

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 07-_____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF CARSON APPROVING TENTATIVE PARCEL MAP NO.
69807 FOR THE SUBDIVISION OF ONE (1) EXISTING PARCEL
INTO THREE (3) PARCELS LOCATED AT 20700 S. AVALON
BOULEVARD.**

**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(s), Hopkins Real Estate Group, with respect to real property located at 20700 S. Avalon Boulevard, and described in Exhibit "A" attached hereto, requesting the approval of Tentative Parcel Map No. 69807 for the subdivision of one (1) existing parcel into three (3) parcels in the CR-MUR-D zone (Commercial, Regional – Mixed Use Residential – Design Overlay) and within Redevelopment Project Area 1.

A public hearing was duly held on December 11, 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 three (3) parcels from one (1) existing parcel. The total area is 12.7 acres and is part of the planned development commonly referred to as the South Bay Pavilion, which covers a total of 70.9 acres. The proposed subdivision and all properties included in the South Bay Pavilion are subject to a reciprocal easement agreement (REA) which maintains the security for the mall and maintenance of the common areas and parking lots.

b) The proposed map, including design and improvements of the proposed subdivision will be consistent with the Land Use Element of the General Plan which currently designates the properties for Mixed Use Residential.

c) The design of the subdivision and its proposed improvements will not cause serious public health problems since the proposed project is an improvement of an existing regional commercial shopping center.

d) There will be adequate street access and traffic capacity as indicated in the traffic study prepared for the mall renovation. Access for the parcels will be provided on Avalon Boulevard to the west. Further access is located on Del Amo Boulevard to the north, Leapwood Avenue to the east, and Dominguez Street to the south via the internal driveways of the South Bay Pavilion.

e) The project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and therefore a De Minimis Impact Finding is made relative to AB 3158, Chapter 1706, Statutes of 1990.

Section 4. The Planning Commission further finds that the proposed subdivision will not have a significant effect on the environment as indicated in the Initial Study and Mitigated Negative Declaration adopted on March 23, 2004 for the mall renovation.

Section 5. Based on the aforementioned findings, the Commission hereby approves Tentative Parcel Map No. 69807 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 11th DAY OF DECEMBER, 2007

CHAIRMAN

ATTEST:

SECRETARY