



# CARSON PLANNING COMMISSION STAFF REPORT

**DATE:** June 10, 2025  
**FROM:** McKina Alexander, Acting Planning Manager  
**BY:** Aaron Whiting, Associate Planner  
**SUBJECT: Tentative Parcel Map (TPM) Case No. 02-24 for TPM 84421**

## PROJECT/APPLICANT INFORMATION

**Project Summary:** A request for approval of a Tentative Parcel Map (TPM) to subdivide a 592,546 sq. ft. parcel into two legal parcels.  
**Project Location:** 100 W. Alondra Blvd., APN 6125-017-800 (112 W. Alondra Boulevard and 219 W. Gardena Boulevard)  
**Zoning:** Manufacturing, Light - Design Overlay (ML-D)  
**Project Applicant:** Link Logistics Real Estate  
**Project Owner:** B8 Alondra Industrial Owner, LLC

## I. OVERVIEW

### A. Introduction/Background

Section 9203.16 of the Carson Municipal Code (CMC) stipulates that tentative maps shall be processed and approved in accordance with the terms and provisions of the Subdivision Map Act and the CMC. The Advisory Agency shall hold a public hearing on every application for a tentative map other than minor lot line adjustments not significantly affecting the property rights of persons other than the applicant.

In 2022, the Planning Commission approved Site Plan and Design Review (DOR) No. 1891-22, Resolution No. 23-2351 for the development of the site containing two warehouse buildings and related site and landscape improvements.

The applicant requests review and approval of Tentative Parcel Map No. 02-24 to divide the property into two parcels. No residential development is proposed as part of this application.

### B. Project Description

As shown in Attachment 1, the existing parcel contains two warehouse buildings. The applicant requests dividing the parcel into two parcels so that each existing warehouse building will be located on a separate parcel.

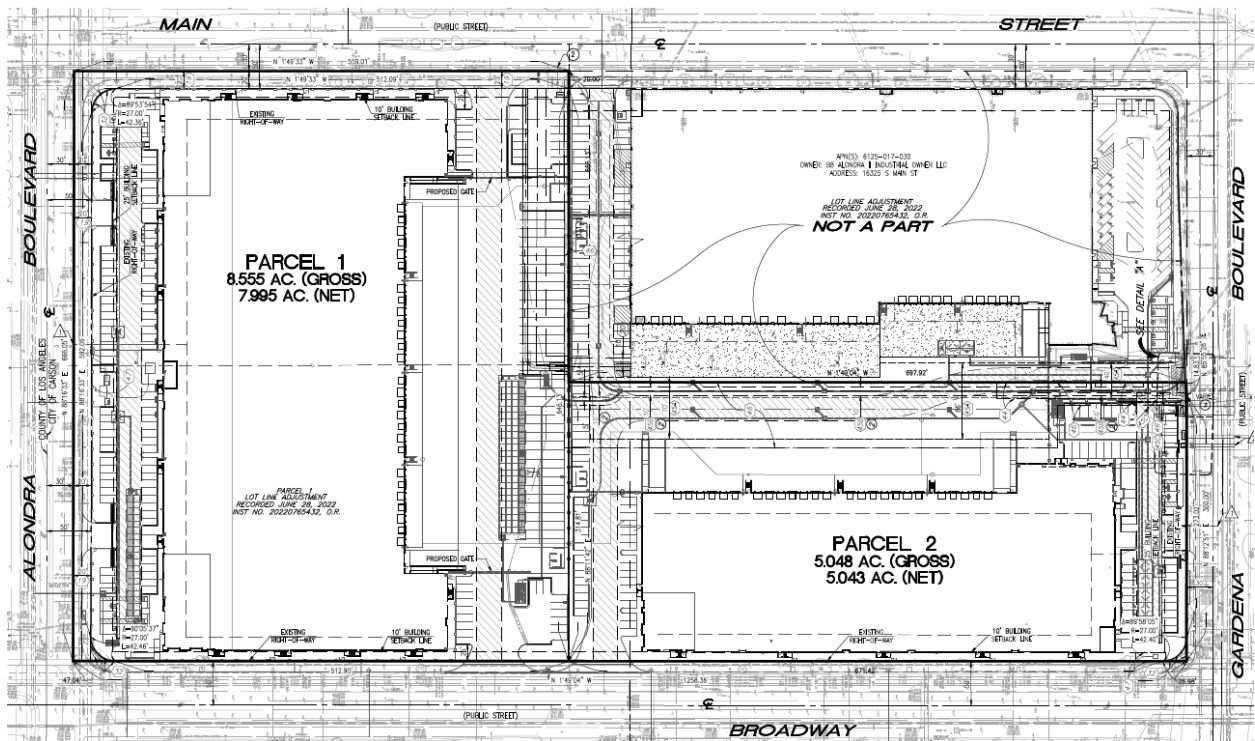
Parcel 1

The proposed Parcel 1 lot size will be approximately 372,656 square feet (8.56 acres) containing a 183,921-square-foot warehouse with 27 truck loading dock doors, 5,000 square feet of ground-floor office space and an additional 5,000 square feet of mezzanine office space. The building measures 40-feet-tall and has an FAR of 0.49. The site will have 144 vehicle parking spaces and 39 truck parking spaces.

Parcel 2

The proposed Parcel 2 lot size will be approximately 219,891 square feet (5.05 acres) and would contain a 102,900-square-foot warehouse with 25 truck loading dock doors, 3,000 square feet of ground-floor office space and 3,000 square feet of mezzanine office space. The building measures 40-feet-tall and has an FAR of 0.46. The site will have 94 vehicle parking spaces, and no truck parking spaces will be provided.

All existing driveways and drive aisles for both proposed parcels will remain in place and independently on each parcel. Safe pedestrian and traffic circulation would continue occurring.



## C. Existing Conditions

### 1. Land Use Information

The subject property is located in the ML-D Zone with a General Plan land use designation of Light Industrial. It sits on the south side of Alondra Boulevard and is bordered by Broadway to the west and Main Street to the east and Gardena Blvd. to the south.

The project site is located in a primarily Industrial area of the City and is surrounded by Manufacturing-Light uses to the south, east, and west, and by unincorporated Los Angeles County to the north.

The following provides a summary of the site information:

Site Information	
General Plan Land Use	Light Industrial
Zone District	Manufacturing Light – Design Overlay (ML-D)
Site Size	592,546-square-foot (13.603-acre)
Present Use and Development	Two Industrial Warehouse Buildings
Surrounding Uses/Zoning	North: Unincorporated Los Angeles County, warehouse South: ML-D, warehouse and logistics East: ML-D, light industrial offices West: ML-D, warehouse

## 2. Site Conditions/ Project History

The subject property has historically been used for industrial purposes. It was originally developed in 1963 with a warehouse and an office building, which were later demolished and replaced with two new warehouse buildings in 2022 with approved entitlement permits.

## 3. General Plan Land Use and Zoning

The Light Industrial General Plan land use designation is intended to accommodate a wide range of industrial uses while limiting those that involve hazardous or nuisance effects, as defined in the Zoning Code. Typical uses include manufacturing, research and development, warehousing, and distribution facilities including logistics operations. This reflects the current use of the site, which will remain unchanged as part of this project. Since the existing land use on this site will remain a logistics/warehousing facility located directly on the Alondra Boulevard Truck Route and surrounded by other light industrial uses, the project is consistent with the Carson General Plan, specifically Guiding Policy LUR-G-10. This policy aims to "provide lands to accommodate a wide range of light industrial uses, including research and development, manufacturing, agricultural processing, and logistics near transportation corridors, in areas where low to moderate intensity operations would be sufficiently buffered."

The Manufacturing Light zone is established primarily for small and medium size industrial uses which are not likely to have adverse effects upon each other or upon neighboring residential and commercial zones. The existing warehouses are permitted uses pursuant to CMC Section 9141.1.

## II. ANALYSIS

### A. Zoning Ordinance Compliance

The proposed Tentative Parcel Map is consistent with the ML-D zoning designation of the site, and the General Plan land use designation of Light Industrial. The two parcels that would result from approval of the parcel map comply with the following lot requirements of the CMC:

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Requirement
<b>Site Requirements</b>			
9145.2, Minimum Lot Size	<b>X</b>		Minimum lot size should be 20,000 sq. ft. (Exceeds) Parcel 1 measures 372,655.8 sq. ft. Parcel 2 measures 219,890.8 sq. ft.
9145.4, Minimum Lot Width	<b>X</b>		Width of at least 100 ft. (Exceeds) Parcel 1 measures 559'. Parcel 2 measures approximately 249',
9146.12 Height of Buildings and Structure.	<b>X</b>		In the industrial zones, there is no height limit provided additional yard spaces are provided as required in CMC <a href="#">9146.21</a> through <a href="#">9146.29</a> .
9146.23 Front Yard.	<b>X</b>		Each lot shall have a front yard with a required depth of twenty-five (25) feet or twenty-five (25) percent of the lot depth, whichever is less. (Exceeds) Parcel 1 measures approximately 52.41'. Parcel 2 measures 80'6".
9145.3 Street Frontage and Access.	<b>X</b>		No lot shall be created unless it is capable of being provided with vehicular access directly from a public street or alley and has a street frontage of at least one hundred (100) feet. (Exceeds) 592' for lot 1 and 661' for lot 2.

Applicable Zoning Ordinance Sections	Compliant	Non-Compliant	Requirement
9162.21 Parking Spaces Required.	<b>X</b>		Parcel 1 requires 122 parking spaces with 144 provided. Parcel 2 requires 72 parking spaces with 94 provided.

## **B. Tentative Parcel Map No. 02-24 for TPM 84421**

The applicant is requesting approval of TPM 02-24 to subdivide a 592,546-square-foot (13.603-acre) parcel into two separate parcels. Parcel 1 would be 372,655.8 square feet (8.555 acres), and Parcel 2 would be 219,890.88 square feet (5.048 acres).

The proposed TPM is consistent with the General Plan, Zoning, and the CMC. The Light Industrial land use designation in the General Plan Per CMC 9203.14, “The Advisory Agency shall make the findings required by Section [66427.1](#), [66473.5](#), [66474](#), [66474.1](#), and [66474.6](#) of the California Government Code and Section 21100 of the California Public Resources Code prior to approval of the tentative or final tract map or parcel map.” The Advisory Agency is the Planning Commission, and the map at issue is a tentative parcel map.

### Government Code Section 66427.1

The finding required by Government Code Section 66427.1 is not applicable because it only applies to a legislative body approving a final map for a subdivision to be created from the conversion of residential real property into a condominium project, a community apartment project, or a stock cooperative project.

Government Code Section 66473.5 states “No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, or any specific plan. A proposed subdivision shall be consistent with a general plan or a specific plan only if the local agency has officially adopted such a plan and the proposed subdivision or land use is compatible with the objectives, policies, general land uses, and programs specified in such a plan.”

The proposed subdivision is consistent with the City’s General Plan, in that it is compatible with the objectives, policies, general land uses, and programs specified therein, including but not limited to the ML-D land use designation. There is no applicable specific plan.

Government Code Section 66474 states “A legislative body of a city shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

- (a) That the proposed map is not consistent with applicable general and specific plans.

(b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

(c) That the site is not physically suitable for the type of development.

(d) That the site is not physically suitable for the proposed density of development.

(e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

(f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.

(g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.”

The proposed subdivision is consistent with the General Plan and merely maintains the existing development, with no new improvements or development proposed. As such, there is no basis to make any of the above findings that would require denial.

Government Code Section 66474.1 states “a legislative body shall not deny approval of a final or parcel map if it has previously approved a tentative map.”

The finding required by Government Code Section 66474.1 is not applicable as it applies only to a legislative body’s approval of final or parcel map, whereas the proposed action here is approval of a tentative parcel map.

Government Code Section 66474.6 states “the governing body of any local agency shall determine whether the discharge of waste from the proposed subdivision into an existing community sewer system would result in 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. In the event that the governing body finds that the proposed waste discharge would result in or add to violation of requirements of such board, it may disapprove the tentative map or maps of the subdivision.”

The proposed subdivision merely maintains the existing development, with no new improvements or development requested. There is no basis to find that the proposed waste discharge would result in or add to violation of requirements of such board because.

Public Resources Code Section 21100 (a part of CEQA) is not applicable because the proposed project is exempt from CEQA, as discussed in subsection (D) below.

TPM No. 02-24 was reviewed by the City of Carson and Los Angeles County Public Works Department, who have confirmed that the proposed tentative parcel map meets the remaining applicable requirements of the City's Subdivision Ordinance (e.g., required tentative map contents) and the State Subdivision Map Act, and will provide conditions of approval prior to the final map.

### **C. Public Hearing Notice**

Public Notice was given in accordance with CMC Sections 9203.16 and 9173.22. Notice of public hearing was posted to the project site and mailed to property owners and occupants within a 750' radius by May 21, 2025. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

### **D. Environmental Analysis**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Minor Land Division which 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. These criteria are met with respect to the proposed project, and no exception to the categorical exemption applies under CEQA Guidelines Section 15300.2.

## **III. CONCLUSION AND RECOMMENDATION**

Staff recommends the Planning Commission:

- **ADOPT** Resolution No. 25-2890, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 84421 TO SPLIT ONE LOT INTO 2 LOTS LOCATED AT 100 W. ALONDRA BOULEVARD, APN 6125-017-800 (112 W. ALONDRA BOULEVARD AND 219 W. GARDENA BOULEVARD)."

## **IV. ATTACHMENTS**

- 1) Tentative Parcel Map
- 2) Radius Map
- 3) County of Los Angeles Department of Public Works Recommendation for Approval
- 4) Draft Resolution No 25-\_\_\_\_\_.
  - a. Legal Description
  - b. Conditions of Approval