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Title: CONSIDER APPROVAL OF PARCEL MAP NO. 62011: CONVERSION OF 4-DETACHED DWELLING UNITS INTO RESIDENTIAL CONDOMINIUMS LOCATED AT 537 EAST 213TH STREET (CITY COUNCIL)

Sponsors: Public Works

Indexes:

Code sections:

Attachments: 1. Exhibit_1 - LA County Letter.pdf, 2. Exhibit_2 - Location Map.pdf, 3. Exhibit_3 - Planning Commission Minutes.pdf

Date	Ver.	Action By	Action	Result
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Report to Mayor and City Council

Tuesday, September 06, 2016

Consent

SUBJECT:

CONSIDER APPROVAL OF PARCEL MAP NO. 62011: CONVERSION OF 4-DETACHED DWELLING UNITS INTO RESIDENTIAL CONDOMINIUMS LOCATED AT 537 EAST 213TH STREET (CITY COUNCIL)

I. SUMMARY

The County of Los Angeles Department of Public Works (COLA/DPW) and the City of Carson Engineering Services Division have reviewed Parcel Map No. 62011 and has determined that the map, as prepared, is ready for final approval. On July 19, 2016, the COLA/DPW issued a letter recommending approval of the final map (Exhibit No. 1).

Staff requests that the City Council approve Parcel Map No. 62011 for the development by Ms. Aurora S. Relatores, DDS of residential condominiums on a lot approximately 0.54 acres located at 537 East 213th Street (Exhibit No. 2). There is no increase in residential density or required parking.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Parcel Map No. 62011, located at 537 East 213th Street.
2. MAKE the findings listed in the body of this report.
3. ACCEPT the dedications as indicated on said map.
4. APPROVE and ACCEPT the work agreements and improvement securities listed in the body of this report, following approval as to form by the City Attorney.
5. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said map on the face of Parcel Map No. 62011.

III. ALTERNATIVES

DO NOT APPROVE Parcel Map No. 62011. However, the Subdivision Map Act requires that the City Council approve the final map once all conditions have been met.

IV. BACKGROUND

The subject site is located on the north side of 213th Street between Avalon Boulevard to the east and Grace Avenue to the west. The site consists of two parcels totaling 0.54 acres. In 1989, the Planning Commission approved Design Overlay Review No. 482-89 for the construction of four detached rental units on the subject site, which were built in 1990.

On July 8, 2008, the Planning Commission approved Tentative Parcel Map No. 62011 that provides a condominium conversion of four existing detached rental units on a lot approximately 0.54 acres, located at 537 East 213th Street (Exhibit No. 3). Tentative Parcel Map No. 62011 was set to expire 24 months after the approval date. However, due to the approval of Senate Bill 1185 (SB1185), Assembly Bill 333 (AB333), Assembly Bill 208 (AB208), and Assembly Bill 116 (AB116), the new expiration date is extended through July 8, 2017.

The site is surrounded by multiple-family dwelling units to the east and west, single-family homes to the south, and a mobile home park to the north. The subject property is zoned RM-8-D (Residential, Multi-Family - 8 units per acre - Design Overlay). The properties to the north, east, and west are also zoned RM-8-D. Properties to the south are zoned RS (Residential, Single-Family). The proposed subdivision is consistent with the current RM-8-D (Residential, Multi-Family - 8 units per acre - Design Overlay) zone district with the General Plan land use designation of Low Density Residential.

According to the guidelines to implement the CEQA (California Environmental Quality Act), the proposed project has been determined to be categorically exempt under Section 15301, Existing Facilities, Class 1, item (k). Section 15301 states that the division of multiple-family residences into common-interest owner, where no physical changes occur can be considered categorically exempt.

All required offsite improvements have been completed by the developer per City of

Carson Standards.

Prior to recordation, the findings must be made as follows:

- a. The project will not violate any of the provisions of Sections 66474, 66474.1, and 66474.6 of the Subdivision Map Act.
- b. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, required by Article 5 (commencing with Section 65300), of Chapter 3, of Division 1, of the Government Code; or any specific plan adopted, pursuant to Article 8 (commencing with section 65450), of Chapter 3, of Division 1, of the Government Code.
- c. The development of the property, in the manner set forth on the subject division of land, would not unreasonably interfere with the free and complete exercise of any public entity and/or public utility rights-of-way and/or easements within the subject division of land, pursuant to Sections 66436 (a) 3A (I-VIII) of the Subdivision Map Act.

The Parcel Map has been reviewed, and on July 19, 2016, the City received a letter from the County of Los Angeles' Department of Public Works recommending approval of the map. Staff concurs with the County's recommendation and requests that the City Council approve Parcel Map No. 62011 for the conversion of four existing detached rental units on a lot approximately 0.54 acres, located at 537 East 213th Street.

V. FISCAL IMPACT

None. No expenditure of City funds is required.

VI. EXHIBITS

1. Letter from the County of Los Angeles Department of Public Works, dated July 19, 2016. (pg. 4)
2. Location Map. (pg. 5)
3. Planning Commission minutes, July 8, 2008, Item No. 11B. (pg. 6)

Prepared by: Raymond Velasco, P.E. Senior Civil Engineer