

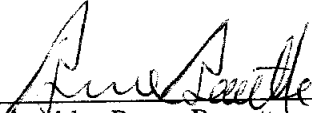


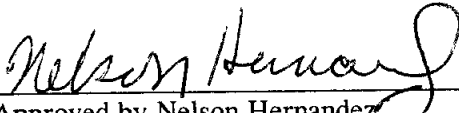
City of Carson

Report to Mayor and City Council

September 2, 2014
New Business Consent

**SUBJECT: CONSIDER APPROVAL OF TRACT MAP NO. 71533: MIXED-USE
DEVELOPMENT LOCATED AT 616 E. CARSON STREET**


Submitted by Bruce Barrette
Interim Director of Public Works


Approved by Nelson Hernandez
City Manager

I. SUMMARY

The County of Los Angeles Department of Public Works and the City of Carson Engineering Services Division have reviewed Tract Map No. 71533 and determined that the map as prepared is ready for final approval. The subject property is located at 616 E. Carson Street (Exhibit No. 1). On August 11, 2014, the County of Los Angeles Department of Public Works issued a letter recommending approval of the final map (Exhibit No. 2). Staff requests that the City Council approve Tract Map No. 71533, a mixed-use development with 152 residences comprised of stack flats, townhomes and detached units, and 13,313 square feet of commercial uses on a 9.51 acres site by City View 616 East Carson, LLC (Exhibit No. 3).

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Tract Map No. 71533, located at 616 E. Carson Street.
2. MAKE the findings listed in the body of this report.
3. ACCEPT the dedications as indicated on said map.
4. 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.
5. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said map on the face of Tract Map No. 71533.

III. ALTERNATIVES

DO NOT APPROVE Tract Map No. 71533. However, the Subdivision Map Act requires that the City Council approve the final map once all conditions have been met.

17

IV. BACKGROUND

On June 28, 2011, the Planning Commission approved Tentative Tract Map No. 71533 that provides a subdivision creating 20 lots for development of a 9.51-acre mixed-use project for 152 residences comprised of stacked flats, townhomes and detached units, 13,313 square feet of commercial complex, a recreation area, and private streets (Exhibit No. 4). The project site is 9.51 acres located on the south side of Carson Street west of the Ralphs shopping center. The proposed project consists of two-story, mixed-use buildings along Carson Street; 14 two- and three-story townhouse buildings, a community building, and a recreation area in the center of the property; and 15 detached two-story homes in the rear of the property.

The proposed project is compatible with similar approved housing projects and anticipated developments in the "Mixed Use - Carson Street" (MU-CS) zone and is consistent and adheres to the Carson General Plan "Mixed Use-Residential" land use designation. This project will create housing opportunities and a mixed-use community, which will help create a pedestrian-friendly environment along Carson Street. Specifically, the Villagio development located west of this project, on the northeast corner of Carson Street and Grace Avenue; and the City Center development located a block to the east of this project, at the corner of Carson Street and Avalon Boulevard; are consistent with the proposed project. The redevelopment of the project site will be an asset to the City, and it also adheres to the goals and vision of the Carson Street Master Plan.

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, finds that the project has no significant effect on the environment, and has prepared a Mitigated Negative Declaration for the development of this site.

Work agreements and improvement securities for the required offsite improvements, including street improvements and sewer improvements have been submitted to the City Engineer by the developer in order to ensure completion of these public improvements according to City policy.

Prior to recordation, the following findings must be made that:

- 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.

V. FISCAL IMPACT

None.

VI. EXHIBITS

1. Location Map. (pg. 4)
2. Letter from the County of Los Angeles Department of Public Works dated August 11, 2014. (pg. 5)
3. Tract Map No. 71533. (pgs. 6-9)
4. Planning Commission minutes, June 28, 2011, Item No. 11. (pg. 10)

Prepared by: Gilbert Marquez, P.E., Senior Civil Engineer

G:\ENGINEERING SERVICES DIVISION\DEVELOPMENTS\ADDRESS FILES\CARSON ST\616 E. Carson Street (TTM 71533)\AGENDA\09-02-14 CC APPROVAL OF TRACT MAP 71533_FINAL.docx
TO: Rev07-02-2014

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Public Works
Community Development	Community Services

Action taken by City Council

Date _____ Action _____



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 11, 2014

Mr. Gilbert Marquez
Acting Director of Public Works/
Acting City Engineer
City of Carson
P.O. Box 6234
Carson, CA 90749

IN REPLY PLEASE

REFER TO FILE: LD-2

Dear Mr. Marquez:

TRACT NO. 71533

Tract No. 71533 (enclosed) has been reviewed and approved by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with the State Subdivision Map Act. It is ready for your examination and certification as to compliance with the conditions of approval and applicable City ordinances. Public Works does not object to the City approving and signing the final map for technical accuracy under the Subdivision Map Act Government Code Section 66442 (a) (4).

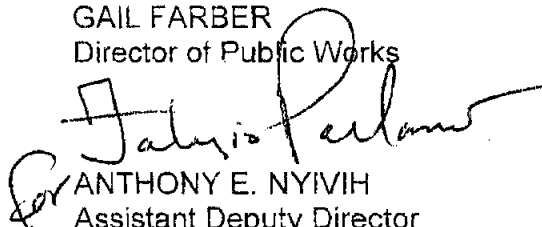
The City Council or Advisory Agency should make the findings required by the State Environmental Quality Act and the Subdivision Map Act.

After your approval and the approval of the City Council or Advisory Agency, the final map should be returned to the County of Los Angeles Department of Public Works' Land Development Division, Subdivision Mapping Section, for filing with the Registrar-Recorder/County Clerk's office.

If you have any questions, please contact Mr. Romano Sy of Subdivision Mapping Section at (626) 458-4915 or rsy@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works


for ANTHONY E. NYIVIH
Assistant Deputy Director
Land Development Division

RS:tb

P:\dpw\SUBMAP\FORMS\TRACT-CITY LETTER.doc

Enc.

EXHIBIT NO. 02



20 LOTS
9.51 ACRES

TRACT NO. 71533

SHEET 1 OF 4 SHEETS

IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 38, 53 AND 54, OF TRACT NO. 2982,
AS PER MAP RECORDED IN BOOK 35, PAGE 31, OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

LOTS 1 THROUGH 4, INCLUSIVE, 6 THROUGH 10,
INCLUSIVE, AND 12 THROUGH 14, INCLUSIVE,
FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE
LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE
DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING
OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREET, HIGHWAYS, AND OTHER
PUBLIC WAYS SHOWN ON SAID MAP.

AND ALSO DEDICATE TO THE CITY OF CARSON THE EASEMENTS FOR SANITARY SEWER
PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO,
INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING
PROPERTIES.

WE FURTHER STATE THAT, EXCEPT AS SHOWN ON A COPY OF THIS MAP ON FILE IN
THE OFFICE OF THE CITY ENGINEER, WE KNOW OF NO EASEMENT OR STRUCTURE
EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE
PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS OR STORM DRAINS,
THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID
EASEMENT OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHTS OR INTEREST IS
EXPRESSLY MADE SUBJECT TO THE SAID EASEMENT.

CITYVIEW 616 EAST CARSON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER
BY: CITYVIEW 616 EAST CARSON INVESTOR, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
SEAN BURTON, MANAGING DIRECTOR

BY: COMDYN CARSON LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
LOREN BLOCH, MANAGER

WELLS FARGO BANK, NATIONAL ASSOCIATION, BENEFICIARY UNDER A DEED OF TRUST
RECORDED JULY 28, 2014 AS INSTRUMENT NO. 2014-0778058 OF OFFICIAL RECORDS.

BY: _____
MARK R. LOEMEN, SENIOR VICE PRESIDENT

NOTARY ACKNOWLEDGEMENT:

COUNTY OF _____, SS

ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE
PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____
PRINTED NAME _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT:

COUNTY OF _____, SS

ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE
PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
THE INSTRUMENT.

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SIGNATURE _____
PRINTED NAME _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

NOTARY ACKNOWLEDGEMENT:

COUNTY OF _____, SS

ON _____ BEFORE ME, _____
PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S)
WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED
CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE
PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA
THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

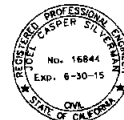
WITNESS MY HAND

SIGNATURE _____
PRINTED NAME _____
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.
MY COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

ENGINEER'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD
SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL
ORDINANCE AT THE REQUEST OF LOREN BLOCH ON MARCH 2013. I HEREBY STATE THAT
THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE
MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (AND
THAT THE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "SET" ARE ON FILE IN THE
OFFICE OF THE CITY ENGINEER OF SAID CITY).

JDEI J. SILVERMAN 8/6/2014
R.C.E. 16844
EXPIRATION DATE JUNE 30, 2015



BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 89° 40' 10" E OF
THE NORTHERLY LINE OF CARSON STREET AS SHOWN ON TRACT NO 2982 IN BOOK
35, PAGE 31, OF MAPS, RECORDS OF LOS ANGELES COUNTY.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS
SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF;
THAT ALL PROVISIONS OF THE SUBDIVISION ORDINANCES OF THE CITY OF CARSON
APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN
COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY
CORRECT WITH RESPECT TO CITY RECORDS.

CITY ENGINEER, CITY OF CARSON DATE

NOTE:

THIS MAP IS APPROVED BY THE CITY ENGINEER AS A MULTI-FAMILY
RESIDENTIAL/COMMERCIAL/PRIVATE DRIVEWAY AND FIRE LANE DEVELOPMENT FOR 20 LOTS

LOTS 1 THROUGH 4, INCLUSIVE, 6 THROUGH 10, INCLUSIVE, AND 12 THROUGH 14, INCLUSIVE,
OF THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 152 UNITS, WHEREBY THE
OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE
COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY
EASEMENTS FOR THE UNITS.

SPECIAL ASSESSMENT CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF
THE CITY OF CARSON, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY
PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DATE: _____ BY: _____
KAREN AVILLA, CITY TREASURER, CITY OF CARSON

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF CARSON BY RESOLUTION
ADOPTED _____ APPROVED THE ATTACHED MAP AND ACCEPTED THE
DEDICATION FOR PUBLIC USE ALL STREETS, HIGHWAYS AND PUBLIC WAYS AND AN EASEMENT
FOR SANITARY SEWER PURPOSES.

DATE _____ DONESIA L. GAUSE,
CITY CLERK, CITY OF CARSON

COUNTY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH
ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF
THE TENTATIVE MAP; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY
CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

COUNTY ENGINEER

_____, DEPUTY DATE
L.S. NO. EXPIRES:

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND
DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE
PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION
MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA

BY: _____ DEPUTY DATE

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____
HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF
SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE
PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES
ON THE LAND SHOWN ON MAP OF TRACT NO. 71533 AS REQUIRED BY
LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA

BY: _____ DEPUTY DATE

EXHIBIT NO. 03

6

20 LOTS
9.51 ACRES

TRACT NO. 71533

SHEET 2 OF 4 SHEETS

IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF LOTS 38, 53 AND 54, OF TRACT NO. 2982,
AS PER MAP RECORDED IN BOOK 35, PAGE 31, OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

LOTS 1 THROUGH 4, INCLUSIVE, 6 THROUGH 10,
INCLUSIVE, AND 12 THROUGH 14, INCLUSIVE,
FOR CONDOMINIUM PURPOSES

SIGNATURE OMISSION

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 56436, (b)(1)(3)(A)(i)-(v)(1) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

COUNTY OF LOS ANGELES, EASEMENT HOLDER FOR PUBLIC PURPOSES, RECORDED NOVEMBER 27, 1970 AS INSTRUMENT NO. 1921 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

CALIFORNIA WATER SERVICE COMPANY, A CALIFORNIA CORPORATION, FORMERLY DOMINIQUEZ WATER COMPANY, A CORPORATION, EASEMENT HOLDER FOR PIPELINES, RECORDED NOVEMBER 9, 1922 IN BOOK 1515, PAGE 265 OF OFFICIAL RECORDS, BLANKET IN NATURE.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES RECORDED SEPTEMBER 12, 1958, AS INSTRUMENT NO. 3160 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES RECORDED SEPTEMBER 12, 1958 AS INSTRUMENT NO. 3164 IN BOOK 214, PAGE 155, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

NORMAN R. LA CAZE AND CAROL J. LA CAZE, HUSBAND AND WIFE EASEMENT HOLDER FOR PASSAGE OF VEHICLES AND PEDESTRIAN, AND PARKING OF VEHICLES RECORDED NOVEMBER 24, 1981 AS INSTRUMENT NO. 81-1159141 OF OFFICIAL RECORDS AND MODIFIED IN THE EASEMENT RECORDED AUGUST 25, 1986, AS INSTRUMENT NO. 86-1108151 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, INDETERMINATE IN NATURE

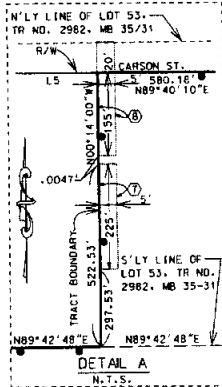
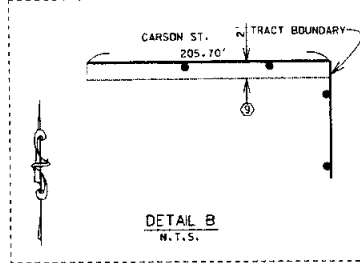
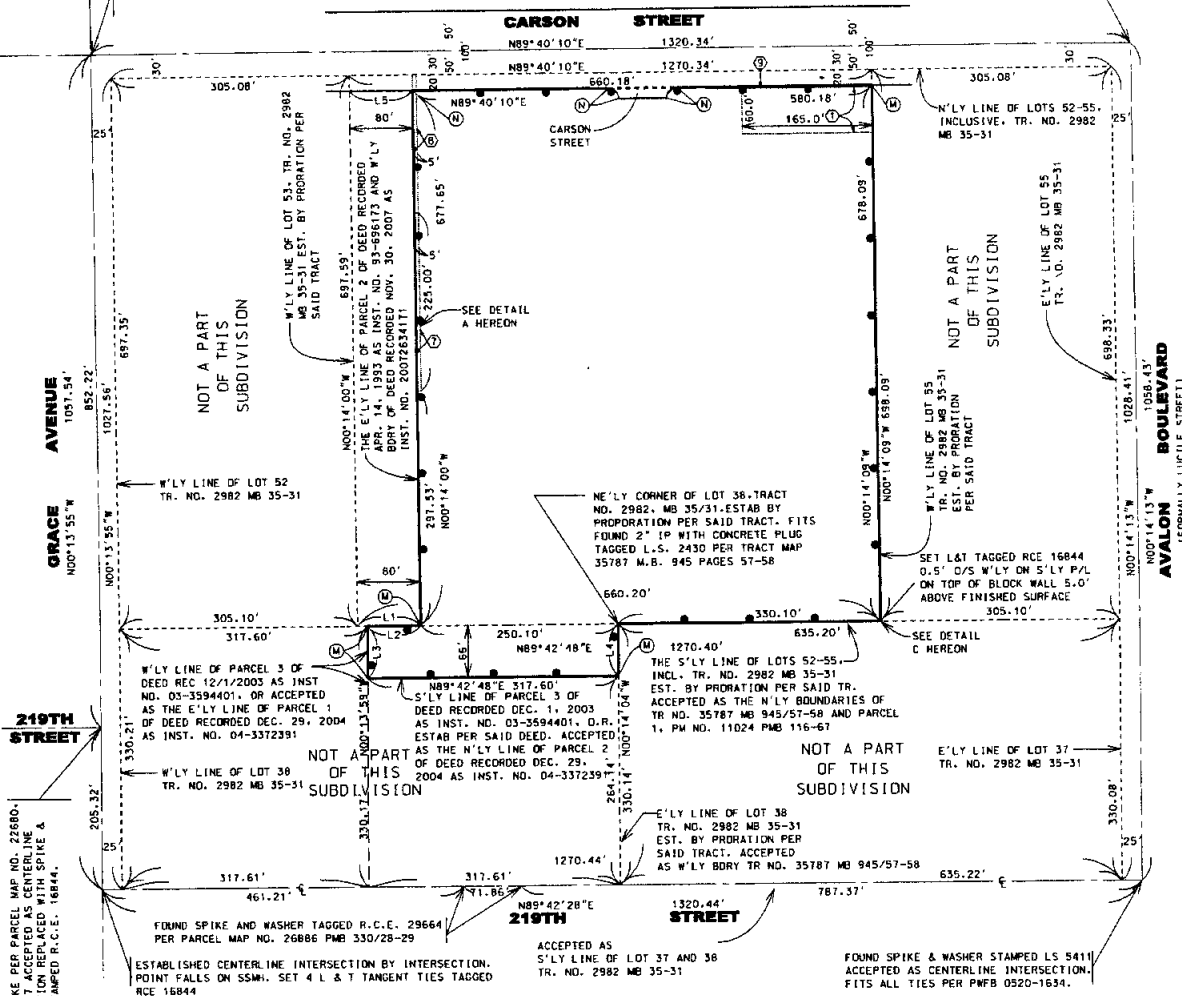
GREENFIELD COMMUNICATIONS, A DELAWARE CORPORATION, EASEMENT FOR INGRESS AND EGRESS, UTILITY AND OTHER PURPOSES, RECORDED AUGUST 5, 2014 AS INSTRUMENT NO. 2014-0811046 OF OFFICIAL RECORDS, INDETERMINATE IN NATURE.

SCALE 1" = 100'

TRACT NO. 71533

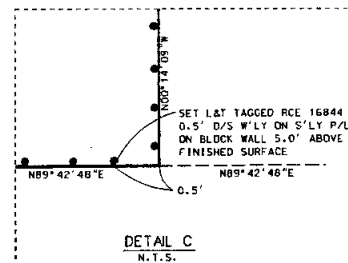
SHEET 3 OF 4 SHEETS

IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOTS 1 THROUGH 4, INCLUSIVE, 6 THROUGH 10,
INCLUSIVE, AND 12 THROUGH 14, INCLUSIVE
FOR CONDOMINIUM PURPOSES**LEGEND**INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAPFOUND SPIKE AND WASHER TAGGED L.S. 5347.
PER RS 243/T. ACCEPTED AS CENTERLINE INTERSECTION.
SET 4 L & T TANGENT TIES TAGGED RCE 16844FOUND LEAD & TACK TAGGED L.S. 5347 PER
TR. NO. 70818, MB. 1369/12-22, ACCEPTED AS
CENTERLINE INTERSECTION. PD 4 L&T TIES
TAGGED L.S. 5347. NO REF.FOUND SPIKE PER PARCEL MAP NO. 22680.
PMB 264/57 ACCEPTED AS CENTERLINE
INTERSECTION REPLACED WITH SPIKE &
WASHER STAMPED R.C.E. 16844.FOUND SPIKE AND WASHER TAGGED R.C.E. 29664
PER PARCEL MAP NO. 26886 PMB 330/28-29
ESTABLISHED CENTERLINE INTERSECTION BY INTERSECTION.
POINT FALLS ON SSM. SET 4 L & T TANGENT TIES TAGGED
RCE 16844ACCEPTED AS
S'LY LINE OF LOT 37 AND 38
TR. NO. 2982 MB 35-31FOUND SPIKE & WASHER STAMPED L.S. 5411
ACCEPTED AS CENTERLINE INTERSECTION.
FITS ALL TIES PER PMFB 0520-1634.**MONUMENT NOTES:**

- (M) SET 2" I.P. WITH CEMENT PLUG, TACK, AND
TAGGED RCE 16844 FLUSH.
(N) SET LAT TAGGED RCE 16844

SHORT COURSE TABLE			
L1	N 89°42'48" E	80.00	
L2	N 89°42'48" E	67.50	
L3	N 00°13'59" W	66.00	
L4	N 00°14'04" W	66.00	
L5	N 89°40'10" E	80.00	

**EASEMENT NOTES:**

- (1) DENOTES A 5-FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY.
RECORDED SEPTEMBER 12, 1958, AS INSTRUMENT NO. 3160, OF
OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
(2) DENOTES A 5-FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY.
RECORDED SEPTEMBER 12, 1958, AS INSTRUMENT NO. 3164, OF
OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.
(3) DENOTES A 2-FOOT WIDE EASEMENT OF COUNTY OF LOS ANGELES, EASEMENT
HOLDER FOR PUBLIC PURPOSES RECORDED NOVEMBER 27, 1970 AS INSTRUMENT
NO. 1921 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

SCALE 1" = 50'

SHEET 4 OF 4 SHEETS

TRACT NO. 71533

IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

LOTS 1 THROUGH 4, INCLUSIVE, 6 THROUGH 10,
INCLUSIVE, AND 12 THROUGH 14, INCLUSIVE,
FOR CONDOMINIUM PURPOSES**LEGEND**INDICATES THE BOUNDARY OF THE
LAND BEING SUBDIVIDED BY THIS MAP

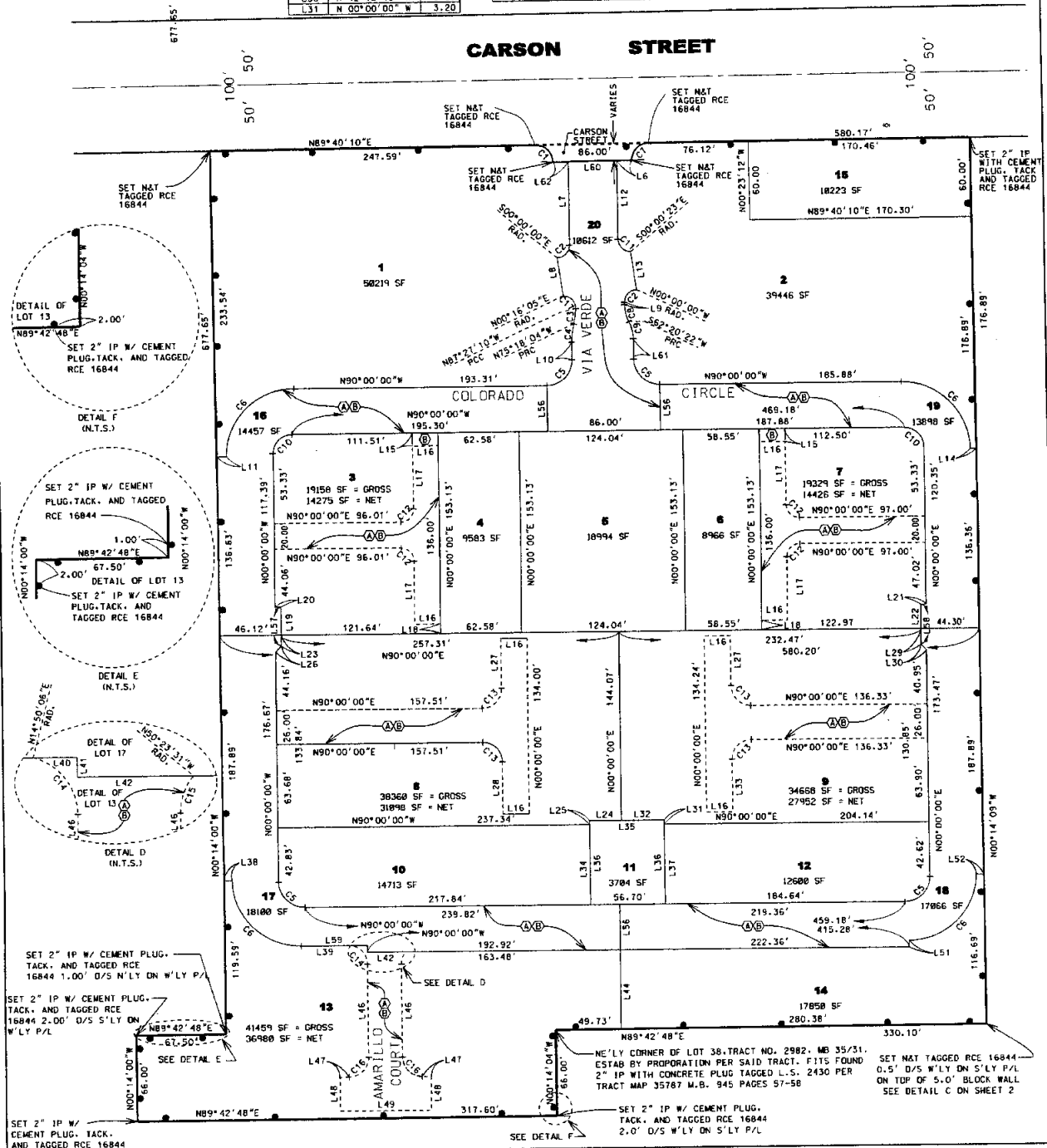
SHORT COURSE TABLE		
L6	S 90°00'00" W	11.50 RAD.
L7	N 00°00'00" W	63.46
L8	N 07°51'12" W	29.27
L9	N 00°00'00" W	2.00
L10	N 00°00'00" W	13.59
L11	S 90°00'00" W	7.31 RAD.
L12	N 00°00'00" W	59.96
L13	N 07°51'06" E	29.27
L14	S 90°00'00" E	4.70 RAD.
L15	N 00°00'00" W	9.83
L16	N 90°00'00" E	20.00
L17	N 00°00'00" W	48.00
L18	N 00°00'00" W	7.30
L19	N 00°00'00" W	21.23
L20	N 90°00'00" E	4.37
L21	N 90°00'00" E	4.03
L22	N 00°00'00" W	18.27
L23	N 00°00'00" W	9.40
L24	N 90°00'00" E	24.34
L25	N 00°00'00" W	2.98
L26	N 42°12'46" E	6.50
L27	N 00°00'00" W	38.00
L28	N 00°00'00" W	40.00
L29	N 00°00'00" W	11.99
L30	N 42°12'46" W	6.00
L31	N 00°00'00" W	3.20

SHORT COURSE TABLE		
L32	N 90°00'00" E	32.36
L33	N 00°00'00" W	40.24
L34	N 00°00'00" W	62.34
L35	N 90°00'00" E	36.10
L36	N 00°00'00" W	65.32
L37	N 00°00'00" W	62.12
L38	N 90°00'00" W	5.99 RAD.
L39	N 90°00'00" E	38.74
L40	N 90°00'00" E	11.16
L41	N 00°00'00" W	5.00
L42	N 90°00'00" E	29.44
L43	N 00°00'00" W	61.58
L44	N 00°00'00" W	71.97
L45	N 90°00'00" E	7.00
L46	N 00°00'00" W	26.00
L47	N 90°00'00" W	70.00
L48	N 00°00'00" W	5.20 RAD.
L49	N 90°00'00" E	6.04
L50	N 00°00'00" W	35.00
L51	N 00°00'00" W	25.63
L52	N 00°00'00" W	30.25
L53	N 90°00'00" E	49.90
L54	N 89°13'54" E	37.00
L55	N 00°00'00" W	15.50
L56	N 90°00'00" E	11.50 RAD.

CURVE TABLE			
CURVES	DELTA	RADIUS	LENGTH
C1	90°19'50"	13.00	20.50
C2	90°00'00"	9.50	14.32
C3	12°08'06"	54.50	11.56
C4	14°41'56"	55.50	14.24
C5	90°00'00"	19.50	30.63
C6	90°00'00"	51.50	80.90
C7	88°40'10"	13.00	20.55
C8	27°59'38"	27.50	13.28
C9	27°59'38"	28.50	13.16
C10	90°00'00"	14.50	22.78
C11	90°00'23"	9.50	14.92
C12	90°00'00"	10.00	15.71
C13	90°00'00"	15.00	23.56
C14	75°09'54"	15.00	19.68
C15	39°36'29"	15.00	10.31
C16	90°00'00"	15.00	23.56
C17	92°16'45"	9.50	15.30

EASEMENT NOTES:

- Ⓐ PRIVATE DRIVEWAY AND FIRE LANE
 Ⓑ SANITARY SEWER EASEMENT TO THE CITY OF CARSON



ma Properties Involved: 154 East 218th Street.

Staff Recommendation: Approve.

Planning Commission Decision:

Commissioner Verrett moved, seconded by Chairman Faletogo, to approve staff recommendation, thus adopting Resolution No. 11-2397. Motion carried, 8-0 (absent Commissioner Diaz).

11. PUBLIC HEARING

E) **Design Overlay Review No. 1404-11; Conditional Use Permit No. 868-11; Conditional Use Permit No. 869-11; Tentative Tract Map No. 71533**

Applicant: CityView 616 East Carson, LLC
Attn: Steve Roberts, Com. Dynamics
2800 28th Street, Suite 206
Santa Monica, CA 90405

Request: To construct a mixed use development with 152 residences comprised of stacked flats, townhomes and detached units, and 13,313 square feet of commercial uses on 9.51 acres.

js Properties Involved: 616 East Carson Street.

Staff Recommendation: Approve.

Planning Commission Decision:

Commissioner Saenz moved, seconded by Commissioner Schaefer, to approve staff recommendation; moved to add Condition No. 167, "That the developer or successor in interest shall at the request of the city allow for a dedicated fire access gate to serve the adjoining property located to the west. The costs for such gate and associated improvements shall be the responsibility of the adjoining property owner upon approval of a development plan by the city. An agreement, subject to approval by the city, between the subject property and adjoining property shall reasonably provide for the necessary improvements and easement."; and moved to adopt Resolution No. 11-2398. Motion carried, 8-0 (absent Commissioner Diaz).

11. PUBLIC HEARING

F) **Design Overlay Review No. 1409-11**

Applicant: Watson Land Company
Attention: Craig Halverson
22010 South Wilmington Avenue
Carson, CA 90745