



AGENDA

REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

TUESDAY, JANUARY 16, 2024 AT 7:00 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.org

I. Meeting Procedure PC

PUBLIC ADVISORY: This meeting will be conducted in person and by video-conferencing pursuant to the provisions of Government Code Section 54953(e) (as amended by AB 361), which authorizes teleconferenced meetings under the Brown Act in compliance with Government Code Section 54953(e) during a proclaimed State of Emergency. For this meeting, it will be conducted through a hybrid combination of in-person and/or virtual attendance of the members of the Planning Commission and invited staff at City Hall in the City Council Chambers located at 4319 E. Slauson Avenue and via teleconference using the Zoom platform and broadcasted live on the City's Facebook page. The public may participate in person and or by using the virtual platform (Zoom).

Public Participation options:

1. **In-Person** - Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA

2. **Zoom:** Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81614313143?pwd=M0xkVnNBNVhGTjlsT2s1ZjBJOGdLUT09>

Passcode: 078194

Public Comment using a virtual platform: join in through the link provided above. Use the "raise hand" feature (for those joining by phone, press *9 to "raise hand") during the public participation period for agenda items or during the public participation period for non-agenda items. The Zoom Host will call on people to speak by name provided or last 4 digits of phone number.

3. **Phone:** 1-669-900-6833 Enter Meeting ID: 816 1431 3143 Passcode: 078194

Public Comment for those joining by phone, use the “raise hand” feature by pressing *9 during the public participation period for agenda items or during the public participation period for non-agenda items.

4. **Before the Meeting:** Public comment will be accepted for the record in advance by 4:30 pm the day of the meeting by email to daisy.guerrero@cityofmaywood.org; or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council meeting, please contact the City Clerk's Office, (323) 562-5714 within 48 hours of the meeting.

II. CALL TO ORDER/ROLL CALL

COMMISSIONERS

Raul Rodriguez, Chairperson
Alfredo Morales, Vice Chairperson
Crystal Acosta
Diego Jimenez
Angelina Martinez

STAFF

Steve Fowler, Director of Building and Planning
Lindsay Thorson, Assistant City Attorney
Calvin Ko, Assistant Planner

III. APPROVAL OF AGENDA

IV. PUBLIC COMMENT (Time allotted: 3 minutes)

At this time, members of the public may address the Commission regarding the items not on this Planning Commission agenda. The Commission cannot discuss or take actions on any items not on the agenda unless authorized by law. If you want to comment during the public comment portion of the agenda, you agenda may use the instructions provided in section **III. MEETING PROCEDURES** beginning on page 1 of this agenda.

V. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR do not require significant reporting and/or discussion for decision, or are considered to be routine, and will be approved by one motion as recommended. There will be no separate discussion of these items unless a Commissioner or staff request separate discussion prior to approval.

VI. PUBLIC HEARING

1. TENTATIVE PARCEL MAP APPLICATION PC23-04 (TENTATIVE PARCEL MAP NO. 84166)

VII. DIRECTOR'S REPORT

VIII. COMMISSION COMMENTS

IX. ADJOURNMENT - The next Regular Meeting of the Maywood City Council is

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, City Clerk or Deputy City Clerk hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to raising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.



AGENDA REPORT

CITY OF MAYWOOD



AGENDA ITEM NO. 1.

DATE: January 16, 2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING

BY: CALVIN KO, ASSISTANT PLANNER

SUBJECT: TENTATIVE PARCEL MAP APPLICATION PC23-04 (TENTATIVE PARCEL MAP NO. 84166)

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC 24-1, recommending that the City Council approve Tentative Parcel Map Application No. PC23-04, ("Application") to merge parcels located at 4539 East 59th Place, Assessors Parcel Number ("APN") 6313-011-021 and 4545 East 59th Place, APN 6313-011-20 into one parcel and find the merger exempt from CEQA.

BACKGROUND:

Mathur Investments, LLC ("Applicant") is requesting approval of the merger of two adjacent parcels into one parcel for future development. The parcels are located on East 59th Place, between Atlantic Boulevard on the west, King Avenue to the east, and Slauson Avenue to the north. The current parcels have a zoning designation of Residential (R-3). The surrounding properties to the west, east, and south are also residential dwellings in the Residential (R-3) zone. The parcel directly north of the two parcels is a commercial motel located in the Commercial (C) zoned area. The lot was originally part of Tract 3648 lot number 1369. This lot was later divided into 4 parcels, two of which are the parcels that the Applicant would like to merge together.

The two parcels are owned by the Applicant. Parcel "A" is located at 4539 East 59th Place. Parcel "B" is located directly above Parcel A on the same lot, and is given the address 4545 East 59th Place. The Applicant is proposing a residential addition to the existing structure. The City cannot approve development of a noncompliant structure and parcels. Parcel A contains the single family dwelling unit. The dimensions of Parcel A are approximately 39 feet by 70 feet. Parcel B contains the detached garage and is considered a flag lot. Parcel B dimensions are 1 foot by 70 feet from East 59th Place, and 40 feet by 70 feet in the rear. The parcels will need to be consolidated before the City can review the proposed scope of work on the existing structure. Residential development criteria cannot be enforced until a parcel conforms with the minimum City requirements.

DISCUSSION:

Section 6(b) of the City's Subdivision Ordinance sets forth the Planning Commission's responsibility for land divisions.

"The Planning Commission shall be the Advisory Agency and be responsible for recommending approval, conditional approval, or denial of the application for land division and reporting its action to the City Council."

Section 8 of the City's Subdivision Ordinance provides that map approval requires a finding of General Plan consistency as follows:

"At the public hearing, the Planning Commission shall hear all testimony and evidence, and recommendations, and shall recommend approval, conditional approval, or disapproval of the tentative map within thrifty (30) days of the filing thereof. Such action shall specify the facts and reasons for the decision made with a finding as to whether or not the division, along with its improvement and design, conforms to the City General Plan."

In addition, Government Code Section 66474 of the Subdivision Map Act requires that the following findings be made

- A. That the proposed map is consistent with the applicable general and specific plans as specified in Section 65451

The parcel merger is located in a residential designated area of the General Plan. The consolidation of the parcels will meet the minimum lot width requirement of 40 feet. Additionally, it will allow for the proper review of the proposed development of the lot based on the new property lines that will be established. The parcels have a MZO designation as Residential; they are not within a specific plan area. According to 4010.50 of the MZO, the minimum lot size shall be 5,000 square feet. Parcel "A" is approximately 2,816 square feet. Parcel "B" is approximately 2,877 square feet. Once the parcels are merged, it will be approximately 5,693 square feet. According to 4010.60, the minimum lot width shall be 40 feet. The dimensions of Parcel A are approximately 39 feet by 70 feet. Parcel B contains the detached garage and is considered a flag lot. Parcel B dimensions are 1 foot by 70 feet from East 59th Place, and 40 feet by 70 feet in the rear. The consolidated parcel will have a lot width of 40 feet.

- B. That the design or improvement of the proposed merger is consistent with applicable general and specific plans.

The proposed merger is consistent with the MZO with usage and zoning as indicated below. The adjacent parcels are also designated for Residential (R-3) and their uses are within scope.

Surrounding Lan Use and Zoning for 4539 East 59th Place

North - Garage, Residential (R-3)

South - Multifamily dwelling, Residential (R-3)

West - Multifamily dwelling, Residential (R-3)

East - Single family dwelling, Residential (R-3)

Surrounding Lan Use and Zoning for 4545 East 59th Place

North - Motel, Commercial (CM)

South - Singly family dwelling, Residential (R-3)

West - Multifamily dwelling, Residential (R-3)

East - Single family dwelling, Residential (R-3)

- C. That the site is physically suitable for the type of development.

The site is physically suitable for the type of residential development. There is no change in use for the parcel. This is a consolidation of properties owned by the Applicant. Parcel "A" contains a single family dwelling and Parcel "B" contains a garage.

- D. That the site is physically suitable for the proposed density of development.

The site is physically suitable for the proposed density of the development. According to Section 4010.80 of the MZO, irrespective of its square footage, a lot with less than 50 feet in width can only have a single-family dwelling or a primary dwelling unit and second dwelling unit constructed pursuant

to the provisions of Appendix C. The proposed addition is to the existing single family dwelling unit, along with the proposed detached accessory dwelling unit of 585 square feet.

- E. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injuries to fish or wildlife or their habitat.

The merger is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the merger is proposed within an entirely urbanized area and the parcels are graded and paved. The newly created parcel is connected to all urbanized utilities.

- F. That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

The design of the merged parcel or type of improvements is not likely to cause serious public health problems in that the proposed merger is for parcel consolidation and continued use of the existing parcel.

- G. That the design of the subdivisions or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. .

The design of the parcel does not contain easements for access through, or use of, property within the proposed merged parcels.

This item was advertised as a public hearing in the Bell/Maywood Industrial Post newspaper, and notices were mailed to all property owners within a 500-foot radius of the site.

LEGAL REVIEW:

The Planning Department Staff has determined that the parcel merger is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The parcel merger qualifies under class 32 exemption under State CEQA Guideline Section 15332 (In-Fill Development) because the proposed parcel merger is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the site is within city limites on a site of no more than five acres substantially surrounded by urban guess; the site has no value has habitat for endangered, rare or threatened species; approval would not result in any significant effects relating to traffic, noise, air quality, or water quality.

FISCAL IMPACT:

ATTACHMENT(S)

1. TPM 84166 - 4539 E. 59th Pl.

RESOLUTION NO. PC24-0472

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MAYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP APPLICATION PC24-01 TO ALLOW THE PARCEL MERGER OF TWO RESIDENTIAL PARCELS, ASSESSOR PARCEL NUMBER ("APN") 6313-011-020 AND 6313-011-021 INTO ONE PARCEL, LOCATED AT 4539 E. 59TH PLACE, FOR DEVELOPMENT AND FINDING PARCEL MERGER EXEMPT UNDER CEQA

THE PLANNING COMMISSION OF THE CITY OF MAYWOOD, CALIFORNIA HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

WHEREAS, Mathur Investments, LLC ("Applicant") filed Application No. PC24-01 for a Tentative Parcel Map ("TPM") to allow the parcel merger of two adjacent residential parcels located at 4539 East 59th Place and 4545 East 59th Place ("Application"); and

WHEREAS, the parcels have a General Plan designation of Residential and zoning designation of Residential (R-3); and

WHEREAS, the City's Subdivision Ordinance provides that the Planning Commission serves as the advisory agency to recommend approval, conditional approval, or denial of applications for land mergers to the City Council after a public hearing; and

WHEREAS, City Planning Department staff reviewed the proposed TPM for compliance with the State Subdivision Map Act, the City's General Plan, and the City's Zoning and Subdivision Ordinances; and

WHEREAS, Planning Department staff also completed an initial environmental assessment of the proposed matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine the parcel merger is Categorically Exempt from CEQA review as a Class 32 exemption pursuant to State CEQA Guidelines Section 15332 because the project falls within exemption requirements for the in-fill development projects; and

WHEREAS, on January 16th, 2024, the Planning Commission of the City of Maywood ("Commission") conducted a duly noticed public hearing on the Application at which time all persons wishing to testify in connection with the Application were heard and the Application was comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION FOR THE CITY OF MAYWOOD DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Commission, including the staff report, and pursuant to the provisions of the Maywood Subdivision Ordinance, the Commission finds as follows:

- A. That the proposed TPM is consistent with the applicable general and specific plans as specified in Section 65451. The parcels are located in a residential designated area of the General Plan. The consolidation of the parcels will meet the minimum lot width requirement of 40 feet. Additionally, it will allow for the proper review of the proposed development of the lot based on the new property lines that will be established. The project site has a MZO designation as Residential; it is not within a specific plan area. According to 4010.50 of the MZO, the minimum lot size shall be 5,000 square feet. Parcel "A" is approximately 2,816 square feet. Parcel "B" is approximately 2,877 square feet. Once the parcels are merged, it will be approximately 5,693 square feet. According to 4010.60, the minimum lot width shall be 40 feet. The dimensions of Parcel A are approximately 39 feet by 70 feet. Parcel B contains the detached garage and is considered a flag lot. Parcel B dimensions are 1 foot by 70 feet from East 59th Place, and 40 feet by 70 feet in the rear. The consolidated

parcel will have a lot width of 40 feet.

3. That the design or improvement of the proposed parcel merger is consistent with applicable general and specific plans. The proposed Marcel merger is consistent with the MZO with usage and zoning. The adjacent parcels are also designated for Residential (R-3) and their uses are within scope.
- C. That the site is physically suitable for the type of development contemplated. There is no change in use for the parcels. This is a consolidation of properties owned by the Applicant. Parcel "A" contains a single family dwelling and Parcel "B" contains a garage.
- D. That the site is physically suitable for the proposed density of development. The site is physically suitable for the proposed density of the development. According to Section 4010.80 of the MZO, irrespective of its square footage, a lot with less than 50 feet in width can only have a single-family dwelling or a primary dwelling unit and second dwelling unit constructed pursuant to the provisions of Appendix C. The proposed addition is to the existing single family dwelling unit, along with the proposed detached accessory dwelling unit of 585 square feet.
- E. That the design of the parcel merger or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injuries to fish or wildlife or their habitat. The merger is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the parcel merger is proposed within an entirely urbanized area and the parcel is graded and paved. The newly created parcel is connected to all urbanized utilities.
- F. That the design of the parcel merger or type of improvements is not likely to cause serious public health problems. The design of the merged parcel or type of improvements is not likely to cause serious public health problems in that the proposed merger is for parcel consolidation and continued use of the existing parcel.
3. That the design of the parcel merger or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed parcel merger. In this case, the design of the parcel does not contain easements for access through, or use of, property within the proposed merger.

SECTION 2. The Planning Commission finds that the Application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission has analyzed the Application and has concluded that it is appropriate in this case to grant a Class 32 Categorical Exemption under CEQA Guidelines Section 15332 because the proposed parcel merger is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the site is within City limits on a site of no more than five acres substantially surrounded by urban uses; the site has no value as habitat for endangered, rare or threatened species; and approval would not result in any significant effects relating to traffic, noise, air quality, or water quality.

SECTION 3. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings set forth in this Resolution, the Commission hereby recommends that the City Council approve TPM Application No. PC24-01 and find the merger exempt from CEQA to allow the parcel merger of two residential zoned parcels into one parcel.

SECTION 4. The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Planning Commission based its decisions is as follows : Steve Fowler, Director of Building and Planning.

SECTION 5. Effective Date. This Resolution shall become effective upon its adoption

PASSED, APPROVED AND ADOPTED THIS 16TH DAY OF JANUARY, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Raul Rodriguez
Planning Commissioner Chairperson

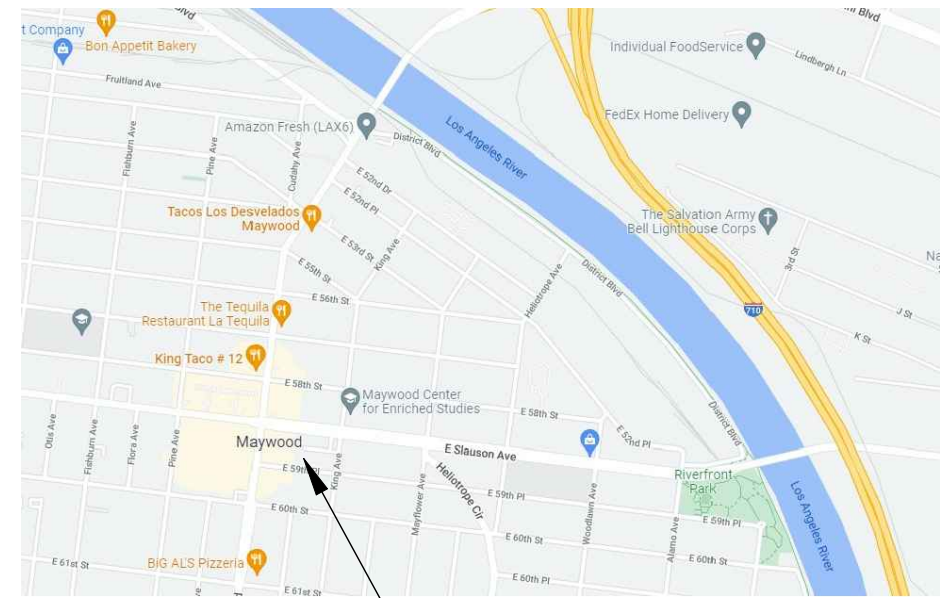
ATTEST:

Steve Fowler
Planning Commission Secretary

TENTATIVE PARCEL MAP NO. 84166
IN THE CITY OF MAYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
DATE: 05/04/2023



VICINITY MAP
NOT TO SCALE



OWNERS/SUBDIVIDERS:

MATHUR INVESTMENTS LLC
JITENDRABHAI MATHUR AND NIRMALABEN BHAKTA
4632 E. SLAUSON AVENUE
MAYWOOD, CA 90270

ZONING:

PRESENT - R-3
PROPOSED - R-3

LAND USE:

PRESENT - RESIDENTIAL
PROPOSED - RESIDENTIAL

PROJECT ADDRESS:

4539-4545 59TH PLACE
MAYWOOD, CA 90270

AREA: 5,693 SQUARE FEET OR 0.13 ACRES

APN: 6313-011-020 & 021

FLOOD ZONE:

FLOOD ZONE: ZONE "X"
AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
FIRM PANEL NO.: 06037C1810F
EFFECTIVE DATE: 09/26/2008
CITY OF MAYWOOD 060651

LEGAL DESCRIPTION:

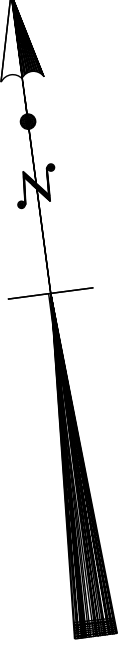
PORTIONS OF LOT 1369 OF TRACT MAP NO. 3648, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40 PAGES 60 AND 61 OF MAPS, IN THE OFFICE F THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:

THE BEARING N 82° 47' 15" W OF THE CENTERLINE OF 59TH PLACE WAY AS SHOWN ON TRACT NO. 3648 MAP BOOK 40 PAGES 60 AND 61.

EASEMENT NOTE:

AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 4585 PAGE 214, O.R. AFFECTS THE REAR PROPERTY LINE.



SCALE: 1"=10'

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28918
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STATE OF CALIFORNIA

5/4/2023
DATE