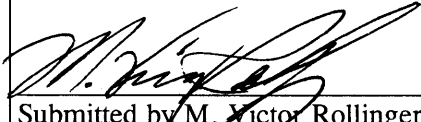


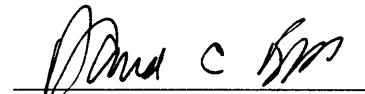


City of Carson Report to Mayor and City Council

January 17, 2012
New Business Consent

SUBJECT: CONSIDER APPROVAL OF TRACT MAP NO. 70818: SUBDIVISION OF SEVEN EXISTING LOTS INTO TWO GROUND LOTS AND SEVEN AIRSPACE LOTS FOR THE DEVELOPMENT OF A MIXED-USE PROJECT AT 708 - 724 E. CARSON STREET AND 21720 - 21814 S. AVALON BOULEVARD


Submitted by M. Victor Rollinger
Development Services General Manager


Approved by David C. Biggs
City Manager

I. SUMMARY

The County of Los Angeles Department of Public Works and the City of Carson Engineering Services Division have reviewed Tract Map No. 70818. The subject property is located at 708 - 724 E. Carson Street and 21720 - 21814 S. Avalon Boulevard (Exhibit No. 1). Staff requests that the City Council approve Tract Map No. 70818 for the subdivision of seven existing lots into two ground lots and seven airspace lots for the development of a mixed-use project for 236 residential units, restaurants, and retail uses, in the Mixed-Use - Carson Street zone.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Tract Map No. 70818, located at 708 - 724 E. Carson Street and 21720 - 21814 S. Avalon Boulevard.
2. MAKE the findings listed in the body of this report.
3. ACCEPT the dedications as indicated on said map.
4. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said map on the face of Tract Map No. 70818.

III. ALTERNATIVES

DO NOT APPROVE Tract Map 70818. However, the Subdivision Map Act requires that the City Council approve the final map once all conditions have been met.

IV. BACKGROUND

On August 25, 2009, the Planning Commission voted to approve Tentative Tract Map No. 70818 (Exhibit No. 2), a subdivision of seven existing lots into two ground lots and seven airspace lots.

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The 4.29-acre project site consists of seven lots located at the southeastern corner of E. Carson Street and S. Avalon Boulevard. The addresses are 708 – 724 E. Carson Street and 21720 – 21814 S. Avalon Boulevard. The project site is zoned MU-CS (Mixed-Use–Carson Street) with a General Plan designation of Mixed-Use Residential and is within Redevelopment Project Area No. 4. Surrounding land uses include a mobile home park to the east, commercial and single family residential uses to the south, a Ralph’s shopping center to the west across S. Avalon Boulevard, and Carson City Hall to the north across E. Carson Street. The area has been developed for a number of decades and has a well established urban character.

The project site was developed with an Econo Lube automobile service shop (parcel 1), built in 1960, at the corner of S. Avalon Boulevard and E. Carson Street. Property address 716 E. Carson Street (parcel 2) was developed with a Mexican food eatery, built in 1966. Property addresses 724 – 730 E. Carson Street (parcel 3) was developed with a commercial strip center, built in 1954. Property addresses 21716 – 21740 S. Avalon Boulevard (parcel 4) was developed with an International House of Pancakes restaurant, a commercial strip center along S. Avalon Boulevard, and a residence with several garages. Property address 21802 S. Avalon Boulevard (parcel 5) was developed with a restaurant and bakery building, and a single-family residence with garage. Property address 21814 S. Avalon Boulevard (parcel 6) was developed with a hardware store building. Parcel 7 was developed with a parking lot which served the former hardware store located on parcel 6. All buildings have been demolished to accommodate the new mixed-use development.

The map is consistent with the requirements set forth in the Municipal Code. The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). Planning Division staff has reviewed the potential environmental impacts of the proposed project. An Initial Study and Mitigated Negative Declaration (MND) were prepared for this project in accordance with the CEQA. The MND was adopted by the Planning Commission on February 26, 2008. No substantial changes to the project have been made with the proposed subdivision and no new impacts other than those identified in the MND will be generated. Therefore, the adopted MND includes the proposed subdivision and no further environmental review is necessary.

The County of Los Angeles Department of Public Works and the City of Carson Engineering Services Division have reviewed Tentative Tract Map No. 70818. On January 10, 2012, the County of Los Angeles Department of Public Works recommended approval of the map (Exhibit No. 3).

Work agreements for the required offsite street improvements have been submitted to the City Engineer by the developer, Thomas Safran and Associates,

as part of the Design Overlay Review (DOR 1256-07) in order to ensure completion of these public improvements according to city policy.

Prior to recordation, the following findings must be made:

- a. That the project will not violate any of the provisions of Sections 66474, 66474.1, and 66474.6 of the Subdivision Map Act.
- b. That 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. That the development of the property in the manner set forth on the subject division of land will 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.

V. FISCAL IMPACT

None.

VI. EXHIBITS

- 1. Location Map. (pg. 5)
- 2. Planning Commission Minutes, August 25, 2009, Item No. 11. (pgs. 6-7)
- 3. Letter from the County of Los Angeles Department of Public Works dated January 10, 2012. (pg. 8)

G:\ENGINEERING DIVISION\DEVELOPMENTS\ADDRESS FILES\AVALON BLVD\21720 - 21814 S. Avalon Blvd (SAFRAN DEV)\TTM 70818\01-17-12 CC Approval of Final Map 70818.docx

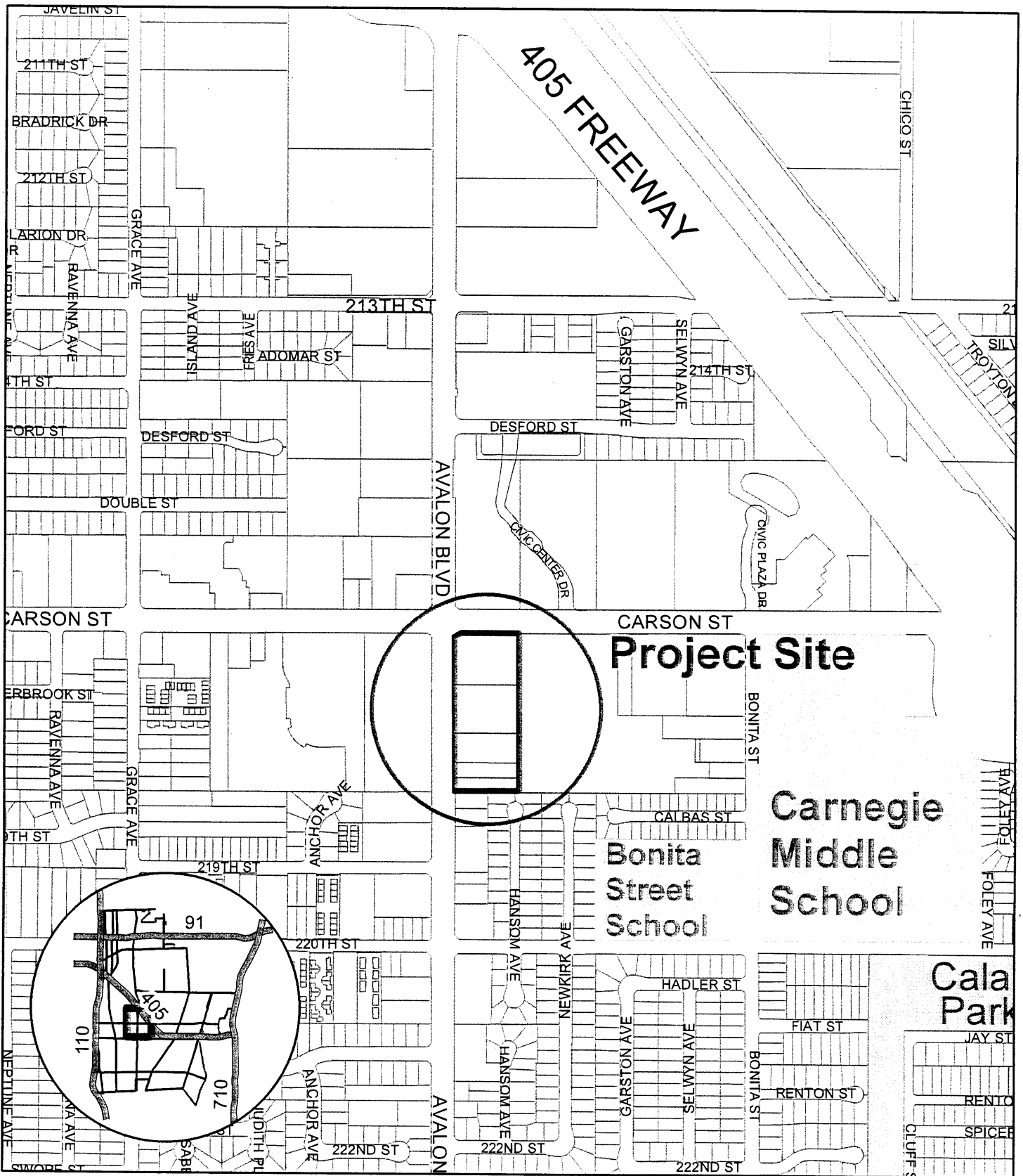
Prepared by: Raymond Velasco, PE, Associate Civil Engineer

TO:Rev091911

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Development Services
Economic Development	Public Services

Action taken by City Council	
Date _____	Action _____





Location Map
Tract Map No. 70818
708-724 E. Carson Street
21720-21814 S. Avalon Boulevard

EXHIBIT NO. 1



11. PUBLIC HEARING

A) Tentative Tract Map No. 70818

Applicant's Request:

The applicant, Thomas Safran & Associates, is requesting a subdivision of seven existing lots on 4.29 acres into two ground lots and seven airspace lots for the development of a mixed-use project for 236 residential units, restaurants, and retail uses. The project site is zoned MU-CS (Mixed-Use – Carson Street) and is located within Redevelopment Project Area No. 4, 708-724 East Carson Street and 21720-21814 South Avalon Boulevard.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Tentative Tract Map No. 70818, subject to the conditions of approval attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 09-2266, entitled, "A Resolution of the Planning Commission of the city of Carson approving Tentative Tract Map No. 70818 for the subdivision of seven lots into two ground lots and seven airspace lots for the construction of a mixed-use development located at 708-724 East Carson Street and 21720-21814 South Avalon Boulevard." He noted the following amendments to the Conditions of Approval: delete any reference to "traffic study" in Condition Nos. 17, 27, 87; delete Condition No. 73 and renumber accordingly; and add "prior to recordation of the final map" at the end of Condition No. 74.

Commissioner Graber stated that the senior residents should not have to pay the park fees for the low income housing, suggesting these fees be eliminated or reduced.

Senior Planner Signo explained that these fees are set by ordinance whether they are affordable or market rate housing.

Chairman Faleto go opened the public hearing.

Tyler Monroe, representing the applicant, provided a status report on the successful activities with financing this project; advised that Thomas Safran & Associates manages its own properties; and stated that this project should be complete within two years. He noted his concurrence with the amended Conditions of Approval.

Neva Rogers, resident, urged the City and Safran to allow pets in this building, noting that pets are the main/only companions for many seniors. She pointed out that when she applied for the Villagio housing, she was immediately turned away because they would not allow pets.

There being no further input, Chairman Faleto go closed the public hearing.

Commissioner Brimmer addressed Ms. Rogers comment, noting the applicant should consider allowing pets.



Chairman Faletogo asked that staff work with the applicant in addressing this legitimate request to allow pets.

Planning Commission Decision:

Vice-Chair Saenz moved, seconded by Commissioner Brimmer, to approve the applicant's request, deleting any reference to "traffic study" in Condition Nos. 17, 27, 87; delete Condition No. 73 and renumber accordingly; and add "prior to recordation of the final map" at the end of Condition No. 74. This motion was superseded by the second substitute motion.

By way of a substitute motion, Commissioner Graber moved to recommend that City Council either eliminate or reduce the Park and Recreation fee of \$4,672 per multi-family dwelling unit for this project and others that include senior and affordable housing. This motion failed due to the lack of a second.

By way of a substitute motion, Commissioner Park moved, seconded by Chairman Faletogo, to approve the applicant's request, deleting any reference to "traffic study" in Condition Nos. 17, 27, 87; delete Condition No. 73 and renumber accordingly; add "prior to recordation of the final map" at the end of Condition No. 74; and recommend that City Council consider either eliminating or reducing the Park and Recreation fees of \$4,672 per multi-family dwelling unit for this project and others that include senior and affordable housing; and moved to adopt Resolution No. 09-2266. The motion carried as follows:

AYES: Brimmer, Brown, Faletogo, Gordon, Graber, Park
NOES: Saenz, Schaefer
ABSTAIN: None
ABSENT: Verrett





COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

January 10, 2012

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: LD-2

Mr. Victor Rollinger
Development Services
General Manager/City Engineer
City of Carson
P.O. Box 6234
Carson, CA 90749

Dear Mr. Rollinger:

TRACT NO. 70818

Tract No. 70818 (enclosed) has been reviewed and approved by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with the State Subdivision Map Act. It is ready for your examination and certification as to compliance with the conditions of approval and applicable City ordinances.

The City Council or Advisory Agency should make the findings required by the State Environmental Quality Act and the Subdivision Map Act.

After your approval and the approval of the City Council or Advisory Agency, the final map should be returned to the County of Los Angeles Department of Public Works' Land Development Division, Subdivision Mapping Section, for filing with the Registrar-Recorder/County Clerk's office.

If you have any questions, please contact Mr. Gary Guo of Subdivision Mapping Section at (626) 458-4915 or gguo@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works

for ANTHONY E. NYIVIH
Assistant Deputy Director
Land Development Division

GG:ca
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Enc.

EXHIBIT NO. 03

