

September 18, 2024

Mr. Aaron Whiting
Associate Planner
City of Carson
701 East Carson Street
Carson, CA 90745

Sent via email to awhiting@carsonca.gov

**RE: REQUEST FOR MODIFICATION OF CONDITIONS
Resolution No. 24-2868 / Vesting Tentative Parcel Map No. 82951
22511 S. Figueroa Street / APN 734-103-0007**

To Whom It May Concern:

three6ixty represents the Applicant, Mr. Michael Mulligan, in the above referenced case. On March 12, 2024, the Planning Commission approved the above-noted Parcel Map request. The Subject Property is approximately 1,100 feet south of the South Figueroa Street and West Carson Street intersection, between West 223rd Street and West 228th Street. The address for the subject Property is 22511 South Figueroa Street, Carson, CA 90745, and assigned with Assessor Parcel Number 7341-030-007. The Property consists of one (1) lot created by a subdivision. The current Lot contains a church building with associated parking. The proposed Parcel Map will create two (2) parcels. The intent is for the current owner (the church) to sell our client the northern portion of the lot to develop a residential condominium project (concurrently under review by the city under a new Tentative Tract Number). The proposed Parcel Map is only for the creation of two parcels with NO development or construction and is for the sole purpose of selling the northerly portion of land (proposed Parcel 1) to Mr. Michael Mulligan.

The proposed development of the condominium project will be on the new northerly parcel created by the Parcel Map. This new parcel created for the Project consists of 30,020 square feet (0.69 acre) of land and is currently developed with a surface parking lot with temporary accessory buildings for the associated church. The proposed Tentative Tract development project, Willow House (the "Project"), involves the construction, use, and maintenance of a 28-unit condominium development on the 0.69-acre property located in the HDR Zoning District pursuant to a Developer's Agreement.

We are writing to respectfully request a Modification to the previously approved resolution noted above for Parcel Map No. 82951. Given that the entirety of the proposed construction project (second phase) includes a Tentative Tract Map (already filed and assigned

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Map No. 84062) for the development of 28 condominium dwelling units and not a part of the Parcel Map/Lot Split.

We are requesting removal for the following conditions as part of the Parcel Map/Lot split and deferred to the proposed Tentative Tract:

- Page 3 - 4: Items 18 – 23 under “City of Carson Public Works Department, Engineering Services Division, General Conditions” are Not Applicable at this time, as this scope of approval and work does not require any permit. These items will be addressed in the subsequent TTM approval for the condominium building.
- Page 4: Items 24 – 26 under “Prior to Issuance of Building Permit” are Not Applicable at this time, as this scope of approval and work does not require any permit. These items will be addressed in the subsequent TTM approval for the condominium building.
- Page 4: Item 27 under “Business License” is Not Applicable at this time as the scope of approval and work does not require any permit. This item will be addressed in the subsequent TTM approval for the condominium building.
- Page 4 – 5: Items 23 – 27 under “Los Angeles County Department of Public Works” are a duplication, and Not Applicable at this time, as this scope of approval and work does not require any permit. These items will be addressed in the subsequent TTM approval for the condominium building. Additionally, the items are mis-numbered and require clarification.

As detailed herein, the request for modifications to Resolution No. 24-2868 for Parcel Map No. 82951 will maintain compliance with the original grant and will be subsequently included as part of the Tentative Tract Map approval.

Please let us know if you have questions or require additional information at this time. Thank you for your attention to this matter.

Sincerely,
three6ixty



Sara Houghton

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Attachments: A – Final Resolution No. 24-2868

CC: Michael Mulligan, Applicant
Denn Engineers, Engineer