



CITY OF CARSON

Legislation Text

File #: 2017-055, Version: 1

Report to Mayor and City Council

Tuesday, February 07, 2017

Consent

SUBJECT:

CONSIDER APPROVAL OF FINAL TRACT MAP NO. 72852: DEVELOPMENT OF 18 RESIDENTIAL CONDOMINIUM UNITS LOCATED AT 21801 VERA STREET (CITY COUNCIL)

I. SUMMARY

The County of Los Angeles Department of Public Works and the City of Carson Engineering Services Division have reviewed Tract Map No. 72852 and have determined that the final Tract Map, as prepared, is ready for final approval. On January 3, 2017, the County of Los Angeles Department of Public Works issued a letter recommending approval of the final Tract Map (Exhibit No. 1).

Staff requests that the City Council approve final Tract Map No. 72852 for development by Capital Pacific Real Estate Vera Street, LLC for 18 residential condominium units on a lot approximately 1.20 acres located at 21801 Vera Street (Exhibit No. 2).

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Tract Map No. 72852 for residential condominium units located at 21801 Vera Street.
2. MAKE the findings listed in the body of this report.
3. ACCEPT the dedications as indicated on said Tract Map.
4. APPROVE and ACCEPT the work agreements and improvement securities listed in the body of this report, following approval as to form by the City Attorney.
5. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said Tract Map on the face of Tract Map No. 72852.

III. ALTERNATIVES

DO NOT APPROVE Tract Map No. 72852. However, the Subdivision Map Act requires that the City Council approve the final Tract Map once all conditions have been met.

IV. BACKGROUND

On August 11, 2015, the Planning Commission approved Vesting Tentative Tract Map 72852 (Exhibit No. 3). The subject site is located on the west side of Vera Street between Carson Street to the north and 220th Street to the south. The site consists of one tract totaling approximately 1.20 acres. The map allows for the construction of 18 residential condominium units on a lot approximately 1.20 acres located at 21801 Vera Street.

The site is surrounded by multiple family dwelling units to the east; with mobile home parks to the north, south, and west of the property. The subject property is zoned "Residential, Multi-Family - 25 units per acre - Design Overlay" (RM-25). The properties to the north, south, and west are also zoned RM-25. Properties to the east are zoned "Residential, Single-Family" (RS). The proposed subdivision is consistent with the current RM-25 zone district, with the General Plan land use designation of "High Density Residential."

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 the developer's work agreements and improvement securities for the required offsite improvements; including street improvements, sewer main lines, drainage, and water, 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 Tract Map has been reviewed by the County of Los Angeles Department of Public Works and City staff, and on January 3, 2017, the City received a letter from the County of Los Angeles Department of Public Works recommending approval of the Tract Map. Staff concurs with the County's recommendation and requests that the City Council approve Tract Map No. 72852 for the subject site located at 21801 Vera 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 3, 2017. (pg. 4)
2. Location Map. (pg. 5)
3. Planning Commission minutes, August 11, 2015, Item No. 11A. (pgs. 6-8)
4. Developer's Work Agreements and Improvement Securities. (pgs. 9-27)

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