



# CARSON PLANNING COMMISSION STAFF REPORT

**DATE:** March 12, 2024  
**FROM:** Christopher Palmer, AICP - Planning Manager  
**BY:** Aaron Whiting, Associate Planner  
**SUBJECT: Tentative Parcel Map (TPM) No. 82951.  
Case No. TPM 100000-21**

## PROJECT/APPLICANT INFORMATION

**Project Summary:** A request for approval of a Tentative Parcel Map to subdivide a 1.59-acre parcel into two parcels.

**Project Location:** 22511 S. Figueroa Street (APN # 7341030007)

**Zoning:** Residential, Multiple Dwelling, 25 units per acre with a Design Review Overlay (RM-25-D)

**Project Applicant:** Denn Engineers

**Project Owner:** Grace Orthodox Presbyterian Church

## I. OVERVIEW

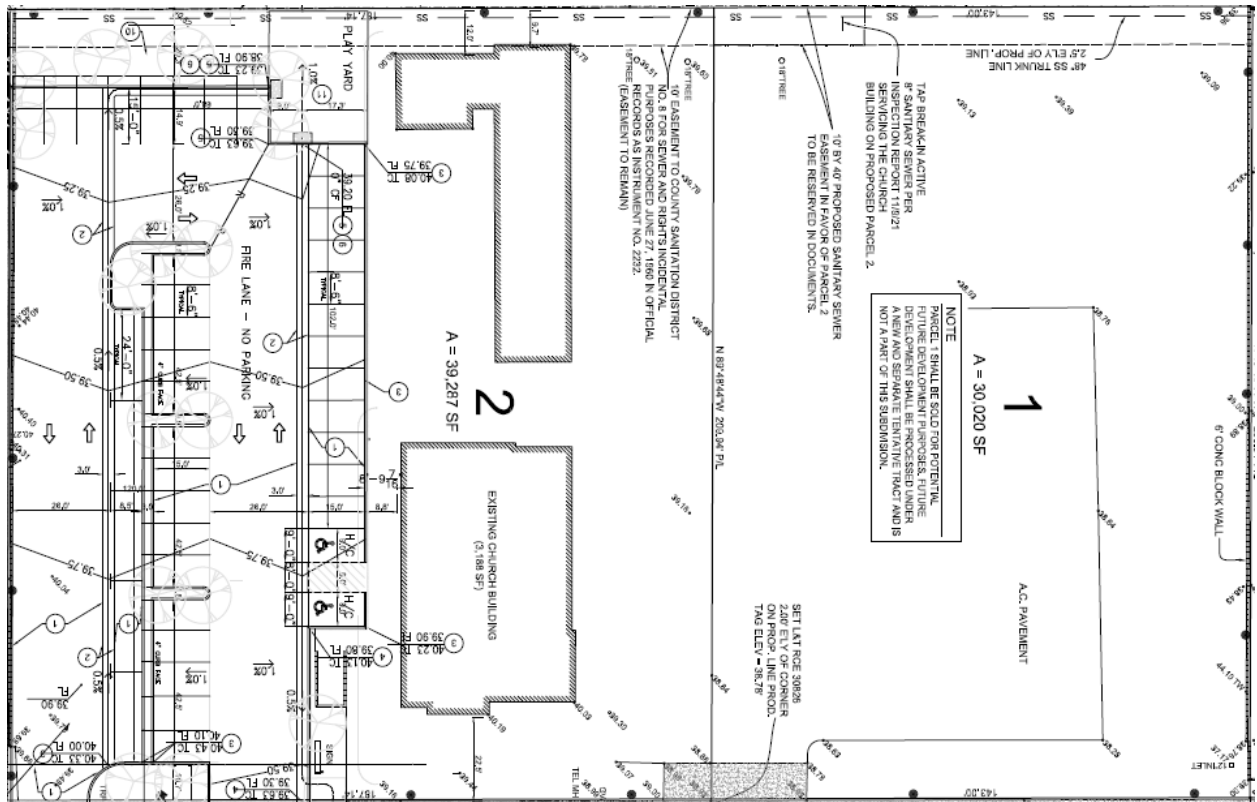
### A. Introduction

Section 9203.16 of the Carson Municipal Code (CMC) stipulates that tentative maps shall be processed and approved in accordance with the terms and provisions of the Subdivision Map Act and the CMC. The Advisory Agency shall hold a public hearing on every application for a tentative map other than minor lot line adjustments not significantly affecting the property rights of persons other than the applicant. This request is for the division of one parcel into two. A residential development is not included as part of this application.

### B. Project Description

The Grace Orthodox Presbyterian Church owns the 1.59-acre property which consists of a church, private school, single-family residence, garage and storage buildings. The property is located in the Residential, Multiple Dwelling, 25 units per acre, Design Overlay (RM-25-D) Zone. The lot split is proposed to maximize the development potential of the residentially zoned property and still maintain the church facilities.

The applicant requests approval of Tentative Parcel Map (TPM) No. 82951 to split a single 69,300 square foot or 1.59-acre parcel into two parcels. Parcel 1 is proposed at 30,020 square feet and Parcel 2 is proposed at 39,287 square feet.



**C. Existing Conditions**

**1. Land Use Information**

The subject property site is in the Residential, Multiple Dwelling, 25 units per acre with a Design Review Overlay (RM-25-D) Zone and has a General Plan land use designation of High Density, Residential. The subject property is in the southwest part of the City bordering unincorporated Los Angeles County.

Land uses surrounding the project site are primarily residential to the south, east and west and commercial to the north.

The following provides a summary of the site information:

Site Information	
General Plan Land Use	High Density Residential
Zone District	RM-25-D (Residential, Multiple Dwelling, 25 units per acre with a Design Overlay)
Site Size	69,300 square foot or 1.59-acre

Present Use and Development	Church with accessory buildings & parking lot
Surrounding Uses/Zoning	North: RM-25-D South: RM-25-D East: RS; Single-Family Dwelling West: Unincorporated Los Angeles County (Multi-family Residential)/ Interstate 110

2. Site Conditions/ Project History

On May 5th, 2023, Administrative Site Plan and Design Review (Admin DOR 1871-21) approval was granted for the demolition of the current 1,480-square-foot structure, along with the 2,100-square-foot single-family house and 400-square-foot garage. These structures are to be replaced by a new parking lot intended to serve the church, thereby replacing the existing parking lot located on parcel 1.

3. General Plan and Zoning Information

The High Density Residential General Plan land use designation allows for residential development, with densities ranging from 18.0 to 30.0 units per acre for sites smaller than two acres in size, and up to 40.0 units per acre for sites larger than two acres. This designation is applied primarily to existing neighborhoods, and limited new development is expected in this designation. The designation would permit the full range of housing types, including multifamily, and is intended for specific areas where higher density housing already exists or may be appropriate. Typically, taller building heights would be found in this designation. A maximum increase in residential density of 40 percent is permitted with community benefits.

The RM-25-D Zone is created for the establishment, expansion and preservation of residential areas which are to be developed with multiple dwellings or combinations of single-family and multiple dwellings, and such other activities considered harmonious with such medium and high-density residential development. The density designation for the subject property is 25 units per acre.

**II. ANALYSIS**

**A. Zoning Ordinance Compliance**

The proposed Tentative Parcel Map is consistent with the RM-25-D zoning designation of the site, and the General Plan land use designation of High Density Residential. The proposed map complies with the following development and design standards of the CMC:

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Requirement
<b>Site Requirements</b>			
9125.2, Minimum Lot Area	<b>X</b>		Minimum lot area should be 5,000 sq'
9125.3, Street Frontage and Access	<b>X</b>		Street frontage should be at least 50 ft
9125.4, Minimum Lot Width	<b>X</b>		Width of at least 50 ft or 55 ft for a corner lot

### B. Public Hearing Notice

Public Notice (Attachment 4) was given in accordance with Part 7 of the CMC. Notice of public hearing was posted to the project site and mailed to property owners and occupants within a 750' radius by February 28, 2024. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

### C. Environmental Analysis

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Minor Land Division which consists of the division of property in urbanized areas zoned for residential, commercial or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

## III. CONCLUSION AND RECOMMENDATION

Staff recommends the Planning Commission:

- **ADOPT** Resolution No. 24-\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 82951 TO SPLIT ONE LOT INTO 2 LOTS LOCATED AT 22511 S. FIGUEROA STREET. / APN 734-103-0007"

**IV. ATTACHMENTS**

- 1) Tentative Parcel Map
- 2) Radius Map
- 3) Draft Resolution No 24-\_\_\_\_\_.
  - a. Legal Description
  - b. Conditions of Approval
- 4) Public Hearing Notice