

**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. 82951 TO SPLIT ONE LOT INTO  
2 LOTS LOCATED AT 22511 S. FIGUEROA  
STREET. / APN 734-103-0007.**

**WHEREAS**, on July 7, 2021, Department of Community Development received an application from Denn Engineers for Tentative Parcel Map No. 82951 to allow the subdivision of a 1.59-acre property into two lots located at 22511 S. Figueroa 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 12<sup>th</sup> day of March 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 28<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. 82951**, to subdivide the subject property into two lots:
  - a) Tentative Parcel Map No. 82951 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 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. 82951, 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 \_\_\_\_ of March 2024.

\_\_\_\_\_  
**CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**

**EXHIBIT A**

The land referred to is situated in the County of Los Angeles, City of Carson, State of California, and is described as follows:

ALL OF LOT 86 OF TRACT 3612, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 5 AND 6 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THAT PORTION THEREOF DESCRIBED IN DEED THE STATE OF CALIFORNIA RECORDED MAY 15, 1953, AS INSTRUMENT NO. 2834, IN BOOK 41737, PAGE 412 OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT, THENCE ALONG THE WEST LINE OF SAID LOT SOUTH 0° 02' 46" EAST TO THE SOUTHWEST CORNER OF SAID LOT, THENCE ALONG THE SOUTH LINE OF SAID LOT SOUTH 89° 43' 44" EAST 400.40 FEET, THENCE NORTH 0° 02' 59" WEST TO THE NORTH LINE OF SAID LOT, THENCE ALONG SAID NORTH LINE NORTH 89° 43' 40" WEST 400.38 FEET; TO THE POINT OF BEGINNING.

APN: 7341-030-007

**CITY OF CARSON**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**PLANNING DIVISION**  
**EXHIBIT "B"**  
**CONDITIONS OF APPROVAL**  
**Tentative Parcel Map (TPM) No. 82951.**  
**Case No. TPM 100000-21**

**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 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. The applicant and property owner shall sign an Affidavit of Acceptance form accepting these conditions and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
5. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
6. A modification of the conditions of this permit, 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 or ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the applicant 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 the Conditions of Approval alter a commitment made by the applicant 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. To the fullest extent permitted by law, the applicant, property 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.

**CITY OF CARSON PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES  
DIVISION**

***General Conditions***

12. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson standard plan and to the satisfaction of the City Engineer.
13. A construction permit is required for any work to be done in the public right-of-way.
14. 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.
15. 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.
16. 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.
17. Prior to final map approval, quitclaim or relocate any easements interfering with building locations to the satisfaction of the City, appropriate agency or entity.
18. 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.
19. 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.
20. 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.

21. 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.
22. 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.
23. 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***

24. A construction permit is required for any work to be done in the public right-of-way.
25. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Services prior to issuance of permit by Engineering Services.
26. Proof of Worker's Compensation and Liability Insurance shall be submitted to the city prior to issuance of construction permit.

**BUSINESS LICENSE**

27. All parties involved in the subject project including to but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

**Los Angeles County Department of Public Works**

23. Obtain Hydrology, Grading, Road, and Sewer approval.
24. Geotechnical report(s), if required prior to the approval of the grading or building permits, shall comply with the provisions of the County of Los Angeles Department of Public Works Manual for Preparation of Geotechnical Reports. The manual is available at <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
25. A water system maintained by the water purveyor (California Water Company), with appurtenant facilities to serve all buildings 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.
26. It is the sole responsibility of the applicant to renew any expired Will Serve letter by the water purveyor and abide by all their requirements.
27. Prior to obtaining the building permit from the Building and Safety Office: Submit landscape and water efficient plans for each open-space lot in the land division,

with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

#### Subdivision

28. Place a note on the final map, to the satisfaction of the City Engineer, indicating that this map is approved as a 2-lot subdivision project.
29. If determined necessary by the Fire Department, label driveways, multiple access strips, and required vehicular turnarounds as "private driveways and fire lanes" and delineate them on the final map to the satisfaction of the City Engineer and the Fire Department.
31. If required by the City, provide reciprocal easements through a separate recorded document for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, over the common driveway to the satisfaction of the City Engineer.
33. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.
34. Private 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 must be executed by the easement holder prior to the filing of the final map.
35. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.
36. 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 Los Angeles County Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.
37. 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.