October 23, 2018

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT NO. TR063296-(2)
GENERAL PLAN AMENDMENT NO. 200500009
ZONE CHANGE NO. 200500014
CONDITIONAL USE PERMIT NO. 200500152
VESTING TENTATIVE TRACT MAP NO. 063296
ENVIRONMENTAL ASSESSMENT NO. 200500152
APPLICANT: MAUPIN DEVELOPMENT INC.
CARSON ZONED DISTRICT
(SECOND SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The applicant, Maupin Development Inc., is requesting to create one multi-family residence lot developed with 58 attached townhomes dispersed among seven buildings through Vesting Tentative Tract Map. No. 063296. The project site is presently Zoned M-1 (Light Manufacturing) and A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) and the land use designation is H9 (Residential – Up to Nine Dwelling Units Per Acre) and IL (Light Industrial). Therefore, a General Plan Amendment is required to change the land use designation to H30 (Residential – Up to Thirty Dwelling Units Per Acre) and change the zoning to Zone R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program). A Conditional Use Permit (CUP) is required whenever a Zone Change is requested to facilitate the higher-density residential subdivision request on 3.13 acres.
IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Indicate its intent to adopt the Mitigation Negative Declaration (MND) associated with Environmental Assessment No. 200500152, finding that the project will not have a significant effect on the environment;

2. Instruct County Counsel to prepare the necessary resolution amending the General Plan (General Plan Amendment No. 200500009) as recommended by the Regional Planning Commission (RPC);

3. Instruct County Counsel to prepare the necessary ordinance to change zones within the Carson Zoned District, as recommended by RPC (Zone Change No. 200500014);

4. Instruct County Counsel to prepare the necessary findings to affirm RPC's approval of CUP No. 200500152 and Vesting Tentative Tract Map No. 063296.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project supports General Plan policies for developing higher-density residential that is compatible with the existing surrounding uses and locates housing closer to existing services, facilities, infrastructure and employment. The 58-unit townhome development provides an alternate home ownership type to the traditional simple fee lot ownership structure making home ownership accessible to a wider income-level range. The project also includes five units, voluntarily set-aside by the applicant, for moderate-income households. The development would be located near an elementary school, a park facility, and major employment centers such as the Harbor Hospital and Ports of Long Beach and Los Angeles. The project site is located in a high quality transit area as public transit stops are located in front of the development and cater-cornered to the project.

The General Plan Amendment and Zone Change would change designations to those currently in use immediately north of the project site and the proposed townhome style is compatible with the existing townhomes across the street.

Implementation of Strategic Plan Goals

The recommendation meets the Strategic Plan Goal of Fostering Vibrant and Resilient Communities by providing residences at a higher-density in a high quality transit area, close to the Harbor Hospital and Ports of Los Angeles and Long Beach which are major employment centers in the South Bay Region. The project also includes five voluntary set aside units for moderate income households.
FISCAL IMPACT/FINANCING

The project promotes the goal of fiscal responsibility. It includes five units set aside for moderate income households and is located in an urban revitalization area, will efficiently utilize existing infrastructure investments and reduce the demand for extension of and maintenance of linear utilities and infrastructure to undeveloped land located on or beyond the urban fringe. Implementation of the proposed General Plan Amendment, Zone Change, CUP, and Vesting Tentative Tract Map should not result in any new significant costs to the County or to the Department of Regional Planning, and no request for financing is being presented.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The RPC conducted a duly-noticed public hearing on June 13, 2018, and August 15, 2018, in the matter of Project No. TR063296-(2), consisting of CUP No. 200500152. The project permit was heard concurrently with Vesting Tentative Tract Map No. 063296, General Plan Amendment No. 200500009, and Zone Change No. 200500014. The requests before RPC were: to amend the Land Use Policy Map of the General Plan from H9 (Residential – Up To Nine Dwelling Units Per Acre) and IL (Light Industrial) to H30 (Up To Thirty Dwelling Units Per Acre); to change zoning from M-1 (Light Manufacturing) and A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) to R-3-23U-DP (Limited Multiple Residence - 23 Dwelling Units Per Net Acre - Development Program); approval of a CUP for the Development Program (DP) zone including a modification of the maximum building height of 35 feet in the R-3 zone to allow up to 44 feet, and maximum fence height within the front yard setback of three and one half feet to allow up to six feet; and approval of Vesting Tentative Tract Map to create one multi-family lot with 58 attached condominium units in seven buildings.

On May 30, 2018, a public hearing was opened and staff recommended a continuance to June 13, 2018, to allow completion of the public hearing notice period. On June 13, 2018, a duly-noticed public hearing was held and the RPC continued the public hearing to give the applicant time to consider incorporating affordable housing into the project and to give staff time to look into traffic safety concerns raised by residents. RPC voted 5-0 at its August 15, 2018, meeting to close the public hearing; indicate its intent to adopt the MND, approve the Vesting Tentative Tract Map and CUP, and recommend to the Board of Supervisors (Board) approval of the General Plan Amendment and adoption of the Zone Change; and directed staff to return with final findings and conditions for approval at a future consent date.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the Los Angeles County Code (County Code), the Vesting Tentative Tract Map and CUP approved by RPC are deemed to be called for review by the Board and shall be considered concurrently with the recommended General Plan Amendment and Zone Change. A public hearing is required pursuant to Sections 22.16.200 and 22.60.240 of the County Code and Sections 65856 and 66452.5 of the Government Code. Notice of
the hearing must be given pursuant to the procedures set forth in Section 22.60.17 of
the County Code. These procedures exceed the minimum standards of Government
Code Sections 6061, 65090 and 65856 relating to notice of public hearing.

ENVIRONMENTAL DOCUMENTATION

An Initial Study was prepared for this project in compliance with California Environmental
Quality Act (CEQA) requirements (Public Resources Code Section 21000 et. seq.), the
State CEQA Guidelines, and the environmental document reporting procedures and
guidelines of the County of Los Angeles. In accordance with State and County CEQA,
an MND was prepared for the project. The MND concludes that certain potentially
significant impacts relating to 1) Noise, 2) Water Quality, 3) Traffic, 4) Fire/Sheriff
Services, and 5) Environmental Safety would be reduced to less than significant with
implementation of the proposed mitigation measures in the Mitigation Monitoring
Program.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the proposed project, consisting of a General Plan Amendment, Zone Change,
CUP, Vesting Tentative Tract Map, and associated MND is not anticipated to have a
negative impact on current services.

For further information, please contact Marie Pavlovic at (213) 974-6433 or
mpavlovic@planning.lacounty.gov.

Respectfully submitted,

Amy J. Bodek, AICP
Director

Attachments: Commission Staff Reports and Correspondence
Findings and Conditions
Mitigated Negative Declaration

c: Executive Office, Board of Supervisors
   Assessor
   Chief Executive Office
   County Counsel
   Public Works

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