



CARSON PLANNING COMMISSION STAFF REPORT

DATE: October 22, 2024
FROM: Christopher Palmer, AICP - Planning Manager
BY: Aaron Whiting – Associate Planner
SUBJECT: Modification of Conditions of Discretionary Permit (MOD)
00001-24

PROJECT/APPLICANT INFORMATION

Project Summary: A request to modify the conditions of approval for Tentative Parcel Map (TPM) TPM 100000-21, Tentative Parcel Map No. 82951
Project Location: 22511 Figueroa Street (APN # 7341030007)
Zoning: High Density Residential (HDR)
Project Applicant: Sara Houghton, Michael Mulligan
Project Owner: Grace Orthodox Presbyterian Church

I. OVERVIEW

A. Introduction and Background

On March 12, 2024, the Planning Commission approved TPM No. 82951 to split a single parcel of 69,300 square feet, or 1.59 acres, into two parcels located at 22511 S. Figueroa Street. Condition of approval number 6 of the General Conditions states, “A modification of the conditions of this permit, including additions or deletions, may be considered upon the 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.” The applicant has submitted an application requesting to modify the conditions of approval for TPM No. 82951.

B. Project Description

The subject parcel consists of a church, private school, single-family residence, garage, and storage buildings. As previously mentioned, the TPM involves the division of a single 1.59-acre parcel into two parcels. Parcel 1 is proposed at 30,020 square feet, and Parcel 2 is proposed at 39,287 square feet. The lot split aims to maximize the development potential of the residentially zoned property while maintaining the church facilities and does not involve a development in and of itself.

II. ANALYSIS

A number of conditions of approval have been applied to the TPM that are typically associated with a development, while the TPM itself involves only a division of land. Staff notes that a residential development has subsequently been submitted and is currently under review, which includes a Tentative Tract Map (TTM). Since the TTM requires the same conditions, the applicant requests that these be removed from the TPM to avoid duplicating efforts. Additionally, conditions related to permits have been included with the TPM, even though no permits will be associated with the division of land; they will be necessary for the TTM. Staff agrees that the study results required by some of the conditions would be more relevant for assessing the impacts of this residential development associated with the TTM. The conditions of approval related to the MOD request are listed below. Although conditions 12 through 14 are not listed in the applicant's request letter (Attachment 4), the applicant discussed these items with staff, and staff concurs that they are not applicable to a division of land only.

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.
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.lacountv.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, Page 5 of 11 with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

A. Public Hearing Notice

Public Notice (Attachment #3) was given in accordance with Section 9173.22 of the CMC. Notice of public hearing was posted at the project site and mailed to property owners and occupants within a 750' radius of the project site on October 9, 2024.

B. 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.

III. CONCLUSION AND RECOMMENDATION

Staff is recommending that the Planning Commission:

- **ADOPT** PC Resolution 24-____, entitled "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."

ATTACHMENTS

- 1) Draft Resolution
- 2) Modified Conditions of Approval
- 3) Public Hearing Notice
- 4) Request letter
- 5) Resolution No. 24-2868