

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Graber, to approve the applicant's request, thus adopting Resolution No. 08-2216. Motion unanimously carried.

11. PUBLIC HEARING

B) Conditional Use Permit No. 604-05 and Tentative Tract Map No. 062011

Applicant's Request:

The applicant, Aurora Relatores, DDS, is requesting a condominium conversion of four existing detached rental units on a 0.54-acre property located in the RM-8-D (Residential, Multifamily – 8 units per acre – Design Overlay) zoned district. The property is located at 537 East 213th Street.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Conditional Use Permit No. 604-05 and Tentative Tract Map No. 062011 subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. ____, "A Resolution of the Planning Commission of the city of Carson approving Conditional Use Permit No. 604-05 and Tentative Tract Map No. 062011 for a residential condominium conversion of four (4) detached units located at 537 East 213th Street." He made the following amendments to the Conditions of Approval: Condition No. 10, change \$25 to \$50; and Condition No. 11, change \$1,250 to \$1,876.75.

Commissioner Cannon questioned whether each unit will have its own water meter.

In response to Commissioner Cannon's inquiry, Senior Planner Signo added to the end of Condition No. 92 the words "by separate meter."

Chairman Faletogo opened the public hearing.

Perfecto Arca, representing the applicant, stated the title should indicate "parcel" map, not tract map; and noted that each unit does have its own/separate water meter.

Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Verrett, to approve the applicant's request with the following amendments:

Strike the word "Tract" throughout and replace with "Parcel";

Condition No. 10, change \$25 to \$50;

Condition No. 11, change \$1,250 to \$1,876.75; and

Condition No. 92, add at the end of the sentence "by separate meter."

Motion unanimously carried, with adoption of Resolution No. 08-2217.
