



Legislation Text

File #: 2021-969, Version: 1

Report to Mayor and City Council

Tuesday, January 04, 2022

Consent

SUBJECT:

CONSIDER APPROVAL OF FINAL TRACT MAP NO. 78226: DEVELOPMENT OF 175 UNITS RESIDENTIAL CONDOMINIUMS LOCATED AT NORTHEAST CORNER OF INTERSECTION OF VICTORIA STREET AND CENTRAL AVENUE (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. 78226 and have determined that the final Tract Map, as prepared, is ready for final approval. On December 13, 2021, the County of Los Angeles Department of Public Works issued a letter recommending approval of the final Tract Map No. 78226. (Exhibit No. 1).

There are certain environmental covenants imposed on the parcel by the California Department of Toxic Substances Control (DTSC) which must be released before permits on a portion of the property (Zone 2) may be issued, but such covenants do not affect the approval of the underlying Tract Map, which is the action before Council.

Staff requests that the City Council approve final Tract Map No. 78226 for development of 175 units residential condominium on a lot approximately 8.07 acres located at the Northeast corner of intersection of Victoria Street and Central Avenue (Exhibit No. 2).

II. RECOMMENDATION

TAKE the following actions:

1. MAKE the findings listed in the body of this report.
2. APPROVE Tract Map No. 78226 (Exhibit No. 3; the Final Map")
3. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of the Final Map on the face of Tract Map.

III. ALTERNATIVES

DO NOT APPROVE Tract Map No. 78226. However, the Subdivision Map Act requires that the City approve a final tract map once all conditions have been met, provided the final tract map substantially conforms to a previously approved tentative map.

IV. BACKGROUND

On June 25, 2019, the Planning Commission conditionally approved Tentative Tract Map No. 78226, providing for a subdivision of land for development of 175 units of residential condominiums on a lot of approximately 8.07 acres located at the North East corner of intersection of Victoria Street and Central Avenue (Exhibit No. 4). City Council approval of the required Specific Plan Amendment for the project was granted on August 6, 2019, via adoption of Resolution No. 19-145. Further project documentation related to these approvals is available at: [≤](https://ci.carson.ca.us/CommunityDevelopment/VictoriaGreens.aspx)

<https://ci.carson.ca.us/CommunityDevelopment/VictoriaGreens.aspx>≥.

The project site currently contains a vacant, undeveloped site within an existing industrial and residential land use interface context. The area surrounding the project site is characterized by a variety of land uses, including industrial and office uses to the north, Dominguez Technology Center to the south, industrial uses to the east, and residential uses to the west. The subject site consists of two “zones” (discussed below), and the development consists of residential condominium ranging approximately from 1,423 square feet to 2,072 square feet with some common area as open space.

The following provides a summary of the site information:

- General Plan Land Use: Mixed Use Residential (MU-R) (up to 35 DU/AC)
- Existing Zone District: Dominguez Hill Village Specific Plan (SP-4)
- Site Size: 8.07 Acres.
- Present Use and Development: Vacant
- Surrounding Uses:
 - North: City of Compton Industrial Zone

- South: Dominguez Technology Center
- East: Industrial building
- West: Existing Single Family Residential development

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) prior to project approval in 2019. The City reviewed the potential environmental impacts of the project and found that the environmental impacts of the in-fill project to air quality, cultural resources, hazardous material, and noise will be mitigated through the approved Mitigated Negative Declaration Mitigation Monitoring and Reporting Program. With the inclusion of the proposed mitigation measures, it was determined that adverse impacts are mitigated to the maximum extent feasible and below a level of significance. No further CEQA review is required for approval of the Final Map.

The subject site, consisting of two “zones,” will be subdivided to accommodate for 175 condominium units, common lots for open space, a private driveway and fire lane. The property originally had a significant amount of petroleum products and underground contamination. However, Zone 1 has been remediated and the California Department of Toxic Substances Control (DTSC) issued a letter dated July 29, 2021 entitled “Concurrence to Proceed with Development at Zone 1,” which stated, “Based on DTSC’s current understanding of site conditions, DTSC agrees that development activities may proceed within Zone 1 since additional remediation and characterization in Zone 1 is not anticipated at this time. All grading, infrastructure installation, building construction and other required construction may proceed in Zone 1 subject to local permitting agency requirements” (Exhibit No. 5).

DTSC’s letter also stated “. . . significant petroleum impacts were discovered on the southwestern portion of the site within Zone 2. Additional investigation will be required in this area prior to redevelopment”. (Exhibit No. 5). It is apparent that remediation is necessary to meet the soil clean up goals for residential land use of the site within Zone 2. As such, LA County issued grading clearance for Zone 1 and held the issuance of grading clearance for Zone 2 until clearance from DTSC is issued.

Although clearance has been issued by DTSC for Zone 1 only, and additional investigation and remediation for Zone 2 is still required, approval of the Final Map for Zones 1 and 2 is recommended as the City Attorney’s office has advised that the City is required to ministerially approve a final map that is in substantial compliance with a previously approved tentative map, provided applicable conditions of approval have been met, and that the City is not permitted at the time of final map approval to add additional conditions to those which were imposed at the time of tentative map approval. To further clarify, the City Attorney indicated that the approval of a final map *only* creates new, subdivided legal parcels.

As to the development of Zone 2, the property is subject to that certain Covenant and Environmental Restriction on Property dated July 24, 2021 and recorded on July 28, 2021 as Instrument No. 20211160042 in the Official Records of Los Angeles County in favor of the Regional Water Quality Control Board (“Covenant”). Section 3.1 of the Covenant

authorizes the development of the property only upon DTSC issuance of approvals. Development of Zone 2 will require DTSC approval prior to the issuance of any permits for development by the City.

Having concluded that the developer has satisfied all conditions to the Final Map filing and all applicable requirements of Part IV (Tract Maps - Parcel Maps) of Chapter 2 (Subdivision Regulations) of Article IX (Planning and Zoning) of the Carson Municipal Code, staff is now recommending approval of the Final Map following the City's standard processes.

Findings

Prior to recordation, 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 Final Map is in substantial compliance with the previously approved tentative map, including all project conditions of approval applicable to approval of the tentative map and Final Map.
- 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 project approvals contained such a finding of consistency with respect to the tentative map, and the Final Map is in substantial compliance with the previously approved tentative map. The development of the property, in the manner set forth on the subject division of land, will 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 Section 66436(a)(3)(A)(i-viii) of the Subdivision Map Act.

Staff has received the developer's 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, and confirmed the same are acceptable.

The Tract Map has been reviewed by the County of Los Angeles Department of Public Works and City staff, and on December 13, 2021, the City received a letter from the County of Los Angeles Department of Public Works stating that the map has been reviewed and approved for compliance with the Subdivision Map Act, and recommending approval of the Tract Map. (Exhibit No. 1). Staff concurs with the City Attorney's and the County's recommendations and requests that the City Council approve Tract Map No. 78226 for the subject site located at the North East corner of intersection of Victoria Street and Central Avenue.

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 December 13, 2021. (pg. 5)
2. Location Map (pg. 6)
3. Final Map (pgs. 7-14)
4. Planning Commission Meeting Minutes, dated 6/25/19, Item No. 6A (pgs. 15-19)
5. Letter from DTSC dated 7/29/21 (pgs.20-27)

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