



CITY OF CARSON

Legislation Text

File #: 2018-696, Version: 1

Report to Mayor and City Council

Tuesday, October 02, 2018

Consent

SUBJECT:

**CONSIDER APPROVAL OF FINAL PARCEL MAP NO. 74208: DEVELOPMENT
LOCATED AT 21402 AND 21410 ORRICK AVENUE (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. 74208 and have determined that the final Parcel Map, as prepared, is ready for final approval. On August 21, 2018, 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. 74208 for the subdivision of a legal residential parcel into two separate parcels on a 0.41 acre site located at 21402 and 21410 Orrick Ave (Exhibit No. 2).

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Parcel Map No. 74208 for the subdivision of a legal residential parcel into two separate parcels located at 21402 and 21410 Orrick Ave
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. 74208

III. ALTERNATIVES

DO NOT APPROVE Parcel Map No. 74208. 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 14, 2017, the Planning Commission approved Tentative Parcel Map No. 74208 (Exhibit No. 3). The proximity of the subject site is along the mid-block of Orrick Avenue across from Carson Park. The map will create two legal residential lots on a 0.41 acre site located at 21402 and 21410 Orrick Ave.

The site is surrounded by Single Family residential dwellings and Carson Park to the west. The subject property is zoned "Single Family Residential" (RS). The proposed subdivision is consistent with the "General Plan Low Density Residential" 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 15315, Minor Land Divisions, Class 15. Section 15315 applies when a proposed project consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels, and is categorically exempt as described below:

- 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.

A developer's work agreement and improvement securities are not required for this particular development since the required improvements within the public right of way are very minor and have already been completed.

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 August 21, 2018, 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. 74208 for the subject site located at 21402 and 21410 Orrick Ave.

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 August 21, 2018. (pg. 4)
2. Location Map. (pg. 5)
3. Planning Commission minutes, November 14, 2017, Item No. 7. (pgs. 6-7)

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