



## Legislation Details (With Text)

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<b>On agenda:</b>	5/16/2017	<b>Final action:</b>			
<b>Title:</b>	CONSIDER APPROVAL OF FINAL PARCEL MAP NO. 73914: DEVELOPMENT LOCATED AT 20920 CHICO STREET (CITY COUNCIL)				
<b>Sponsors:</b>	Public Works				
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. Exh No. 1 County Letter, 2. Exh No. 2 Location Map, 3. Exh No. 3 PC Min Item 9B, 4. Exh No. 4 Developer's Improvement Bond				

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

Tuesday, May 16, 2017

Consent

### SUBJECT:

**CONSIDER APPROVAL OF FINAL PARCEL MAP NO. 73914: DEVELOPMENT LOCATED AT 20920 CHICO STREET (CITY COUNCIL)**

### I. SUMMARY

The County of Los Angeles Department of Public Works and the City of Carson Engineering Services Division have reviewed Parcel Map No. 73914 and have determined that the final Parcel Map, as prepared, is ready for final approval. On April 12, 2017, the County of Los Angeles Department of Public Works issued a letter recommending approval of the final Parcel Map (Exhibit No. 1).

Staff requests that the City Council approve final Parcel Map No. 73914 for DaVita Health Partners LLC for the development of a new dialysis clinic on a lot approximately 0.74 acres located at 20920 Chico Street (Exhibit No. 2).

### II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Parcel Map No. 73914 for the development of a new dialysis clinic located at 20920 Chico Street.

2. MAKE the findings listed in the body of this report.
3. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said Parcel Map on the face of Parcel Map No. 73914.

### **III. ALTERNATIVES**

DO NOT APPROVE Parcel Map No. 73914. However, the Subdivision Map Act requires that the City Council approve the final Parcel Map once all conditions have been met.

### **IV. BACKGROUND**

On November 22, 2016, the Planning Commission approved Tentative Parcel Map No. 73914 (Exhibit No. 3). The subject site is located on the southeast corner of Chico Street and Dominguez Street. The map allows for the construction of an 11,500 square foot dialysis clinic on a lot approximately 0.74 acres located at 20920 Chico Street.

The site is surrounded by offices to the north, east, and west; with the Shell Tank Farm to the south of the property. The subject property is zoned "Light Industrial" (ML-D). The properties to the north, south, and east are also zoned ML-D. Properties to the west are zoned "Commercial, Regional Center" (CR). The proposed subdivision is consistent with the "General Plan Light Industrial" designation.

According to the guidelines to implement the California Environmental Quality Act (CEQA), the proposed project has been determined to be categorically exempt under Section 15332, In-Fill Development Projects, Class 32. Section 15332 states that projects that are characterized as In-Fill Development must meet the conditions as described below to be categorically exempt:

- a. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare, or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

The City Engineer has received a cashier's check for the developer's improvement securities for the required street improvements in order to ensure completion of these public improvements according to City policy. (Exhibit No. 4).

Prior to recordation, the findings must be made as follows:

- a. The project will not violate any of the provisions of Sections 66474, 66474.1, and 66474.6 of the Subdivision Map Act.

- b. The proposed subdivision, together with the provisions for its design and 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.
- c. 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 Parcel Map has been reviewed by the County of Los Angeles Department of Public Works and City staff, and on April 12, 2017, the City received a letter from the County of Los Angeles Department of Public Works recommending approval of the Parcel Map. Staff concurs with the County's recommendation and requests that the City Council approve Parcel Map No. 73914 for the subject site located at 20920 Chico 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 April 12, 2017. (pg. 4)
- 2. Location Map. (pg. 5)
- 3. Planning Commission minutes, November 22, 2016, Item No. 9B. (pgs. 6-10)
- 4. Developer's Improvement Bond. (pg. 11)

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