mixed-use development in the MU-CS (Mixed Use – Carson Street) zoning district. The subject property is located at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard.

II. Background

On February 26, 2008, the Planning Commission approved a development plan for a four-story, mixed-use project for 236 residential units, including 150 market-rate condominium units, 86 affordable senior housing units, 20,245 square feet of retail use, and 8,518 square feet of restaurant use. The 4.29-acre project site is located on the southeast corner of Avalon Boulevard and Carson Street at 708-724 E. Carson Street and 21720-21814 S. Avalon Boulevard. The project included:

- Design Overlay Review (DOR) No. 1256-07 for the project design;
- Conditional Use Permit (CUP) No. 685-07 for shared parking; and
- CUP No. 686-07 for a mixed-use development.

On February 10, 2009, the Planning Commission approved Modification No. 1 to accommodate a grocery storage area on the ground-level floor resulting in the removal of 19 parking spaces. The applicant submitted a shared parking analysis showing that the remaining parking would be adequate to accommodate all uses.

Over the past few weeks, the applicant has demolished several buildings at the site to accommodate the new development. A building permit is expected to be issued in March 2009.

III. Analysis

The one-year time extension is needed so that DOR No. 1256-07, CUP No. 685-07, and CUP No. 686-07 do not expire. Condition No. 1 of Resolution No. 08-2193 reads as follows:

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07, said permit(s) shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.



IV. Conclusion

The proposed one-year time extension requested on February 19, 2009 would extend the permits and allow additional time for the applicant to pull a building permit.

V. Recommendation

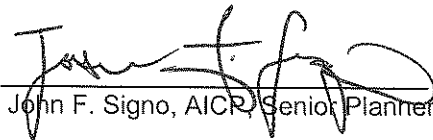
That the Planning Commission:

- **APPROVE** the extension of time until February 26, 2010, for Conditional Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07; and
- **ADOPT** a minute resolution modifying Resolution No. 08-2193 extending the approval of Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07 to February 26, 2010.

VI. Exhibits

1. Letter from the Applicant
2. Page 1 of 14 of Conditions of Approval of Resolution No. 08-2193

Prepared by:


John F. Signo, AICP, Senior Planner

Reviewed and Approved by:


Sheri Repp, Planning Manager

Mc/c0402569pext



THOMAS SAFRAN & ASSOCIATES

February 18, 2009

Mr. John Signo
City of Carson Planning Division
701 E. Carson Street
Carson, CA 90745

Re: 90 Day Extension Request for Conditions of Approval adopted on February 26th,
2008 per Resolution No. 08-2193

Dear Mr. Signo:

Thomas Safran and Associates' respectfully requests a 90 day extension of the
Conditions of Approval for the Design Overlay Review No. 1256-07, Conditional Use
Permit No. 685-07 and Conditional Use Permit No. 686-07 that were passed, approved
and adopted on February 26th, 2008 per Resolution No. 08-2193.

Condition number one states that if a building permit is not issued within one year from
the date the above listed permits were approved, said permits will be considered null and
void unless an extension of time is requested prior to expiration and approved by the
Planning Commission. Thomas Safran and Associated has been diligently working with
the Department of Building and Safety since October 2008, but we will not be complete
with the plan check process and ready to obtain a building permit before the February
26th, 2009 deadline. We therefore request a 90 day extension to complete the plan check
process and obtain a building permit.

Thank you in advance for working with us on this matter.

Sincerely,

Andrew D. Gross
Vice President, Development

Cc: Sheri Repp
Cc: Lee Mayfield



**CITY OF CARSON
DEVELOPMENT SERVICES
PLANNING DIVISION**

EXHIBIT "B"

DESIGN OVERLAY REVIEW NO. 1256-07

CONDITIONAL USE PERMIT NO. 685-07

CONDITIONAL USE PERMIT NO. 686-07

GENERAL CONDITIONS

1. If a building permit is not issued within one year of the date of approval of Design Overlay Review No. 1256-07, Conditional Use Permit No. 685-07, and Conditional Use Permit No. 686-07, said permit(s) shall be declared null and void unless an extension of time is requested prior to expiration and approved by the Planning Commission.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The architectural feature at the northwestern portion of the building and all other structures that exceed the height requirement shall be revised to meet the height requirement as described in Section 9138.17(D)(6) of the Carson Municipal Code, unless an ordinance amendment is approved by the City which allows for such architectural features to exceed the height requirement.
4. Prior to issuance of a building permit, a tentative tract map shall be submitted to the City for subdivision of the residential units and commercial tenant spaces. The tract map shall be recorded with the County Recorder's office prior to issuance of certificate of occupancy.
5. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
6. Within forty-eight hours of approval of the subject project, the applicant shall deliver to the Planning Division a cashier's check or money order payable to the County Clerk in the amount of \$50.00 (fifty dollars) pursuant to SB 1535 to enable the city to file the Certificate of Fee Exemption citing a De Minimus Impact. If within such forty-eight hour period the applicant has not delivered to the Planning Division the above-noted cashier's check or money order, the approval for the project granted herein may be considered automatically null and void.
7. In addition, should the Department of Fish and Game reject the Certificate of Fee Exemption filed with the Notice of Exemption and require payment of fees, the applicant shall deliver to the Planning Division, within forty-eight hours of

