



CITY OF CARSON

PLANNING COMMISSION STAFF REPORT

New Business Consent: January 28, 2014
SUBJECT: Extension of Time for Vesting Tentative Tract Map
No. 67934

APPLICANT: Terracina Investment, LLC
C/O Guido Mattucci
P.O. Box 979
Redondo Beach, CA 90277

REQUEST: An extension of time for Vesting Tentative Tract
Map No. 67934

PROPERTY INVOLVED: 157 W. 223rd Street

COMMISSION ACTION

_____ Concurred with staff
_____ Did not concur with staff
_____ Other

COMMISSIONERS' VOTE

AYE	NO		AYE	NO	
		Chairman Faletogo			Gordon
		Vice-Chair Verrett			Piñon
		Brimmer			Saenz
		Diaz			Schaefer
		Goolsby			

Item No. 9B

I. Introduction

The applicant, Terracina Investment, LLC, is requesting an extension of time for Vesting Tentative Tract Map No. 67934, which was approved on February 10, 2009 by the Planning Commission Resolution No. 09-2250. The property is located at 157 W. 223rd Street and is zoned RM-25-D (Residential, Multifamily-Design Overlay District).

Property Owner/Applicant

Terracina Investment, LLC
C/O Guido Mattucci
P.O. Box 979
Redondo Beach, CA 90277

II. Background

The subject site is located on the north side of West 223rd Street, between Main Street to the east and Moneta Avenue to the west. On February 9, 2009, the Planning Commission approved Vesting Tentative Tract Map No. 67934 which was scheduled to expire on February 9, 2011. On November 9, 2010, the Planning Commission approved a time extension to February 9, 2014 for the Vesting Tentative Tract Map No. 67934 to allow more time for the applicant to continue work on the residential condominium conversion.

III. Analysis

The applicant's letter dated November 12, 2013, indicates that due to the present economy they need more time to continue to work on the condominium conversion. The extension request is in compliance with State law and the local subdivision ordinance.

On July 15, 2009, the Governor signed new "urgency" legislation to automatically extend the life of existing tentative subdivision maps, vesting tentative maps and parcel maps for two additional years provided they were still valid and in effect on July 15, 2009 and would otherwise expire before January 1, 2012. The new law AB 333 (Fuentes) included urgency provisions so that it took effect immediately upon signature by the Governor. This two year extension is in addition to any other extension provided by the Subdivision Map Act or local ordinance (CMC Section 9204.1 Time Limits on Tract Maps). The local ordinance allows the Advisory Agency to approve time extension request on subdivision tract maps for periods not exceeding a total of three (3) additional years. The previous time extension met the CMC requirements. The current request will comply with State law "urgency" legislation and will be the last time that an extension request can be granted unless new State legislation is approved granting more time extensions during this project's Vesting Tentative Tract Map period of approval.

IV. Recommendation

That the Planning Commission:

- **APPROVE** the time extension request for Vesting Tentative Tract Map No. 67934 until February 9, 2016; and
- **Adopt** a minute resolution extending the approval to February 9, 2016.

V. Exhibits

1. Owner/Applicant's letter dated November 13, 2013 requesting time extension.
2. CMC Section 9204.1 (Time Limits on Tract Maps).

Prepared by:


Zak Gonzalez II, Planner

Approved by:


Sheri Repp, Planning Officer

TERRACINA INVESTMENTS LLC
14521 S. Western Ave.
Gardena, CA 90249
310-629-6335

November 12, 2013

City of Carson
Planning Commission
Attn: Zak Gonzalez
701 East Carson St.
Carson, CA 90745

Re: Property 157 W. 223rd St., Carson
Tract Map: #67934

Dear Zak Gonzales:

We had been working on the above residential condominium conversion project and as you know the present economy has not made it feasible for us to continue working on it at this time. We are requesting a two year extension from the expiration date of February 9 2014 to give us more time to continue working on the conversion.

If you have any questions please feel free to contact me.

Sincerely,



Silvana Mattucci
Terracina Investments LLC
Managing Partner

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CITY OF CARSON

EXHIBIT NO. 01



PART 4. TRACT MAPS – PARCEL MAPS

Sections:

- § 9204.1 Time Limits on Tract Maps.
- § 9204.2 Time Limit on Parcel Maps.
- § 9204.3 Conformity to the Tentative Map.
- § 9204.4 Submission.
- § 9204.5 Reports.
- § 9204.6 Dedications – Final Parcel Maps.
- § 9204.7 Dedications – Reversion to Acreage.
- § 9204.8 Dedications – Streets, Highways, Alleys and Other Vehicular and Pedestrian Rights-of-Way.
- § 9204.9 Future Streets and Alleys.
- § 9204.10 Access Rights.
- § 9204.11 Restricted Use Areas.
- § 9204.12 Sewers and Drains.
- § 9204.13 Natural Watercourses.
- § 9204.14 Tract Maps and Parcel Maps – General Requirements.
- § 9204.15 Title Sheet.
- § 9204.16 Map Sheets – Format.
- § 9204.17 Repealed.
- § 9204.18 Lot Numbers and Area Designation.
- § 9204.19 Lot, Block, and Boundary Lines.
- § 9204.20 Widths and Centerlines of Streets, Highways, Alleys, and Other Ways.
- § 9204.21 Private and Future Streets and Alleys.
- § 9204.22 Street and Highway Names.
- § 9204.23 Railroad, Transmission Line, and Flood Control Rights-of-Way.
- § 9204.24 Easements Required – Tract Maps and Parcel Maps.
- § 9204.25 Easements – How Shown.
- § 9204.26 City Boundary Lines.
- § 9204.27 Lots Subject to Flood Hazard, Inundation, or Geological Hazard.
- § 9204.28 Natural Watercourse Designation.
- § 9204.29 Parcel Maps – Compiled from Record Data.
- § 9204.30 Evidence Determining Boundary.
- § 9204.31 Survey Procedure and Practice.
- § 9204.32 Monuments.
- § 9204.33 Evidence of Title – Tract Maps and Parcel Maps.
- § 9204.35 Easement Certificate – Tract Maps and Parcel – Maps.
- § 9204.36 Separate Instruments – Preparation and Evidence of Title.
- § 9204.37 Record Title Interests on Parcel Maps.
- § 9204.38 Evidence of Title for Parcel Maps.
- § 9204.39 Repealed.
- § 9204.40 Repealed.
- § 9204.41 Reserved.

- § 9204.42 Reserved.
- § 9204.43 Reserved.
- § 9204.44 Reserved.
- § 9204.45 Reserved.
- § 9204.46 Reserved.
- § 9204.47 Reserved.
- § 9204.48 Reserved.
- § 9204.49 Reserved.
- § 9204.50 Reserved.

§ 9204.1 Time Limits on Tract Maps.

Within twenty-four (24) months after the approval or conditional approval of a tentative map, a subdivider may cause the proposed division of land to be accurately surveyed and a final map prepared and filed in the office of the County Recorder. The time limit for such filing may be extended by the Advisory Agency for periods not to exceed a total of three (3) additional years. (Ord. 82-601, § 4; Ord. 83-647, § 1)

§ 9204.2 Time Limit on Parcel Maps.

Within twenty-four (24) months after the approval or conditional approval of a tentative map, a subdivider may cause the proposed division of land to be accurately surveyed, if necessary, and a final parcel map prepared and filed in the office of the County Recorder. The time limit for such filing may be extended by the Advisory Agency for periods not to exceed a total of three (3) additional years. (Ord. 83-601, § 5; Ord. 83-647, § 2)

§ 9204.3 Conformity to the Tentative Map.

The tract map, parcel map, or waiver of a final map shall conform to the approved tentative map and to the requirements and conditions contained on the report approving the tentative map. No final tract map, final parcel map, or waiver of a final map shall be accepted by the City Engineer unless a tentative map or plat map has been approved by the City Council or Advisory Agency.

§ 9204.4 Submission.

Final tract maps, final parcel maps, or Certificates of Compliance shall be submitted to the City Engineer. A subdivider shall submit sufficient copies of the final tract map, final parcel map, or Certificate of Compliance to permit the City Engineer to furnish copies to City Officers and Departments and to other public agencies which, in the opinion of the City Engineer, may have an interest in the map or certificate.

