



CITY OF CARSON

Legislation Text

File #: 2021-833, Version: 1

Report to Mayor and City Council

Wednesday, November 03, 2021

Consent

SUBJECT:

CONSIDER APPROVAL OF FINAL TRACT MAP NO. 76070: DEVELOPMENT OF A FOUR-STORY, 32-UNIT RESIDENTIAL CONDOMINIUM PROJECT LOCATED AT 21809-21811 S. FIGUEROA 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. 76070 and have determined that the final Tract Map, as prepared, is ready for final approval. On July 7, 2021, 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. 76070 for development of a four-story, 32-unit residential condominium project on a lot approximately 0.8 Acres located at 21809-21811 S. Figueroa Street (Exhibit No. 2).

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Tract Map No. 76070 for a four-story, 32-unit residential condominium project located at 21809-21811 S. Figueroa Street.
2. MAKE the findings listed in the body of this report.
3. APPROVE and ACCEPT the bonds and improvement securities listed in the body of this report..
4. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said Tract Map on the face of Tract Map No. 76070.

III. ALTERNATIVES

1. DO NOT APPROVE Tract Map No. 76070. 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 February 12, 2019, the Planning Commission approved Tentative Tract Map No. 76070 that provides a subdivision development of a four-story, 32-unit residential condominium building on a lot approximately 0.8 acres, located at 21809-21811 S. Figueroa Street. The development consists of residential units ranging approximately from 845 square feet to 2,120 square feet with some common area as open space. The project site is located at 21809-21811 S. Figueroa Street.

On its regular City Planning Commission meeting on March 23, 2021, the Planning Commission approved the request for Tentative Map extension for an additional one year which will expire on March 23, 2022 (Exhibit No. 3).

The following provides a summary of the site information:

- General Plan Land Use: Birch Specific Plans (up to 65 DU/AC)
- Existing Zone District RM-18-D (18 DU/AC).
- Site Size: 0.8 Acres.
- Present Use and Development: Vacant
- Surrounding Uses:
 - North: Multi Family Residential
 - South: Multi Family Residential
 - East: Multi Family Residential
 - West: 110 Freeway

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, 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 an 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 July 7, 2021, 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. 76070 for the subject site located at 21809-21811 S. Figueroa 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 July 7, 2021. (pg. 4)
2. Final Map Tract 76070 (pgs. 5-6)
3. Planning Commission minutes, dated March 23, 2021 (pgs. 7-9)

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