



## Legislation Text

File #: 2021-835, Version: 1

### Report to Mayor and City Council

Wednesday, November 03, 2021

Consent

#### **SUBJECT:**

**CONSIDER APPROVAL OF FINAL TRACT MAP NO. 74940: DEVELOPMENT OF 9 RESIDENTIAL CONDOMINIUM LOCATED AT 123 E. 223RD 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. 74940 and have determined that the final Tract Map, as prepared, is ready for final approval. On August 4, 2021, 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 final Tract Map No. 74940 for development of nine (9) residential condominium units on a lot approximately 19,532 S.F. (0.45 acres) located at 123 E. 223<sup>rd</sup> Street (Exhibit No. 2).

#### **II. RECOMMENDATION**

TAKE the following actions:

1. APPROVE Tract Map No. 74940 for 9 residential condominium units located at 123 E. 223<sup>rd</sup> Street.
2. MAKE the findings listed in the body of this report.
3. ACCEPT the bonds and improvement securities listed in the body of this report.
5. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said Tract Map on the face of Tract Map No. 74940.

#### **III. ALTERNATIVES**

1. DO NOT APPROVE Tract Map No. 74940. However, the Subdivision Map Act requires that the City Council approve the final Tract Map once all conditions have been met.

2. Take another action the City Council deems appropriate at this time consistent with the requirements of the law.

#### **IV. BACKGROUND**

On June 24, 2020, the Planning Commission approved Tentative Tract Map No. 74940 that provides a subdivision development of 9 units of residential townhomes on a lot of approximately 0.45 acres, located at 123 E 223<sup>rd</sup> Street (Exhibit No. 3). The development consists of residential townhomes ranging approximately from 1,819 square feet to 2,031 square feet with some common area as open space. The project site is located on 123 E. 223<sup>rd</sup> Street, on the north side of East Main Street.

The following provides a summary of the site information:

- General Plan Land Use Existing: High Density Residential (up to 25 DU/ac)
- Zone District RM-25-D (25 DU/AC).
- Site Size: 0.45 Acres.
- Present Use and Development: Single Family Residential
- Surrounding Uses:
  - North: Single-Family Residential
  - South: Carson High School
  - East: Church
  - West: Commercial

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 infill development project is expected not to generate significant adverse effects on the environment and is therefore Class 32 Categorically Exempt from CEQA.

The City Engineer has received the bonds 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:

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

- 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. 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 August 4, 2021, the City received a letter from the County of Los Angeles Department of Public Works recommending approval of the Final Map. Staff concurs with the County's recommendation and requests that the City Council approve Tract Map No. 74940 for the subject site located at 123 E. 223<sup>rd</sup> 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 August 4, 2021 (pg. 4)
2. Final Map Tract 74940 (pgs. 5-6)
3. Planning Commission minutes, dated June 24, 2020 (pgs. 7-10)

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