

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 22-2837**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING A ONE-YEAR TIME EXTENSION FOR EFFECTIVENESS OF PREVIOUSLY GRANTED PROJECT ENTITLEMENTS (SITE PLAN AND DESIGN REVIEW NO. 1703-18 AND CONDITIONAL USE PERMIT NO. 1019-17) FOR A SITE RENOVATION TO AN EXISTING CARGO CONTAINER STORAGE FACILITY AT 22632 SOUTH ALAMEDA STREET.**

**WHEREAS**, on December 10, 2019, the Planning Commission adopted Resolution No. 19-2679, approving Site Plan and Design Review No. 1703-18 and Conditional Use Permit No. 1019-17 (collectively, the “Project Entitlements”), for the renovation of an industrial site for an existing cargo container storage facility on the real property legally described in Exhibit “A” attached to said resolution (the “Project”), subject to the conditions of approval attached to said resolution as Exhibit “B.” The approval of the Project Entitlements took effect on December 25, 2019; and

**WHEREAS**, Condition No. 4 of the Project conditions of approval provides that if a building permit is not issued for the Project within two years of the Project Entitlements’ effective date, the Project Entitlements shall be declared null and void unless an extension of time is previously approved by the Planning Commission; and

**WHEREAS**, subsection (H)(2) of CMC Section 9172.21 (“Conditional Use Permit”) provides, “Upon application by the permit holder filed with the Director on or before the date of expiration of the permit, a permit which would otherwise expire may be extended by the Commission, or by the Council upon appeal, if the Commission or Council finds that the termination of the permit would constitute an undue hardship upon the permit holder and that the continuation of the permit would not be materially detrimental to the health, safety and general welfare of the public. Extensions shall not be granted for more than a total of one (1) year unless a public hearing is held and approval granted in the same manner and based upon the same criteria as for the issuance of a new permit”; and

**WHEREAS**, subsection (I)(2) of CMC Section 9172.23 (“Site Plan and Design Review”) provides, “Upon application by the permit holder filed with the Director on or before the date of expiration of the permit, a permit which would otherwise expire may be extended by the Commission . . . if the Commission . . . finds that the termination of the permit would constitute an undue hardship upon the permit holder and that the continuation of the permit would not be materially detrimental to the health, safety and general welfare of the public. Extensions shall not be granted for more than a total of one (1) year unless a public hearing is held and approval granted in the same manner and based upon the same criteria as for the issuance of a new permit;” and

**WHEREAS**, on December 13, 2021, the Department of Community Development received an application from Jacob Glaze, on behalf of the Project applicant/property owner, requesting a one-year time extension for the Project Entitlements (the “Request”); and

**WHEREAS**, a staff report with recommendations was submitted, and the Planning Commission duly considered the Request on the 9<sup>th</sup> day of August, 2022.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct, and the same are incorporated herein by reference.

**SECTION 2.** The Planning Commission finds as follows:

- a) The applicant has experienced Project delays caused by the COVID-19 pandemic. As a result, additional time is needed beyond the two-year period provided by Condition No. 4 of the Project conditions of approval for the applicant to obtain building permits and commence construction.
- b) The Project was conditionally approved in 2019 in such a manner as to ensure that the Project is not materially detrimental to the health, safety and general welfare of the public, and no circumstances, either existing at the time of Project approval or arising since that time, have come to light that would make the requested one-year extension of effectiveness of the Project Entitlements materially detrimental to the health, safety and/or general welfare of the public, subject to ongoing compliance with the conditions of approval. Granting the requested one-year extension as set forth herein would not be materially detrimental to the health, safety and general welfare of the public.
- c) The termination or expiration of the Project Entitlements would constitute an undue hardship on the permit holder. The permit holder has worked diligently to complete the Project and to satisfy the Project conditions of approval, but has been unable to do so within the time limit specified in said Condition No. 4 due to factors largely beyond its control as described above.

**SECTION 3.** Based on the foregoing findings, the Commission hereby approves a one (1)-year extension, effective and commencing as of December 25, 2021, of effectiveness of the Project Entitlements, thus allowing the applicant/holder of the Project Entitlements until December 25, 2022 to obtain building permits in compliance with Condition No. 4 of the Project conditions of approval. With approval of the one (1)-year extension pursuant to this Section 3, the new date for expiration of the Project Entitlements is December 25, 2022, and the Project conditions of approval remain in full force and effect.

**SECTION 4.** Following expiration of the 15-day appeal period pursuant to Sections 9173.33-9173.4 of the Zoning Ordinance, if not appealed within such time period, this Resolution shall take effect and shall thereupon be effective as stated in Section 3.

**SECTION 5.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED and ADOPTED** this 9<sup>th</sup> day of August, 2022.

*Chris Palmer*—Covid Signature  

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**VICE CHAIRPERSON**

**ATTEST:**

*Maria A. Gonzalez*  

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**SECRETARY**