Report to Mayor and City Council

Tuesday, February 02, 2021

Consent

SUBJECT:

CONSIDER APPROVAL OF FINAL TRACT MAP NO. 82395: SUBDIVISION DEVELOPMENT OF 36-UNIT RESIDENTIAL TOWNHOMES LOCATED AT 1007 E. VICTORIA 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. 82395 and determined that the map as prepared is ready for final approval. On December 16, 2020, the County of Los Angeles Department of Public Works issued a letter recommending approval of the final map (Exhibit No. 1).

Staff requests that the City Council approve Tract Map No. 82395 for the development by Brandywine Homes of 36-unit residential Townhomes on a lot approximately 1.57 acres located at 1007 E. Victoria Street (Exhibit No. 2).

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Tract Map No. 82395 that provides a subdivision development on a lot located at 1007 E. Victoria Street.
2. MAKE the findings listed in the body of this report.
3. 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.
4. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said map on the face of Tract Map No. 82395.

III. ALTERNATIVES

DO NOT APPROVE Tract Map No. 82395. However, the Subdivision Map Act requires that the City Council approve the final map once all conditions have been met.

IV. BACKGROUND

On November 12, 2019, the Planning Commission approved Tentative Tract Map No. 82395 that provides a subdivision development of 36 units residential Townhome on a lot approximately 1.57 acres, located at 1007 E. Victoria Street (Exhibit No. 3). The development consists of residential townhomes ranging approximately from 1,228 square feet to 1,876 square feet with some common area as open space.

The project site is located along the northern part of the City of Carson, on the north side of East Victoria Street, between South Avalon Boulevard and South Central Avenue, directly across from California State Dominguez Hills. The following provides a summary of the site information:

- General Plan Land Use Existing: High Density Residential (up to 25 DU/ac)
- Zone District SP-4 Dominguez Hills Specific Plan (up to 25 du/acre)
- Proposed: Brandywine Specific Plan zone (up to 23 du/ac);
- Site Size: 69,696 SF (or 1.57 acres)
- Present Use and Development: Vacant
- Surrounding Uses: North: Single-Family Residential

  South: California State University Dominguez Hills.

  East: Single-Family Residential

  West: Single-Family Residential

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). Planning Division staff has reviewed the potential environmental impacts of the proposed project and finds that the in-fill development project is expected not to generate significant adverse effects on the environment and is therefore a class 32 Categorically Exempt from CEQA.

The City Engineer has received the developer's work agreements and improvement securities for the required offsite improvements, including street, sewer and water, in order to ensure completion of these public improvements according to City policy.

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

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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.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Letter from the County of Los Angeles Department of Public Works, dated December 16, 2020. (pg. 4)
2. Final Map. (pgs. 5-9)
3. Planning Commission minutes, November 12, 2019, Item No. 7. (pgs. 10-14)

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