

Planning and Environmental Quality Commission  
City of Gardena  
City Hall  
1700 W. 162nd Street  
Gardena, CA 90247

c/o: Amanda Acuna  
Department of Community Development

Re: Tentative Parcel Map #2001-189 (PLN02021-00061) (Parcel Map No. 82410)  
15906-15908 S. Manhattan Place

Dear Commission:

My brother and I are the property owner and Applicant for the above referenced Parcel Map (lot split). The City's Tentative Map approval for this project will expire on October 16, 2022. With this letter, we are requesting that the City grant an 18-month extension to this date (preferably) but no less than one year. Our reason for this request is as follows.

The property has two existing single-family homes on one large lot. It has been owned by our family since the early 1930's, initially by our grandparents, then our mother and now by my brother and myself. The two homes on the lot are both leased.

I am a Substitute Teacher for Torrance Unified School District and my brother is retired. We both rely on the income from the lease of the two homes, yet still find ourselves continually struggling to meet financial obligations. We believe that being able to split the site into two lots (one home per lot) can help put us both on a more stable financial footing. The lot split will provide us with the option of selling one, or both, of the lots. We have no desire to re-develop the site.

The City granted Tentative Map approval on April 16, 2019. This approval was automatically extended to October 16, 2022. During this period, we had every intention on having the final Parcel Map recorded to effectuate the lot split. However, in order to do so, there have been many costs required of us (mapping, and more, by our Civil Engineering Consultant, plus various Public Agency and other fees). We knew and accepted all of this before we began the Parcel Map approval process.

Meanwhile, COVID intervened and created a significant negative financial impact on us due to many COVID related challenges. I, for one, was unable to find work as a substitute for many months even after the height of the pandemic. Consequently, we have needed more time to accumulate the necessary finances to move forward. We are therefore requesting this extension to allow the additional time needed to have the final parcel map recorded.

On behalf of my brother, John Hurt, we thank you for your consideration.

Very sincerely,

  
Nancy Hurt Canady