



Legislation Text

File #: 2024-0630, Version: 1

Report to Mayor and City Council

Tuesday, July 16, 2024

Consent

SUBJECT:

CONSIDER APPROVAL OF FINAL VESTING TRACT MAP NO. 83157, FOR THE DEVELOPMENT OF THE IMPERIAL AVALON PROJECT LOCATED AT 21207 AVALON BOULEVARD (CITY COUNCIL)

I. SUMMARY

On November 21, 2022, the Planning Commission approved the submittal of the Vesting Tentative Tract Map 83157 by Imperial Avalon, LLC for approval by the City Council. The County of Los Angeles Department of Public Works and the City of Carson Public Works Department have reviewed Final Tract Map No.83157(Final Tract Map) and have determined that the Final Tract Map has met all conditions and is ready for approval by the Carson City Council. It is compliant with the Subdivision Map Act requirements and is in substantial conformance with the previously approved Vesting Tentative Tract Map, by the City Planning Commission. On July 9, 2024, the City's consultant, Transtech Engineers, Inc., issued a letter stating that the requirements of the County of Los Angeles Department of Public Works have been met and recommends the approval of the Final Tract Map (Exhibit No.1).

Staff recommends that the City Council approve the Final Tract Map (Exhibit No. 2) for the Imperial Avalon Project, 27.036 acre, site located at 21207 Avalon Boulevard

II. RECOMMENDATION

1. APPROVE Final Tract Map No. 83157 for Imperial Avalon, LLC. at 21207 Avalon Boulevard for condominium purposes.
2. Instruct the applicable City Staff to sign/endorse the certificates that embody the approval of said Final Tract Map on the face of such Final Tract Map.

III. ALTERNATIVES

1. DO NOT APPROVE Final Tract Map No. 83157. However, the Subdivision Map Act requires that the City Council approve the Final Tract Map once all requirements and conditions have been met and so long as the Final Tract Map is substantially consistent with the previously approved Vesting Tentative Tract Map.
2. TAKE another action the City Council deems appropriate and consistent with the requirements of the law.

IV. BACKGROUND

On November 21, 2022, the Planning Commission of the City of Carson adopted a resolution for the following: (1)(a) Certifying the EIR (SCH No. 2021010116); (b) Adopting the Proposed Mitigation Monitoring and Reporting Program; (c) Adopting the Findings required by CEQA Guidelines Section 15091; and (d) Adopting a Statement of Overriding Considerations; (2) Approving (a) DOR No. 1803-19 and (b) Vesting Tentative Tract Map No. 83157, conditioned upon City Council approval of GPA No. 105-19, SO No. 21-19, DA No. 23-19 and ZCC No. 188-19, and subject to the conditions of approval set forth in Exhibits "B" - "D" to the Resolution, and (3) Recommending the City Council approve (a) SP No.21-19 (Imperial Avalon Specific Plan) (subject to the conditions of approval set forth in Exhibit "D" to the resolution), (b) GPA No. 105-19 (c) DA No. 23-19, and (d) ZCC No. 188-19 for a 1,115 unit mixed-use development referred to as the Imperial Avalon Mixed-Use Project.

Since the approval of the entitlements by the Planning Commission and City Council in November of 2022, the developer has been working diligently on meeting the requirements set forth by the City of Carson and the County of Los Angeles.

The Vesting Tentative Tract Map was reviewed by the Community Development Department and Public Works Department for compliance with the Subdivision Map Act. In addition, prior to the approval at the City Council, the Vesting Tentative Tract Map was reviewed by the Los Angeles County Department of Public Works for compliance with the Carson Municipal Code and the Subdivision Map Act. The Final Tract Map complies with all Conditions of Approval issued by the City in connection with the Project along with all comments from the City and the Los Angeles County Department of Public Works and is in substantial Conformance with the Vesting Tentative Tract Map.

Staff has received the developer's improvement securities for the required offsite improvements, including street, sewer, and water, to ensure completion of these public improvements are according to City Policy, and confirmed the improvements are acceptable.

The Tract Map has been reviewed by the County of Los Angeles Department of Public Works and City staff, and on July 9, 2024, the City received a letter via Transtech Engineers, Inc., the City's consultant, that the County of Los Angeles Department of Public Works reviewed and approved for compliance, the Subdivision Map Act and recommends approval of the Tract Map. (Exhibit No.1). Staff concurs with Transtech Engineers, Inc. and requests the City council approve Tract Map No. 83157 for the subject site located at 21207 Avalon Boulevard.

V. FISCAL IMPACT

No expenditure of City funds is required.

VI. EXHIBITS

1. Approved Conditions Letter (pgs. 4-5)
2. Final Tract Map No. 83157 (pgs. 6-10)

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