



Legislation Details (With Text)

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On agenda:	2/21/2017	Final action:			
Title:	CONSIDER APPROVAL OF FINAL TRACT MAP NO. 71206: CONVERSION TO RESIDENT OWNERSHIP OF IMPERIAL AVALON MOBILE ESTATES LOCATED AT 21207 SOUTH AVALON BOULEVARD (CITY COUNCIL)				
Sponsors:	Public Works				
Indexes:					
Code sections:					
Attachments:	1. Exh No. 1 Minutes 12-10-2014, 2. Exh No. 2 Location Map, 3. Exh No. 3 COLADPW Letter, 4. Exh No. 4 Staff Report 12-10-2014, 5. Exh No. 5 Reso14-119, 6. Exh No. 6 Covenant, 7. Exh No. 7 Tenant Impact Report				

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

Tuesday, February 21, 2017

Consent

SUBJECT:

CONSIDER APPROVAL OF FINAL TRACT MAP NO. 71206: CONVERSION TO RESIDENT OWNERSHIP OF IMPERIAL AVALON MOBILE ESTATES LOCATED AT 21207 SOUTH AVALON BOULEVARD (CITY COUNCIL)

I. SUMMARY

On December 10, 2014, following the trial court's order on November 26, 2014 to approve the applicant's request to convert the mobilehome park from a mobilehome rental park to resident ownership, the City Council (Exhibit No. 1) approved the Tentative Tract Map 71206. The approval of the Tentative Tract Map allowed the applicant to pursue the conversion; however, a number of conditions of approval were imposed by the City of Carson (City). Imperial Avalon Mobile Estates is an existing mobilehome rental park located at 21207 South Avalon Boulevard (Exhibit No. 2).

The County of Los Angeles Department of Public Works (COLA/DPW) and the City of Carson Engineering Services Division have reviewed Tract Map No. 71206 and have determined that the Tract Map, as prepared, is ready for final approval. On November 21, 2016, the COLA/DPW issued a letter recommending approval of the Tract Map (Exhibit No. 3). In order for the conversion to be effective, the applicant needs to go through two steps.

The first step is the approval of Tract Map No. 71206, which is the subject of this staff report. The second step is compliance with certain conditions of approval prior to the effectiveness of the conversion. The second step will be discussed later in the staff report.

Staff requests that the City Council approve Tract Map No. 71206 for the conversion by Imperial Avalon Mobile Estates, LLC of the 225-unit rental mobilehome park to resident ownership on a lot approximately 27 acres located at 21207 South Avalon Boulevard.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Tract Map No. 71206 located at 21207 South Avalon Boulevard.
2. MAKE the findings listed in the body of this report.
3. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said Tract Map on the face of Tract Map No. 71206.

III. ALTERNATIVES

DO NOT APPROVE Tract Map No. 71206. However, the Subdivision Map Act requires that the City Council approve the Tract Map once all conditions have been met.

IV. BACKGROUND

The subject site is located on the west side of South Avalon Boulevard between the I-405 to the north and East 213th Street to the south. The site consists of a 225-unit mobilehome park on a site approximately 27 acres.

The site is surrounded by commercial developments to the east, the I-405 freeway to the north, and a residential zone to the west. The subject property is zoned “Residential, Multi-Family - 8 Units per Acre - Design Review” (RM-8-D) and “Commercial, Automotive” (CA). The property to the east is also zoned CA, while properties to west and south are zoned “Residential, Single-Family” (RS). The existing site is consistent with the current RM-8-D zone district with the General Plan land use designation of “Residential, Multi-Family.”

Tract Map No. 71206

On December 10, 2014, following the trial court’s order on November 26, 2014 to approve the applicant’s request to convert the mobilehome park from a mobilehome rental park to resident ownership, the City Council (Exhibit No. 4) approved the Tentative Tract Map 71206.

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 Tract Map has been reviewed, and on November 21, 2016, the City received a letter from the COLA/DPW recommending approval of the Tract Map. Staff concurs with the County's recommendation and requests that the City Council approve Tract Map No. 71206 for the conversion by Imperial Avalon Mobile Estates, LLC of the 225-unit rental mobilehome park to resident ownership on a lot approximately 27 acres located at 21207 South Avalon Boulevard.

Conversion Requirements

Approval of Tract Map No. 71206 does not mean the conversion from rental mobilehome park to ownership mobilehome park has been completed. The Tentative Tract Map required the applicant to comply with the following conditions of approval as referred to in Resolution No. 14-119 (Exhibit No. 5) prior to conversion taking effect. These conditions of approval were largely added by the City Council as the result of statements made by the owner of mobilehome park, Mr. Edward Jong. The following conditions are excerpts from the approved conditions of approval. These have been recorded in a covenant (Exhibit No. 6) that will run with the land. The current park owner, and any future park owner, must comply with these recorded conditions

- "4. The subdivider shall adhere to and comply with the representations made in Tenant Impact Report(s) submitted with the application and the Tenant Impact Report distributed to the park residents in September 2014, which is attached to the City Council staff report for this item as Exhibit No. 7.
5. The purchase price for lots shall be set at fair market value as determined by a neutral and unbiased certified general licensed MAI appraiser, the cost of which will be paid by the park owner.
6. The park owner shall provide a 15% discount from fair market value as determined by the MAI appraiser to existing residents who open escrow within the first 90 days after lots are available for sale, and a 10% discount to existing residents who open escrow within the second 90 days after lots are available for sale.
7. Notwithstanding any other provisions of law, the City of Carson Mobilehome Space Rent Control Ordinance (Carson Municipal Code section 4700 et seq) shall remain in effect for households that are not lower income, as defined in section 50079.5 of the California Health & Safety Code, until escrow has closed on forty-five (45) lots in the park. For purposes of this condition #7, lots sales or transfers to the park owner or to an entity owned or controlled by the park owner do not count toward the 45 lot threshold.
8. Once lot sales begin, all new coach owners will be required to purchase the lot in addition to the mobilehome they purchase from the existing resident.
17. The subdivider shall place a note on the final map, to the satisfaction of the City

Engineer, indicating that this map is approved as a mobile home park conversion project for 225 units.

21. The subdivider shall provide for the continual maintenance of the common areas until a homeowner's association responsible for the maintenance of the common areas is formed."

California Environmental Quality Act Compliance

According to the guidelines to implement the California Environmental Quality Act (CEQA), the proposed project has been determined to be categorically exempt under Section 15300, Existing Facilities, Class 1. Section 15301 states that projects that involve negligible or no expansion of an existing use is categorically exempt. In addition, the project is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

V. FISCAL IMPACT

None. No expenditure of City funds is required.

VI. EXHIBITS

1. Minutes; December 10, 2014; Item No. 2. (pg. 5)
2. Location Map. (pg. 6)
3. Letter from the County of Los Angeles Department of Public Works; dated November 21, 2016. (pg. 7)
4. City Council staff report; December 10, 2014; Item No. 2. (pgs. 8-14)
5. Resolution No. 14-119. (pgs. 15-25)
6. Recorded covenant with conditions of approval (pgs. 26-55)
7. Tenant Impact Report. (pgs. 56-63)

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