

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 25-XXXX

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF CARSON FINDING A CEQA EXEMPTION
AND CONDITIONALLY APPROVING MINOR
CONDITIONAL USE PERMIT NO. 4-25 FOR OPERATION
OF A SMALL SOCIAL SERVICE CENTER LOCATED AT
20630 LEAPWOOD AVENUE, UNIT F**

WHEREAS, on March 10, 2025, the Department of Community Development received an application from Yazmin Ramirez, on behalf of A Better Tomorrow Services for real property located at 20630 Leapwood Ave. and legally described in Exhibit “A” attached hereto (the “Property”), requesting approval of Minor Conditional Use Permit (mCUP) No. 4-25 for operation of a social service center in the Downtown Mixed-Use (DMX) zone.

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 13th of May, 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 April 22, 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 **Minor Conditional Use Permit (mCUP) No. 4-25** to permit the operation of a small social service center in the Downtown Mixed-Use (DMX) zone:
 - a) The proposed use is conditionally allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning Code and all other titles of the Municipal Code. Social service centers less than 5,000 square feet are designated as small. The proposed social service center is proposed to be 1,629 square feet in size and therefore meets the designation to be considered a small social service center.
 - b) The proposed use is consistent with the General Plan of the City of Carson, including the Property’s General Plan Land Use designation of Downtown Mixed-Use.
 - c) The project site is physically suitable for the type of land use being proposed. The project site is adequate in size, shape, topography, location, utilities, and other factors to accommodate the social service center.

- d) The proposed use is compatible with the land uses presently on the subject parcel that are to remain and other surrounding lands uses in the area.
- e) The proposed use is compatible with existing and permissible land uses within the zoning district and the general area in which the proposed use is to be located, including (without limitation) with respect to size, intensity, hours of operation, number of employees, and the nature of the operation. The proposed project is within the Downtown Mixed-Use zoning designation, which conditionally permits small social service centers, subject to the limitations of CMC 93154 and findings required by CMC 9416.5.
- f) The physical location or placement of the use on the site is compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. The proposed use will have adequate street access and traffic capacity, and adequate onsite parking. The unit in conjunction with which the proposed use will be permitted is existing and was previously occupied by a use with the same parking requirements. The proposed use and development does not change or alter any patterns regarding the traffic or capacity of the location.
- g) The proposed use and related project features will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding ambient conditions and would not otherwise be detrimental to the public interest, health, safety, or general welfare.
- h) The project has been reviewed and determined to be categorically exempt in compliance with CEQA, as provided in Section 3, below.
- i) The project requirements set forth in CMC 93154 have been met and the findings required by CMC 9416.5 can be made in the affirmative with respect to the proposed use as conditioned by the Conditions of Approval attached as Exhibit "B."

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 of use. 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 Minor Conditional Use Permit (mCUP) No. 4-25 for operation of a small social service center in the DMX zone, 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 10 days after the date of the action unless an appeal is filed in accordance with Section 9412.13 of the Zoning Ordinance.

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

APPROVED and **ADOPTED** this 13th day of May 2025.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL MAP AS PER BK 55 PG 80 OF P M LOT 1

ASSESSOR'S PARCEL NUMBER: 7381-025-061

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

**EXHIBIT "B"
CONDITIONS OF APPROVAL
MINOR CONDITIONAL USE PERMIT NO. 4-25**

GENERAL CONDITIONS

1. Applicant shall comply with all city, county, state and federal regulations applicable to this project.
2. 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 9412.10 of the Zoning Ordinance.
3. 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 9412.11 of the Zoning Ordinance.
4. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Applicant 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.
5. 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 Applicant shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
6. 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

7. 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.
8. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
9. 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.).
10. 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.

Social Service Center

11. The indoor waiting/intake area shall be maintained so that clients are not required to queue on sidewalks adjacent to the unit.
12. Center operations shall only take place between the hours of 8:00 a.m. and 8:00 p.m.
13. Prior to issuance of a business license, a centrally monitored alarm system shall be installed and in good working order prior to approval of business license.
14. On-site supervision must be provided during times when the center is in operation
15. The center operator shall provide the Los Angeles County Sheriff Department with the name, phone number, and email address of an on-site community-relations staff person to whom one can provide notice if there are operating problems associated with the center. The center shall make a good faith effort to encourage members of the public to call this person to try to solve operating problems, if any, before calls or complaints are made the City.
16. Outdoor trash receptacles shall be available near the entrance to the establishment. The premises shall be continuously maintained in a safe, clean, and orderly condition.
17. The operator shall post signage advising clients of all site requirements. Signage shall include hours of operation, no loitering, and contact information for the community-relations staff person

BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

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