



Legislation Text

File #: 2023-0549, Version: 1

Report to Mayor and City Council

Tuesday, September 05, 2023

Consent

SUBJECT:

CONSIDER APPROVAL OF FINAL TRACT MAP NO. 74898: DEVELOPMENT OF 5-UNIT RESIDENTIAL CONDOMINIUM LOCATED AT 21915 DOLORES STREET

I. SUMMARY

The County of Los Angeles Department of Public Works and the City of Carson Engineering Services Division have reviewed Tract Map No. 74898 and have determined that the final Tract Map as prepared is ready for final approval. A letter dated January 25, 2023 was issued by the Los Angeles County Department of Public Works recommending approval of the Final Map (Exhibit No.1).

Staff requests that the City Council approve Final Tract Map No. 74898 for the development of five (5) residential condominium units on a lot approximately 17,300 S.F. (0.39 acres) located at 21915 Dolores Street (Exhibit No. 2)

II. RECOMMENDATION

TAKE the following actions:

1. MAKE the findings listed in the body of this report.
2. APPROVE Tract Map No. 74898 for 5 residential condominium units located at 21915 Dolores Street.
3. ACCEPT on behalf of the public the offer of dedication set forth in Tract Map No. 74898.
4. ACCEPT the bonds and improvement securities listed in the body of this report.
5. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said Tract Map on the face of Tract Map No. 74898.

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III. ALTERNATIVES

1. DO NOT APPROVE Tract Map No. 74898. However, the Subdivision Map Act requires that the City Council approve the Final Tract Map once all requirements and conditions have been met.
2. TAKE another action the City Council deems appropriate at this time consistent with the requirements of the law.

IV. BACKGROUND

On July 9, 2019, the Planning Commission approved Tentative Tract Map No.74898 that provides a subdivision development of 5-units of residential condominiums on a lot of approximately 0.39 acres, located at 21915 Dolores Street (Exhibit No. 3). Each unit measures approximately 1,900 square feet with an attached two-car garage, there will be five surface parking spaces and the residents will enjoy approximately 850 square feet of common open space that includes community amenities. The project site is located along Dolores Street between 219th Street to the north and 220th street to the south, and in close proximity to Carson Street.

The following provides a summary of the site information:

- General Plan Land Use Designation: Medium Density Residential
- Zone District: RM-12-D (Multiple Dwelling Residential, up to 12 dwelling units per acre, with Design Overlay)
- Site Size: 0.39 acre (16,789 sf)
- Present Use and Development: Single Family Residential with detached garage
- Surrounding Uses/Zoning: Existing one and two-story multifamily residential homes.

The project is consistent with the standards of the Multi Dwelling Residential (RM-12-D) zoning designation and the Medium Density Residential General Plan land use designation and will remain consistent with the surrounding uses.

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332, Class 32 - In-Fill Development Projects.

The Engineering Division has received the bonds and improvement securities for the required offsite improvements, including street, sewer, and water, in order to ensure completion of these public improvements according to City policy. Prior to recordation, the findings must be made as follows:

- The project will not violate any of the provisions of Section 66474, 66474.1, and 66474.6 of the Subdivision Map Act.
- The proposed subdivision, together with the provisions for its design an 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. 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 by the County of Los Angeles Department of Public Works and City staff, and the City received a letter dated January 25, 2023 from the County of Los Angeles Department of Public Works recommending approval of the Final Map. Per CMC 9204.3, Staff has confirmed the Tract Map conforms to the approved tentative map and to the requirements and conditions contained on the report approving the tentative map. Staff concurs with the County's recommendation and requests that the City Council approve Tract Map No. 74898 for the subject site located at 21915 Dolores Street.

V. FISCAL IMPACT

None. No expenditure of City funds is required.

VI. EXHIBITS

1. Letter from the County of Los Angeles Department of Public Works dated January 25, 2023 (pg.4).
2. Final Tract Map 74898 (pgs.5-6).
3. Planning Commission Meeting Minutes, dated July 9, 2019 (pgs. 7-14).
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