



# CARSON PLANNING COMMISSION STAFF REPORT

**DATE:** February 27, 2023  
**FROM:** Christopher Palmer, AICP - Planning Manager  
**BY:** Richard Garcia, Assistant Planner  
**SUBJECT:** Tentative Parcel Map (TPM) No. 82990

## PROJECT/APPLICANT INFORMATION

**Project Summary:** Consider finding a CEQA exemption and conditionally approving of a Tentative Parcel Map to subdivide a 23,552 square foot parcel into 4 parcels.

**Project Location:** 21530 Martin Street (APN # 7326-011-009)

**Zoning:** Single Family Residential (RS)

**Project Applicant/Owner:** Ken Soeng Chea

## I. OVERVIEW

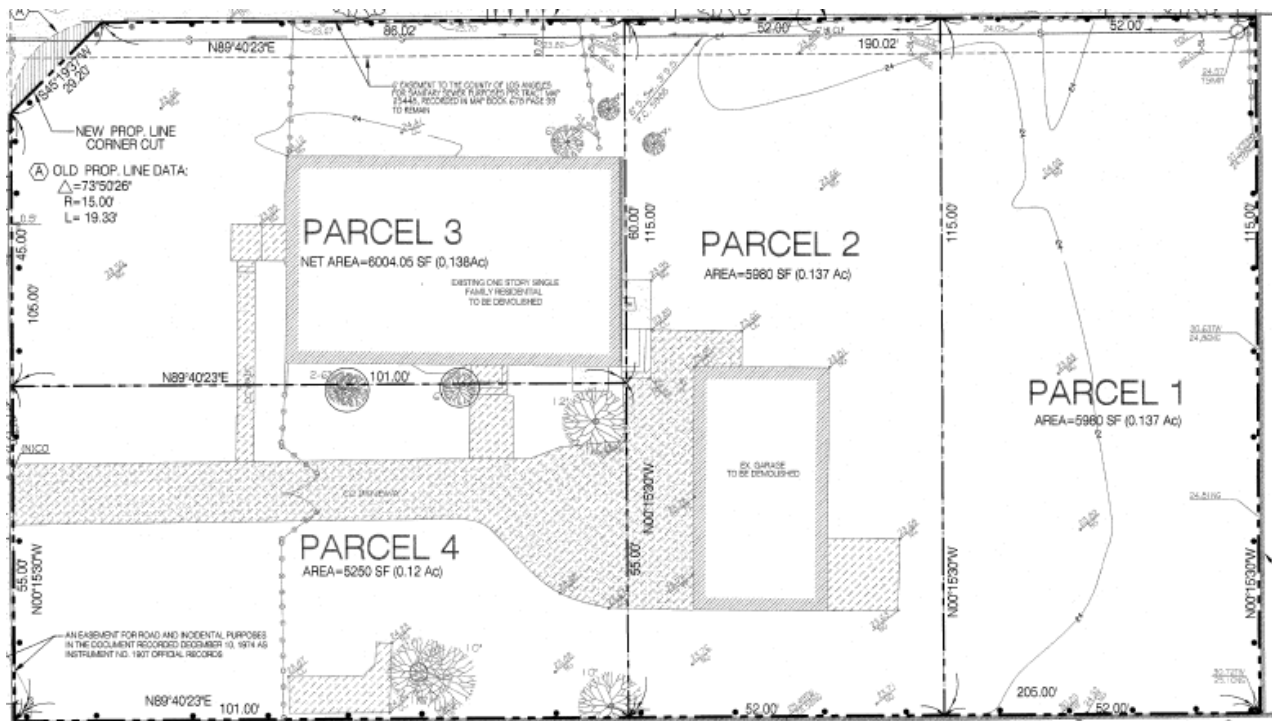
### A. Project Background and History

The subject property is located on the corner of Martin Street and 215<sup>th</sup> Street, closer to the East side of Carson. The application was originally submitted on December 23, 2019 and received all the proper approvals from the LA County Public Works Department and Fire Department. Unfortunately, all the technical reports that were required for the approval of the map have expired. The tentative parcel map is being brought to the planning commission for approval with the city of Carson planning department but is going to be conditioned as required by the LA County Public Works department to obtain the proper recertifications for the map to be revalidated as once was approved. The required approvals from the county do not prevent our planning department from bringing this item to commission because we will only be approving the land use portion of the map, and verifying the lot sizes are concurrent with our municipal code per the designated zoning.

**B. Project Description**

The applicant requests approval of the proposed Tentative Parcel Map 82990 to split one 23,552 square foot lot into four lots. The Dimensions of the lots after the proposed split are as follows:

- Lot 1: 5980 sq' (52' wide)
- Lot 2: 5980 sq' (52' wide)
- Lot 3: 6004 sq' (45' to the corner, 60' at rear)
- Lot 4: 5250 sq' (55' wide)



The resulting lots are being proposed to be developed into four single-family dwellings with an ADU on site for each home. The future use that is being proposed for the resulting properties is permitted by right per Carson Municipal Code 9121.1. Compliance with development standards for the future structures will be an administrative review by the planning department but will also include the public works department and traffic engineer to adequately review for the improvements on the public right of way when proposing new driveways for each of the resulting lots. Division 6 from Part 2, 9126.11-9126.91 (Site Development Standards) and 9122.1 (Accessory dwelling units) of the Residential section of the Carson Municipal code will be the standards that need to be met for the future development.

**C. Existing Conditions**

1. Land Use Information

The subject property site is in the Residential, Single Family (RS) Zone and has a General Plan land use designation of Low Density. The project site is largely surrounded by single-family residences, except for the south side of the property which abuts a commercially zoned property. The immediate neighborhood is comprised of single-family residences. As shown on the attached Radius map (Attachment 2), the project site is centric to the city but is located closer to the eastern part of the city, on the corner of Martin Street and 215<sup>th</sup> street.

2. Site Conditions

There is an existing 2,016 square-foot single-family residence and an 880 square-foot garage on the property that will be demolished to clear the property lines for the subdivision. The intention of the property owner is to develop the resulting lots into single family dwellings. The site is surrounded by a chain link fencing and a block wall adjacent to the commercial property.

**II. ANALYSIS**

**A. Zoning Ordinance Compliance**

The proposed Tentative Parcel Map is consistent with the RS (Residential, Single-family) zoning designation of the site, and the General Plan land use designation of Low Density Residential. The current zoning zone allows for single-family dwellings which is the proposed use for the newly proposed lots. 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

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Requirement
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 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 on February 15, 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 exempt to the provisions of the California Environmental Quality Act (CEQA) Guidelines under Categorical Exemption (CE) Section 15315 – Minor Land Divisions. Class 15 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. 23-\_\_\_\_, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 82990 TO SPLIT ONE LOT INTO 4 LOTS LOCATED AT 21530 MARTIN ST. / APN 7326-011-009"

## IV. ATTACHMENTS

- 1) Tentative Parcel Map
- 2) Radius Map
- 3) Draft Resolution No 23-\_\_\_\_.
  - A. Legal Description
  - B. Conditions of Approval
- 4) Public Hearing Notice