



Legislation Text

File #: 2023-0776, Version: 1

Report to Mayor and City Council

Tuesday, October 17, 2023

Consent

SUBJECT:

CONSIDER APPROVAL OF FINAL VESTING TENTATIVE TRACT MAP NO. 83481, FOR THE DEVELOPMENT OF CELLS 3, 4, AND 5 OF THE 157-ACRE SITE LOCATED AT 20400 S. MAIN STREET.

I. SUMMARY

On June 5, 2023, the Board of the Carson Reclamation Authority (CRA) approved the submittal of the final Vesting Tentative Tract Map 83481 by Caron Goose Owner, LLC (CGO) for approval by the City Council. The County of Los Angeles Department of Public Works and the City of Carson Engineering Services Division have reviewed Final Tract Map No. 83481 (Final Tract Map) and have determined that the Final Tract Map has met all conditions and is ready for final approval by the City Council as it is compliant with the Subdivision Map Act (Act) requirements and is in substantial conformance with the previously approved Vesting Tentative Tract Map, by the City Planning Commission on April 18, 2022 (VTTM). On October 10, 2023, the County of Los Angeles Department of Public Works issued a letter recommending approval of the Final Tract Map (Exhibit No. 1).

Staff recommends that City Council approve the Final Tract Map ((Exhibit No. 2) for Cells 3, 4, and 5 (also referred to a Planning Area 3) of that certain site known as the "157 Acre Site" (the former Cal-Compact Landfill) located at 20400 S. Main Street.

II. RECOMMENDATION

1. APPROVE Final Tract Map No. 83481 for Planning Area 3 upon the 157 Acre Site in connection with the proposed development of Cells 3, 4, and 5 of the 157 Acre Site.

2. INSTRUCT the City Clerk, City Engineer, and any other 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.

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III. ALTERNATIVES

1. DO NOT APPROVE the Final Tract Map No. 83481. 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 VTTM.
2. TAKE another action the City Council deems appropriate at this time consistent with the requirements of the law.

IV. BACKGROUND

On June 5, 2023, the Board of the Carson Reclamation Authority (CRA) reviewed Vesting Tentative Map No. 83481 for Planning Area 3 (PA3) of the 157 Acre Site (i.e., the former Cal-Compact landfill) located at 20400 S. Main Street (Exhibit No. 3). The CRA Board also approved the submittal of the Final Tract Map for approval by the City Council, and authorized the Executive Director of the CRA to execute the Final Tract Map on behalf of the CRA, as the owner of the 157 Acre Site. Pursuant to various agreements entered into between the CRA, City, and Carson Goose Owner, LLC (Developer / CGO), the CRA is obligated to convey the PA3 portion of the 157 Acre, to Developer, and as a precedent condition to such conveyance, the Final Tract Map must be recorded in the Official Records of Los Angeles County (Official Records).

Since the approval by the Planning Commission and City Council in June of 2022 of the entitlements (Entitlements) for the District at South Bay Specific Plan Amendment and the associated Carson Country Mart project proposed by Developer (Project), the CRA and Developer have been working diligently on the plan review and approval, including the County's review, processing, and approval of the Vesting Tentative Tract Map (VTTM No.83481) for PA3. The VTTM was approved along with the other Entitlements for Developer's Project (including the Development Agreement, between the Developer and the City recorded in the Official Records as Instrument No. 20220955737)

The CRA, as the owner of the PA3 and the 157 Acre Site generally, has overseen the processing of the Final Tract Map and requires the Final Tract Map be approved by the Council as it is a condition to closing for the various agreements entered into between the CRA and Developer and the CRA seeks to expeditiously effectuate the closing with the Developer for PA3.

The VTTM was reviewed by the Community Development Department and City Engineer for compliance with the Subdivision Map Act. In addition, prior to the approval at the City Council, the VTTM was reviewed by the Los Angeles County Department of Public Works (LADPW) 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 and all comments from the City and LADPW, and is in substantial conformance with the VTTM.

The City received a letter from the LADPW with respect to its approval of the Final Tract Map. Staff concurs with the County's recommendation and requests that the City Council approve Final Tract Map No. 83481 for the PA3 portion of the 157 Acre Site located at

20400 S. Main Street.

Finally, the City Council should be aware that the City is obligated to approve of the Final Tract Map so long as it is in substantial conformance with the previously approved VTTM pursuant to the terms and conditions of the Subdivision Map Act.

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 October 10, 2023. (pg. 4)
2. Final Tract Map
3. Report to Carson Reclamation Authority Dated June 5, 2023

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