

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 25-2883

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON FINDING A CEQA EXEMPTION
AND CONDITIONALLY APPROVING CONDITIONAL USE
PERMIT NO. 3-24 FOR ALCOHOLIC BEVERAGE SALES
IN CONJUNCTION WITH AN EXISTING CONVENIENCE
STORE LOCATED AT 16502 S. MAIN STREET**

WHEREAS, on August 23, 2024, the Department of Community Development received an application from Justin Lee, on behalf of JJ Market for real property located at 16502 S. Main St. and described in Exhibit “A” attached hereto (the “Property”), requesting approval of Conditional Use Permit (CUP) No. 3-24 for alcoholic beverage sales in conjunction with an existing convenience market.

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 19th of February, 2025, conduct a duly noticed public hearing as required by law to consider said application. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by March 5th, 2025.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES 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 determines that the facts of this matter are as follows:

1. With respect to the **Conditional Use Permit (CUP) No. 3-24** to permit the proposed sale of alcoholic beverages in conjunction with an existing convenience market:
 - a) The proposed use and development is consistent with the General Plan of the City of Carson, including the Property’s General Plan Land Use designation of Light Industrial.
 - b) The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the requested approval for the existing convenience store.
 - c) The proposed use and development will have adequate street access and traffic capacity, and adequate onsite parking. The convenience store in conjunction with which the proposed use will be permitted is existing and the proposed use and development does not change or alter any patterns regarding the traffic or capacity of the location.

- d) There will be adequate water supply for fire protection. The Los Angeles County Fire Department has reviewed the proposed project and concluded that adequate water supply exists to meet current and anticipated fire protection/suppression needs. They required no further review of the submitted project.
- e) The proposed use and development will be compatible with the intended character of the area. The proposed project is within the Light Industrial zoning designation, which conditionally permits alcoholic beverage sales in conjunction with a convenience store or market, subject to the limitations of CMC 9138.5.
- f) The required findings set forth in CMC 9138.5 can be and are made in the affirmative with respect to the proposed use and development as conditioned by the Conditions of Approval attached as Exhibit "B." Specifically: The location proposed for this use is not in proximity to any school, park or church. Additionally, through some research with the California Department of Alcoholic Beverage Control it was found that there are currently 49 active licenses for off sale alcohol sales in the City of Carson. CMC 9138.5(C) establishes regulation stating that the number of off sale licenses in the city may not exceed 70.

SECTION 3. The project is categorically exempt under Class 1 (Existing Facilities) pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion. Examples include (a) interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and (d) Restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood. The project meets these examples and involves negligible or no expansion of existing or former use.

SECTION 4. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Conditional Use Permit (CUP) No. 3-24 for alcoholic beverage sales in connection with an existing convenience market, subject to the Conditions of Approval contained in Exhibit "B" attached hereto.

SECTION 5. This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 6. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

APPROVED and **ADOPTED** this 11th day of March 2025.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT "A"

LOTS 1, 2 AND 3 OF THE STRAUMER TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 131 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM THAT PORTION OF SAID LAND DESCRIBED, AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE WESTERLY 20.00 FEET OF SAID LOT 3 WITH THE SOUTHERLY LINE OF SAID LOT 3; THENCE, NORTHERLY ALONG THE EASTERLY LINE OF THE WESTERLY 20.00 FEET OF SAID LOTS 1, 2 AND 3 OF DISTANCE OF 113.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 27.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 4242 FEET TO A LINE THAT IS PARALLEL WITH AND DISTANT 20.00 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID LOTS 1 AND 4; THENCE, EASTERLY ALONG SAID, PARALLEL LINE TO THE EASTERLY LINE OF SAID LOT 4; THENCE, NORTHERLY 20.00 FEET ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE, WESTERLY 177.70 FEET ALONG THE NORTHERLY LINES OF SAID LOTS 1 AND 4 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE, SOUTHERLY ALONG THE WESTERLY LINES OF SAID LOTS 1, 2 AND 3 TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE, EASTERLY 20.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 3 TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 6126-010-042

**CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

**EXHIBIT "B"
CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. 3-24**

GENERAL CONDITIONS

1. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
2. Developer shall comply with all city, county, state and federal regulations applicable to this project.
3. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
4. A modification of these conditions, including additions or deletions, may be considered upon 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.
5. It is further made a condition of this approval that if any condition is violated or if any law, statute, or ordinance is violated, this permit may be revoked by the Planning Commission pursuant to Section 9172.28 of the Zoning Ordinance.
6. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
7. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits, and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
8. Indemnification. The applicant, owner(s), and tenant(s), for themselves and their successors in interest ("Indemnitors") agree to defend, indemnify and hold harmless the City of Carson, its agents, officers, and employees, and each of them ("Indemnitees"), from and against any and all liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions.

The City will promptly notify Indemnitors of any such claim, action, or proceeding against Indemnitees, and Indemnitors shall either undertake the defense of the matter or pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorney's fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action, and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

AESTHETICS

9. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
10. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
11. Graffiti shall be removed from all areas within twenty-four (24) hours of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.).
12. The proposed project site shall be maintained free of debris, litter, and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.

LIGHTING

13. Property shall provide adequate lighting for the parking areas.
14. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
15. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

16. Business submitting for the use permit must obtain a City business license per Section 6310 of the Carson Municipal Code
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