



Legislation Details (With Text)

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Title: CONSIDER BOND RELEASE FOR TRACT MAP NO. 78226: 175 UNIT RESIDENTIAL CONDOMINIUMS AT CARSON LANDING LOCATED AT NORTHWEST CORNER OF VICTORIA STREET AND CENTRAL AVENUE

Sponsors:

Indexes:

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Attachments: 1. Exhibit 1. Tract 78226 - Location Map, 2. Exhibit 2. County Letter recommending Bond Release

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

Tuesday, May 21, 2024

Consent

SUBJECT:

CONSIDER BOND RELEASE FOR TRACT MAP NO. 78226: 175 UNIT RESIDENTIAL CONDOMINIUMS AT CARSON LANDING LOCATED AT NORTHWEST CORNER OF VICTORIA STREET AND CENTRAL AVENUE

I. SUMMARY

On November 7, 2018, the City adopted Resolution No. 18-119 establishing the City of Carson Community Facilities District No. 2018-01 (“CFD No. 2018-01”) (Maintenance and Services) and Future Voluntary Annexation Areas. On January 4, 2022, the City Council approved Tract Map No. 78226: a subdivision development of Carson landing consisting of (175 units) residential condominiums ranging approximately from 1,423 square feet to 2,072 square feet on the Northeast corner of Victoria Street and Central Avenue. The construction of offsite improvements for Tract Map No. 78226 has been completed in compliance with the approved plans and specifications and in a manner satisfactory to the City’s engineering staff.

The developer requests the release of the bonds to reflect the completed sewer improvements. Staff recommends that the City Council approve the work as complete and authorize staff to release the performance Bond of \$1,112,900.00 and Payment bond of in the amount of \$1,112,900.00 for Tract Map No. 78226.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the work as complete.
2. ACCEPT the new off-site improvements for public use.
3. AUTHORIZE the release of the Performance bond in the amount of \$1,112,900.00 for construction of public sewer improvements for Tract Map No. 78226.
4. AUTHORIZE the release of the Payment bond in the amount of \$1,112,900.00 for the construction of public sewer improvements for Tract Map No. 78226.
5. INSTRUCT the City Clerk to send a copy of the City Council action to the principal, surety, and the County of Los Angeles Department of Public Works.

III. ALTERNATIVES

DO NOT APPROVE the release of the bond. However, it is standard procedure to release the bond once the work is completed.

IV. BACKGROUND

On June 25, 2019, the Planning Commission conditionally approved Tentative Tract Map No. 78226, providing for a subdivision of land for development of 175 units of residential condominiums on a lot of approximately 8.07 acres located at the Northeast corner of intersection of Victoria Street and Central Avenue (Exhibit No. 1). City Council's approval of the required Specific Plan Amendment for the project was granted on August 6, 2019, via adoption of Resolution No. 19-145. On December 13, 2021, the County of Los Angeles Department of Public Works issued a letter recommending approval of the final Tract Map No. 78226 which was then accepted by the City Council on January 4, 2022.

Tract Map No. 78226 allowed for the construction of a 175-condominium development on an 8.07-acre site located at the Northeast corner of Victoria Street and Central Avenue. The surrounding uses of the site are to the North: City of Compton Industrial Zone, South: Dominguez Technology Center, East: Industrial Building; West: Existing Single Family Residential Developments.

The installation of sewer lines to serve this development has been completed. The faithful Performance Bond of \$1,112,900.00, and the Payment Bond of \$1,112,900.00 authorized for release is for the sewer improvements. City Public Works Inspectors have also inspected and approved the completion of the required improvements within the public right of way, such as driveways, traffic signal, sidewalk, and slurry seal of streets.

According to the letters from the County of Los Angeles Department of Public Works, the sewer improvements have been recommended for acceptance for public use (Exhibit No.2).

The developer has now requested that the City of Carson release the performance Bond and Payment Bond for the completed work. The City engineering staff and the County of Los Angeles Department of Public Works recommend their release.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Location Map - Tract Map No. 78226 (pg. 4)
2. Letter from County of Los Angeles Department of Public Works, dated October 19, 2023 (pg. 5)

Prepared by: Dr. Arlington Rodgers Jr., Director of Public Works and Gilbert Marquez, PE, City Engineer