

CITY OF CARSON
PLANNING COMMISSION
RESOLUTION NO. 25-2890

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING TENTATIVE PARCEL MAP NO. 84421 TO SPLIT ONE LOT INTO 2 LOTS LOCATED AT 100 W. ALONDRA BOULEVARD, APN 6125-017-800 (112 W. ALONDRA BOULEVARD AND 219 W. GARDENA BOULEVARD).

WHEREAS, on April 8, 2024, Department of Community Development received an application from Link Logistics Real Estate for Tentative Parcel Map No. 84421 to allow the subdivision of a 592,546 sq. ft. property into two lots located at 112 W. Alondra Boulevard and 219 W. Gardena Boulevard described in Exhibit "A" attached hereto; 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 10th day of June 2025, conduct a duly noticed public hearing as required by law to consider said tentative parcel map. 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 May 21st, 2025.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, DETERMINES AND 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 finds as follows:

1. With respect to the **Tentative Parcel Map (TPM) No. 84421**, to subdivide the subject property into two lots:
 - a) Tentative Parcel Map No. 84421 was reviewed by City of Carson and LA County Department of Public Works who have confirmed that the proposed Tentative Parcel Map meets the requirements of local ordinances and the State Subdivision Map Act and have provided conditions of approval for the final map. The Commission finds it appropriate to approve the Tentative Parcel Map subject to the conditions of approval attached hereto as Exhibit "B".
 - b) The Tentative Parcel Map complies with the requirements of Article IX, Chapter 2, Part 3 (Tentative Maps) of the Carson Municipal Code. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, in that it is compatible with the General Plan objectives, policies, general land uses, and programs. There is no applicable specific plan.
 - c) The discharge of waste from the proposed subdivision will not result in any violation of existing requirements prescribed by a California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.

ATTACHMENT NO. 4

- d) None of the findings requiring denial pursuant to California Government Code Section 66474, can be made. The proposed map and the design and improvement of the proposed subdivision are consistent with applicable general and specific plans. No development or improvements are proposed as part of the application for the proposed map. The design of the subdivision (i) is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, (ii) is not likely to cause serious public health problems, and (iii) will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
- e) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

SECTION 3. The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 – Minor Land Divisions (Class 15 Categorical Exemption). 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. These criteria are met with respect to the proposed project, and 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 Tentative Parcel Map No. 84421, subject to the Conditions of Approval attached hereto as Exhibit “B.”

SECTION 5. Pursuant to CMC 9203.19, this decision of the Planning Commission shall become effective and final 15 days from the date of the action 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 10th day of June 2025.

DIANNE THOMAS
CHAIRPERSON

ATTEST:

LAURA GONZALEZ
PLANNING SECRETARY

Date: 06/13/2022

EXHIBIT "A "

PARCEL "1" AS SHOWN ON LOT LINE ADJUSTMENT NO. 303-21 RECORDED JULY 28, 2022 AS INSTRUMENT NO. 2022 0765432, OF OFFICIAL RECORDS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. ALSO DESCRIBED IN THE DOCUMENT AS FOLLOWS:

THAT PORTION OF LOT 33 OF THE GARDENA TRACT, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 52, PAGE 73, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A STRIP OF LAND 10 FEET WIDE, LYING NORTHERLY OF THE ADJOINING SAID LOT 33, SAID STRIP BEING A PORTION OF ALONDRA BOULEVARD, FORMERLY KNOWN AS CENTRAL AVENUE, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID LOS ANGELES COUNTY, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 99, PAGES 85 AND 86, OF MISCELLANEOUS RECORDS, IN SAID RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF LOT 44 OF SAID GARDENA TRACT WITH THE EASTERLY LINE OF BROADWAY, 100 FEET WIDE, AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 274177, A CERTIFIED COPY BEING RECORDED AUGUST 18, 1933 AS INSTRUMENT NO. 355, IN BOOK 12339, PAGE 97, OF OFFICIAL RECORDS OF SAID COUNTY, AND ALSO REGISTERED AUGUST 21, 1933 AS DOCUMENT NO. 11657-B AND ENTERED ON CERTIFICATE OF TITLE D-4580, ON FILE IN THE OFFICE OF THE COUNTY RECORDER;

THENCE NORTHERLY ALONG THE SAID EASTERLY LINE, NORTH 01°49'04" WEST 1258.36 FEET TO THE NORTHERLY LINE OF SAID 10' WIDE STRIP OF LAND;

THENCE ALONG SAID NORTHERLY LINE, NORTH 88°16'13" EAST 666.05 FEET TO THE EASTERLY LINE OF SAID LOT 33;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF SAID LOT 33, SOUTH 01°49'33" EAST 559.01 FEET TO THE NORTHERLY LINE OF PARCEL 1 AS DESCRIBED AND SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. 33-92, RECORDED JULY 23, 1992 AS INSTRUMENT NO. 92-1344808 OF OFFICIAL RECORDS;

THENCE WESTERLY ALONG LAST MENTIONED NORTHERLY LINE, SOUTH 88°11'42" WEST 351.32 FEET TO A LINE PARALLEL WITH AND DISTANT EASTERLY 314.81 FEET MEASURED EASTERLY AT RIGHT ANGLES
FROM SAID EASTERLY LINE OF BROADWAY;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE; SOUTH 01°49'04" EAST 697.92 FEET TO THE SOUTHERLY LINE OF PARCEL 2 OF SAID LOT LINE ADJUSTMENT 33-92;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE, SOUTH 85°55'28" WEST 14.83 FEET TO THE SOUTHERLY LINE OF SAID LOT 44;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 44, SOUTH 88°12'51" WEST 300.00 FEET TO THE POINT OF BEGINNING.

EXCEPT FROM LOT 33 AN UNDIVIDED ½ INTEREST IN ANY AND ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES WITHOUT THE RIGHT OF SURFACE ENTRY OR EXCAVATING TO A DEPTH OF 250 FEET AS RESERVED BY KEITH W. SCHLAEGEL AND OPAL B. SCHLAEGEL, HUSBAND AND WIFE, IN DEED RECORDED APRIL 14, 1959 AS INSTRUMENT NO. 740, OF OFFICIAL RECORDS.

Grant Deed - continued

Date: **06/13/2022**

ALSO EXCEPT THEREFROM THAT PORTION OF LOT 33, ALL OIL, GAS, MINERALS, WATER AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE OR SUBSURFACE ENTRY TO A DEPTH OF 250 FEET FROM THE PRESENT SURFACE OF SAID LAND, AS RESERVED BY SIDNEY R. TITLE AND CHARLOTTE W. TITLE, HUSBAND AND WIFE, IN DEED RECORDED AUGUST 08, 1962 AS INSTRUMENT NO. 2921, OF OFFICIAL RECORDS.

CITY OF CARSON
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
EXHIBIT "B"
CONDITIONS OF APPROVAL
Tentative Parcel Map (TPM) No. 84421
Case No. TPM 00002-24

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 plans prior to approval of the Final Map.
2. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to approval of the Final Map.
3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
4. The applicant and property owner shall sign an Affidavit of Acceptance form accepting these conditions and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
5. Decision of the Planning Commission shall become effective and final 15 days after the date of its action unless an appeal is filed in accordance with Section 9173.4 of the Zoning Ordinance.
6. A modification of the conditions of this permit, 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.
7. 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 or City Council, as may be applicable; provided the applicant has been given written notice to cease such violation and has failed to do so for a period of thirty days.
8. Precedence of Conditions. If any of the 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.

9. 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.
10. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days, and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.
11. Indemnification. To the fullest extent permitted by law, the applicant, property owner, 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 claims, 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, at the option of the City, 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 the 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 to the City 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 attorneys' 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.

PLANNING DIVISION

General Conditions

12. Prior to Final Map approval, submit site plans for Parcel 1 and Parcel 2 for review and approval
13. All driveways shall remain clear. No encroachment into driveways shall be permitted.

CITY OF CARSON PUBLIC WORKS DEPARTMENT, ENGINEERING SERVICES DIVISION

General Conditions

14. CC&R's (covenants, conditions, and restrictions) to address drainage responsibilities are required.
15. A final guarantee will be required at the time of the filing of the Final Map with the County Recorder/County Clerk's Office.
16. Final Map shall be recorded.

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

17. Water

17.1. The on-site water system will be by service lines as they are shown on tentative map. If new fire hydrant or upgrade of existing fire hydrant is required by the Fire Department, water plan shall be provided to the satisfaction of Public Works.

17.2. The applicant shall comply with the requirements as stipulated by the enclosed Will Serve letter dated November 14, 2024, from the Golden State Water Company to the satisfaction of Public Works. The Will Serve letter will expire on November 14, 2025, and shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

18. Subdivision

18.1. Place a note on the final map, indicating that this map is approved as an industrial development to create two new parcels.

18.2. Label driveways, multiple access strips, and required vehicular turnarounds as "private driveways and fire lanes" and delineate them on the final map to the satisfaction of the City and the Fire Department.

18.3. Provide addressing information in Microsoft Excel format to the satisfaction of the City Engineer.

18.4. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents, over the common private driveways.

18.5. A final guarantee will be required at the time of the filing of the final map with the Registrar-Recorder/County Clerk's office.

18.6. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Los Angeles County Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.