

CITY OF GARDENA
PLANNING AND ENVIRONMENTAL QUALITY COMMISSION

STAFF REPORT
EXTENSION OF TIME REQUEST FOR
TENTATIVE PARCEL MAP NO. 82410 (PM#1-18)
AGENDA ITEM #6

DATE: November 1, 2022

TO: Chair Langley and Members of the Planning and Environmental Quality Commission

FROM: Greg Tsujiuchi, Community Development Director

PREPARED BY: Amanda Acuna, Senior Planner

APPLICANT: Nancy Hurt Canady

LOCATION: 15906-15908 S. Manhattan Place

REQUEST: Request extension of time of Tentative Parcel Map No. 82410, to subdivide a 17,221 square foot property at 15906-15908 S. Manhattan Place creating two separate parcels in the Low-Density Multiple-Family Residential (R-2) zone, consistent with Title 17 and Title 18 of the Gardena Municipal Code and filing of a Notice of Exemption.

BACKGROUND

On November 5, 2018, property owners, John and Nancy Hurt submitted an application for approval of a tentative parcel map (Tentative Parcel Map No. 82410) to subdivide a 17,221 square foot property at 15906-15908 S. Manhattan Place creating two separate parcels in the Low-Density Multiple-Family Residential (R-2) zone.

On April 16, 2019, the Planning Commission adopted Resolution No. PC 6-19, approving Tentative Parcel Map No. 82410 to subdivide the lot into two separate parcels.

Pursuant to the conditions of approval under Resolution No. PC 6-19, the final parcel map for the project was required to be recorded with the Los Angeles County Recorder's office within 24 months from the date of the tentative map approval. If said map was not recorded within such time, the life of the map would be deemed expired, and the approval would be null and void.

In accordance with Chapter 17.08 (Subdivisions) of the Gardena Municipal Code, the applicant may request an extension of time for a tentative map to be reviewed and considered by the Planning Commission.

On September 15, 2022, the applicant submitted a request for an extension of time for Tentative Parcel Map No. 82410.

PROJECT DESCRIPTION

The subject property currently contains two single-family homes each with a two-car garage. The original proposal for a tentative parcel map did not include any new construction, and there is no request at this time for any new construction on property. The subdivision of the 17,221 square foot parcel would create two equal sized lots each containing one (1) single family home and one (1) two-car garage.

As mentioned above the tentative map was approved in April 2021 and set to expire after two-years from the date of approval. However, in December of 2020, due to the delays caused by the COVID-19 pandemic, a State law passed that granted all residential development projects that received an entitlement prior to March 4, 2020, and set to expire prior to December 31, 2021, an automatic 18-month extension. With this automatic extension the applicant's approval was set to expire October 16, 2022. However, in accordance with Government Code 66452.6.(e), when there is a request for an extension submitted the tentative map is automatically extended for 60 days or until the extension is approved. Therefore, when the applicant submitted an extension request on September 15, 2022, the map was automatically extended until it could be heard by the Planning Commission.

At this time the applicant is requesting an extension of 12 months to the tentative map approval (PM #-19). As part of the request for an extension of time, the applicant has provided a statement as to the reasons for this request, which is attached hereto as Attachment A.

The applicant's request does not include any modifications to the map that was approved by the Planning Commission on April 16, 2019 (Attachment B).

In accordance with the Subdivision Chapter of the Municipal Code a request for extension to a tentative map is subject to the review and approval by the Planning Commission.

ENVIRONMENTAL ASSESSMENT

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant Guidelines Section 15061(b)(3) which exempts projects where it can be seen with certainty that the activity in question does not have a significant effect on the environment. The applicant's request for a one-year extension to a tentative map will allow the applicant to complete the subdivision map process and will not create any environmental effects.

CONCLUSION

The Planning Commission is being asked to review and consider the extension of time for Tentative Parcel Map No. 82410 (PM #1-18).

ATTACHMENTS

Attachment A – Statement of Reasons for Extension of Time
Attachment B – Tentative Parcel Map No. 82410