

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 06-2097

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON GRANTING MODIFICATION NO. 1
TO CONDITIONAL USE PERMIT NO. 383-91**

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

Section 1. An application was duly filed by Mike Detlefsen, Pet Haven Cemetery & Crematory, with respect to real property located at 18300 S. Figueroa Street and described in Exhibit "A" attached hereto, requesting a modification to Conditional Use Permit No. 383-91 to authorize a second crematory. The pet cemetery and crematorium is located in the in the MH (Manufacturing, Heavy) zoned district and within Redevelopment Project Area No. 1. A public hearing was duly held on June 27, 2006 at 6:30 p.m. in Council Chambers, City Hall, 701 East Carson Street, Carson, California. A notice of time, date, place and purpose of the aforesaid hearing was duly given.

Section 2. Evidence, both written and oral, was duly presented to and considered by the City Council at the said hearing. Following the aforesaid public meeting the Planning Commission approved the modification to the conditional use permit application.

Section 3. The Planning Commission hereby finds that:

- a) The applicant proposes to provide a second crematory adjacent to the existing crematory. The addition of a new crematory will not significantly intensify the existing pet cemetery and crematory use. The General Plan of the City of Carson designates the subject property for Light Industrial uses. The property is located in the MH (Manufacturing, Heavy) zone district. The zone district will be changed to ML (Manufacturing, Light) in order to provide consistency with the General Plan Land Use Element. The current provision of the Carson Municipal Code for the ML zone district would create a legal, nonconforming status for the pet cemetery use unless the permitted uses are amended. The property is dedicated for pet cemetery purposes as allowed by California Health and Safety Code Section 9700.
- b) The site is adequate in size, shape, topography, location, utilities and other factors to accommodate the proposed use. The land is 3.02 acres in size and is presently occupied by the subject cemetery and crematorium;
- c) There is adequate street access and traffic capacity for the proposed use and development. The subject property is services by Victoria Street, a fully

improved and dedicated major highway, 100 feet in width. On May 22, 1984, the Planning Commission approved Tentative Parcel Map No. 16143 which subdivided the subject property into two (2) parcels: No. 1, 3.02 acres and No. 2, 1.05 acres in size. The ingress and egress for Parcel No. 1 (site of Pet Haven Cemetery) was determined in conjunction with this parcel map. The property is served by a twenty-six (26) wide main driveway perpendicular to Victoria Street. A forty-four (44) wide easement across Parcel No. 2 was reserved to accommodate this driveway as well as the parking and landscaping for Parcel No. 1;

- d) There is adequate water supply for fire protection;
- e) The continued use is compatible with the existing and intended character of the area; and
- f) The project involves no potential for any adverse effect, either individually or cumulative, 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 addition of the new crematory will not have a significant effect on the environment. This project is exempt from the provisions of the California Environmental Quality Act as a categorical exemption in Article 19, Section 15303(e), "Review for Exemption" in the California Code of Regulations. The continued use will not alter the predominantly industrial character of the surrounding area and meets or exceeds all City standards for protection of the environment.

Section 5. Based on the aforementioned findings, the Commission hereby grants Modification No 1 to Conditional Use Permit No. 383-91 with respect to the property described in Section 1 hereof, subject to the conditions set forth in Exhibit "B" attached hereto and adopts the categorical exemption.

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

PASSED, APPROVED AND ADOPTED THIS 27TH DAY OF JUNE 2006.

CHAIRMAN

ATTEST:

SECRETARY