

**CITY OF CARSON**  
**PLANNING COMMISSION**

**RESOLUTION NO. 24-\_\_**

**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.**

**WHEREAS**, on December 23, 2019, Department of Community Development received an application from Ken Soeng Chea for Tentative Parcel Map No. 82990 to allow the subdivision of a 23,552 square foot property into four lots located at 21530 Martin Street described in Exhibit "A" attached hereto; and

**WHEREAS**, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 15<sup>th</sup> day of February 2024, conduct a duly noticed public hearing as required by law to consider said tentative parcel map. Notice of the hearing was posted on the subject property and mailed to property owners and properties within a 750-foot radius of the project site on February 15<sup>th</sup>, 2024.

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

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** The Planning Commission finds as follows:

1. With respect to the **Tentative Parcel Map (TPM) No. 82990**, to subdivide the subject property into four lots to allow for the future development of four single family dwellings:
  - a) Tentative Parcel Map No. 82990 was reviewed by City of Carson and LA County Department of Public Works who have confirmed that the proposed Tentative Parcel Map meets the requirements of local ordinances and the State Subdivision Map Act and have provided conditions of approval for the final map. The Commission finds it appropriate to approve the Tentative Parcel Map conditioned upon resolution of the outstanding items subject to the conditions, as stated in the conditions of approval attached hereto as Exhibit "B".
  - b) The Tentative Parcel Map complies with the City's Zoning Ordinance and General Plan and is consistent with the requirements of Article IX, Chapter 2, Part 3 (Tentative Maps) of the Carson Municipal Code. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, in that it is compatible with the General Plan objectives, policies, general land uses, and programs. There is no applicable specific plan.
  - c) The discharge of waste from the proposed subdivision will not result in any violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.
  - d) None of the findings requiring denial pursuant to California Government Code Section 66474, can be made.

- e) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

**SECTION 3.** 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. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

**SECTION 4.** Based on the findings and conclusions set forth above, the Planning Commission hereby approves Tentative Parcel Map No. 82990, subject to the Conditions of Approval attached hereto as Exhibit “B.”

**SECTION 5.** This decision of the Planning Commission shall become effective and final 15 days from the date of the action, in accordance with Section 9173.33 of the Zoning Ordinance, unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

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

**APPROVED and ADOPTED** this \_\_\_\_<sup>th</sup> of February 2024.

---

**CHAIRPERSON**

**ATTEST:**

---

**SECRETARY**

**Exhibit A: Legal Description [to be attached]**

**Exhibit B: Conditions of Approval [to be attached]**

# EXHIBIT "A"

## LEGAL DESCRIPTION

Real property in the **City of Carson**, County of **Los Angeles**, State of **California**, described as follows:

THE SOUTH 105 FEET OF THE WEST 210 FEET OF LOT 64 OF TRACT NO. 4054, AS PER MAP RECORDED IN BOOK 44 PAGES 39 TO 41 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7326-011-009

**CITY OF CARSON  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

**EXHIBIT "B"  
CONDITIONS OF APPROVAL  
TENTATIVE PARCEL MAP 82990**

**I. GENERAL CONDITIONS**

1. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
2. The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. Any substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
6. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
7. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
8. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
9. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
10. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City

funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.

11. Indemnification. The applicant, owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

## **II. CITY OF CARSON PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION**

1. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
  2. A construction permit is required for any work to be done in the public right-of-way.
  3. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
  4. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of permit by Engineering Division.
  5. Construction bond for all work to be done within the public right of way shall be submitted by Developer and approved by Engineering Division prior to approval of the Final Map.
-

6. A Final Map prepared by, or under the direction of, a pre-1982 Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
  7. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
  8. Private easement will not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the Final Map is filed with the County Recorder. If easements are granted after the date of tentative map approval, a subordination must be executed by the easement holder prior to the filing of the Final Map.
  9. Prior to final map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
  10. Provide suitable turnaround and label the driveways "Private Driveway and Fire Lane" on the Final Map to the satisfaction of the Fire Department.
  11. Prior to final map approval, a soils report, sewer area study, drainage concept, hydrology study and stormwater quality plan shall be reviewed and approved. Final map approval will not be granted until the required soils, sewer, drainage concept, hydrology study and stormwater information have been received and found satisfactory.
    - A. Comply with mitigation measures recommended in the approved soils, sewer area study, drainage concept, hydrology study and stormwater quality plan.
  12. Prior to final map approval, The Developer shall submit a sewer area study to the Los Angeles County Department of Public Works (LACDPW) to determine if capacity is adequate in the sewerage system to be used as the outlet for the sewer of this development. If the system is found to have insufficient capacity, the problem must be addressed and resolved to the satisfaction of the L.A. County Sewer Department.
  13. The Developer shall install separate sewer laterals to individually serve each building in the development. Installation and dedication of main line sewers may be necessary to meet this requirement.
  14. Developer shall provide a Drainage/Grading plan prepared by a registered Civil Engineer, to the satisfaction City of Carson Department of Public Works.
  15. The Developer shall comply with applicable LID requirements (Carson Municipal Code 5809) and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of Building and Safety, LA County DPW and the City.
  16. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the development must be provided by Developer. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
-

17. The Developer shall send a print of the development map to the County Sanitation District, to request for annexation. The request for annexation must be approved prior to Final Map approval.
18. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

19. Final Map shall be approved and recorded.
20. Drainage/Grading plan shall be submitted for approval of the Building and Safety Division. The Developer shall submit a copy of **approved Drainage**/Grading plans on bond paper to the City of Carson – Engineering Division.
21. Prior to issuance of a Building Permit the Developer shall execute and provide to the City Engineer, a written statement from the water purveyor indicating that the water system will be operated by the purveyor and that under normal conditions, the system will meet the requirements for the development and that water service will be provided to each building.
  - A. Comply with mitigation measures recommended by the water purveyor.
22. The Developer shall submit improvement plans to the Engineering Division showing all the required improvements in the public right of way for review and approval of the City Engineer. A copy of approved conditions of approval shall be attached to the plans when submitted.
  - A. Street Improvements along 220th Street abutting project frontage.
  - B. Sewer Main Improvements as determined by the aforementioned sewer area study.
  - C. Storm Drain Improvements (if any) as determined by the aforementioned requirement.
23. Off-site improvements (eg. driveways, sidewalk, parkway drains, trees, curb/gutter etc) shown on the grading plans must provide a concurrent submittal to City of Carson Engineering Division. Off-site improvements may be shown on a separate set of street improvement plans. Prior to issuance of Grading permit, Developer shall obtain clearance from City of Carson Engineering Division.

Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:

24. The Developer shall comply with all requirements from L.A. County Sewer Maintenance Division for maintenance of new and/or existing sewer main, relating to this development, prior to release of all improvement bonds.
  25. The Developer shall construct and guarantee the construction of all required drainage infrastructures in accordance with the requirements and recommendations of the hydrology study, subject to the approval of the City Engineer.
-

26. If required (as determined by the City Engineer), the Developer shall modify existing driveways within the public right of way along Martin Street abutting this proposed development per City of Carson PW Standard Drawings to comply with the ADA requirements and to the satisfaction of the City Engineer.
27. The Developer shall construct new driveway approaches per City of Carson PW Standard Drawings and in compliance with the ADA requirements. The Developer shall protect or relocate any facilities to accommodate the proposed driveway approach.
28. All new utility lines servicing the proposed development shall be underground to the satisfaction of the City Engineer.
29. If needed, easements shall be granted to the City, appropriate agency, or entity for the purpose of ingress, egress, construction, and maintenance of all infrastructures constructed and handicap access for this development to the satisfaction of the City Engineer and or appropriate agency or entity.
30. All infrastructures necessary to serve the proposed development (water, sewer, storm drain, and street improvements) shall be in operation prior to the issuance of Certificate of Occupancy.

### **III. CITY OF CARSON PUBLIC WORKS DEPARTMENT, WATER QUALITY**

Prior to issuance of **Building Permit**, the proposed development is subject to the following:

1. Per City of Carson Municipal Code Section 5809, Developer shall comply with all applicable Low Impact Development (LID) requirements and shall include Best Management Practices necessary to control storm water pollution from construction activities and facility operations to the satisfaction of the City Engineer.
  2. Per City of Carson Municipal Code Section 5809 d(2), Developer shall comply with all street and road construction of 10,000 sqf or more of impervious surface, shall manage wet weather with Green Infrastructure: Greens Streets.
  3. Developer shall apply for a Construction Activities Stormwater General Permit from the State Water Resources Control Board.
  4. Developer shall provide a copy of an approved SWPPP stamped by Los Angeles County Building and Safety Division along with WDID number.
  5. Developer shall provide contact information of the Qualified Storm Water Developer (QSD) and/or Qualified SWPPP (Storm Water Pollution Prevention Plan) Developer (QSP) of the site to Julio Gonzalez via E-mail [JGonzalez@Carson.ca.us](mailto:JGonzalez@Carson.ca.us)
  6. Developer shall submit digital copies of the LID/NPDES/Grading Plans, hydrology and Hydraulic analysis concurrently to City of Carson, Engineering Services Department and Los Angeles County Building & Safety Division. Deliver copy to Julio Gonzalez via E-mail [JGonzalez@Carson.ca.us](mailto:JGonzalez@Carson.ca.us)
-

7. Developer shall complete, sign and return the Stormwater Planning Program LID Plan Checklist form and return to City of Carson Engineering Services Division.

Prior to issuance of Certificate of Occupancy, the proposed development is subject to the following:

8. For any structural and/or treatment control device installed. Developer shall record a maintenance covenant pursuant to Section 106.4.3 of the County of Los Angeles Building Code and title 12, Chapter 12.80 of the Los Angeles County Code relating to the control of pollutants carried by storm water runoff. In addition, an exhibit shall be attached to identify the location and maintenance information for any structural and/or treatment control device installed.
9. Developer shall complete and submit digital BMP Reporting Template Spreadsheet to Sustainability Administrator, Julio Gonzalez at [jgonzale@carson.ca.us](mailto:jgonzale@carson.ca.us)
10. Covenant shall be reviewed and approved by the City Engineer prior to recordation with the Los Angeles County Registers Recorder/County Clerk.
11. RECORDATION is the responsibility of the Developer. Provide a copy of the recorded covenant agreement to City Engineer
12. Inspection will be conducted once a year after all Post Construction Best Management Practices (BMP) are constructed.
13. Developer shall provide an approved Notice of Termination (NOT) by the State Water Resources Control Board.

#### **IV. LA COUNTY PUBLIC WORKS**

1. Drainage
    - A. As there are no improvements being proposed, please remove the drainage note on the tentative map that calls out drainage improvements.
  2. Geotechnical and Soils
    - A. Geotechnical report(s), when required for the approval of the grading or building plans, must comply with the provisions of the Los Angeles County Public Works Manual for Preparation of Geotechnical Reports.
  3. Grading
    - A. Record a deed restriction to hold future owners responsible for maintaining the drainage patterns without obstructing cross-lot drainage.
  4. Street
    - A. Although the detail is accompanied with a construction note for "a proposed street tree," our understanding is that a new driveway is proposed for Parcel 3. If this is the intent, then a resubmission of the tentative map is not required. Otherwise, submit an updated tentative map with the correct intent.
    - B. Replace/reconstruct the curb ramp with an Americans with Disabilities Act (ADA)-compliant split-curb ramp and dedicate additional road right of way for corner cut-off to accommodate the new curb ramp at the southeast corner of Martin Street and 215th Place.
-

C. Remove all structures, fences, and/or private improvements, as needed, from the dedicated, or to be dedicated, right of way.

D. Construct new driveways and close any unused driveways along the property frontages on Martin Street and 215th Place with standard curb, gutter, and sidewalk.

E. Repair or replace any improvements damaged during construction along the property frontages on Martin Street and 215th Place.

F. Plant Street trees with a privately maintained irrigation system along the property frontages on Martin Street and 215th Place. Remove or replace existing trees, if they are not acceptable, in the dedicated, or to be dedicated, right of ways.

G. Execute a covenant for private maintenance of curb/parkway drains as necessary.

H. If it is determined by the City and the United States Postal Service that postal delivery receptacles are to be located within the street right of way, the receptacles shall be installed in groups to serve two or more residential units. Provide a minimum 4-foot clearance for pedestrian walkway. If required, dedicate additional street right of way.

I. Underground all new utilities lines that are less than 50KV to the satisfaction of the City and Southern California Edison.

J. Comply with the street lighting requirements as stipulated in the enclosed memorandum dated February 10, 2020, from Public Works, Traffic Safety and Mobility Division, Street Lighting Section, and/or City's street lighting requirements.

K. Prior to final map approval, enter into an agreement with the City-franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated.

L. Comply with any and all of the City's road conditions.

#### 5. Sewer

A. The subdivider shall install separate house laterals to serve each lot in the land division.

B. Comply with the sewer area study (PC21-01AS CRSN), approved on July 16, 2021, which shall remain valid for two years. After this period, the applicant shall request the City to revalidate the existing approved sewer area study. If warranted by the City, an approved update of the sewer area study will be required. The sewer area study shall be invalidated should there be a change including, but not limited to, an increase in the dwelling units/density, change to the sewer alignment or collection points, increase in the tributary sewer shed, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the City Engineer. (City of Carson Planning Department requiring re-certification of the sewer area study due to expiration, see condition set below under City of Carson Planning Department-Condition 1)

#### 6. Water

A. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire

---

Department. The water mains shall be sized to accommodate the total domestic and fire flows.

B. The applicant shall comply with the requirements as stipulated by the previously provided Will Serve letter dated February 1, 2021, from California Water Service Company to the satisfaction of Public Works. The Will Serve letter will expire on February 1, 2023, and it shall be the sole responsibility of the applicant to renew the Will Serve letter upon expiration and abide by all requirements of the water purveyor. (City of Carson Planning Department requiring re-certification of the sewer area study due to expiration, see condition set below under City of Carson Planning Department-Condition 1)

7. Subdivision

A. Place a note on the final map indicating that this map is approved as a residential development for four single-family parcels.

B. If applicable, relocate or quitclaim any easements interfering with building locations to the satisfaction of the City Engineer.

C. Provide addressing information in Microsoft Excel format.

D. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or City's policies must be specifically approved in other conditions.

E. Remove existing buildings prior to final map approval. Demolition permits and final sign-off from the building inspector are required from the local Building and Safety office.

F. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication until after the final map is filed with the Registrar-Recorder/County Clerk's office. If easements are granted after the date of tentative approval, a subordination agreement must be executed by the easement holder prior to the filing of the final map.

G. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$2,000 with the Los Angeles County Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

8. A final map prepared by, or under the direction of, a pre-1982 registered Civil Engineer or licensed Land Surveyor must be processed through the City Engineer prior to being filed with the Registrar-Recorder/County Clerk's office.

**V. City Of Carson Planning Department**

1. Planning is requiring all the expired approvals and studies to be re-certified per requirement by the LA County Public Works. (Per conditions of approval provided by LA County Public works, 5 Sewer (B) and 6. Water (B)): Required re-certifications are the following:

A. Sewer Area Study

B. Will Serve Letter

C. Any items deemed required from LA County for their Approval of the map.

D. Hydrology Report is deemed necessary by LA County Public Works.

---