

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON
APPROVING TENTATIVE PARCEL MAP NO. 68153 FOR THE SUBDIVISION OF ONE
EIGHT-ACRE PARCEL INTO TWO FOR THE PROPERTY LOCATED AT 1457 & 1511
GLENN CURTISS STREET**

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

Section 1. An application was duly filed by the applicant, Plotnik and Associates, with respect to real property located at 1457 & 1511 E. Glenn Curtiss Street and described in Exhibit "A" attached hereto, requesting the approval of Tentative Parcel Map No. 68153 for the subdivision of one eight-acre parcel into two parcels for the property located within the SP-2-ML (Specific Plan – 2- Manufacturing, Light) zone district.

A public hearing was duly held on June 26, 2007 at 6:30 P.M. at City Hall, Council Chambers, 701 East Carson Street, Carson, California. A notice of time, place and purpose of the aforesaid meeting was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the Planning Commission at the aforesaid meeting.

Section 3. The Planning Commission finds that:

a) The proposed tentative parcel map would create a total of two (2) parcels from one eight-acre parcel. Parcel 1 will contain 4.39 acres and contains an existing 76,415 square foot industrial warehouse building. Parcel 2 will contain 3.61 acres and contains an existing 46,301 square foot industrial warehouse building. The parcel is located within the Dominguez Technology Center Specific Plan and is surrounded by large industrial warehouse buildings which have been recently constructed.

b) The proposed subdivision is consistent with the SP-2-ML (Specific Plan – 2- Manufacturing, Light) zone and with the General Plan designation of Light Industrial. The project complies with the requirements of the City's Subdivision Ordinance and the California Government Code.

c) The design of the subdivision will not cause serious public health problems since the proposed project does not include any other improvements to the site and is located within a fully developed industrial area of the Dominguez Technology Center Specific Plan district.

d) There is adequate street access and traffic capacity to accommodate the proposed subdivision. Access to the property is provided on Glenn Curtiss Street and on Beachy Place.

e) The proposed subdivision is consistent with the City's General Plan Light Industrial designation and is consistent with the Municipal Code. The subdivision conforms to all development standards of the zoning ordinance and with the General Plan policies, including maximum floor area ratio of the existing buildings. The subdivision is compatible with adjacent light industrial land uses.

Section 4. The Planning Commission further finds that the proposed subdivision is Categorically Exempt based on Class 15 (Minor Land Divisions) of Section 15300 of the California Environmental Quality Act (CEQA) and does not have the potential for causing a significant effect on the environment.

Section 5. Based on the aforementioned findings, the Commission hereby approves Tentative Parcel Map No. 68153 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto.

Section 6. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

Section 7. This action shall become final and effective fifteen days after the adoption of this Resolution unless within such time an appeal is filed with the City Clerk in accordance with the provisions of the Carson Zoning Ordinance.

PASSED, APPROVED AND ADOPTED THIS 26th DAY OF JUNE, 2007.

CHAIRMAN

ATTEST:

SECRETARY