

CITY OF CARSON
PLANNING COMMISSION

RESOLUTION NO. 24-

**A RESOLUTION OF THE PLANNING
COMMISSION OF THE CITY OF CARSON
FINDING A CEQA EXEMPTION AND APPROVING
MODIFICATION OF CONDITIONS OF APPROVAL
OF A DISCRETIONARY PERMIT NO. 00001-2024,
FOR TENTATIVE PARCEL MAP NO. 82951 TO
SPLIT ONE LOT INTO 2 LOTS LOCATED AT 22511
S. FIGUEROA STREET. / APN 734-103-0007.**

WHEREAS, on September 18, 2024, Department of Community Development received an application from Sara Houghton and Michael Mulligan for Modification of Conditions of Approval of a Discretionary Permit No. 00001-2024, for Tentative Parcel Map No. 82951, which was conditionally approved by adopted of Planning Commission Resolution No. 24-2868 on March 12, 2024, 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, with no associated development or improvements; and

WHEREAS, the applicant's requested modification is for removal of the following Conditions of Approval of Tentative Parcel Map No. 82951, as set forth in Exhibit "B" to Planning Commission Resolution No. 24-2868, such that they shall no longer be included in the Conditions of Approval of Tentative Parcel Map No. 82951: (i) City of Carson Public Works Department, Engineering Services Division Condition of Approval No.'s 12 through 14 and 18 through 26; (ii) Business License Condition of Approval No. 27; and (iii) Los Angeles County Department of Public Works Condition of Approval No.'s 23-27 (collectively, the "Removed Conditions"); 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 22nd day of October 2024, conduct a duly noticed public hearing as required by law to consider said modification of conditions of a discretionary permit. 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 October 10th, 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 **MODIFICATION OF CONDITIONS OF A DISCRETIONARY PERMIT (MOD) No. 00001-2024**, to modify conditions of approval of Tentative Parcel Map No. 82951:

- a) The Removed Conditions were originally included inadvertently and are not needed in connection with Tentative Map No. 82951 because it involves no associated development or improvements. For this reason, the City’s Engineering Division and Los Angeles County Department of Public Works have concurred with removal of the Removed Conditions pursuant to the applicant’s modification request.
- b) The findings made in Resolution No. 24-2868 are still met with the modified conditions of approval attached hereto as Exhibit “B,” which reflect removal of the Removed Conditions pursuant to the applicant’s modification request.

SECTION 3. The proposed project, including the requested modification, is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315, Class 15 Categorical Exemption – 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. No exception to the categorical exemption applies under CEQA Guidelines Section 15300.2. 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 Modification of Conditions of a Discretionary Permit No. 00001-2024. The modified Conditions of Approval of Tentative Parcel Map No. 82951, which reflect removal of the Removed Conditions pursuant to the approval set forth in this paragraph, are 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 22nd day of October 2024.

DIANNE THOMAS
CHAIRPERSON

ATTEST:

LAURA GONZALEZ
PLANNING 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 LET 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