



City of Carson

Report to Mayor and City Council

September 16, 2014
New Business Consent

SUBJECT: CONSIDER APPROVAL OF PARCEL MAP NO. 71684: COMMERCIAL DEVELOPMENT LOCATED AT 20700 AVALON BOULEVARD

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 Parcel Map No. 71684 and determined that the map as prepared is ready for final approval. The subject property is located at 20700 Avalon Boulevard (Exhibit No. 1). On August 21, 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 Parcel Map No. 71684, creating three parcels from one 13.4-acre parcel at the SouthBay Pavilion shopping center located at 20700 Avalon Boulevard (Exhibit No. 3).

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE Parcel Map No. 71684, located at 20700 Avalon Boulevard.
2. MAKE the findings listed in the body of this report.
3. ACCEPT the dedications as indicated on said map.
4. INSTRUCT the City Clerk to endorse the certificate that embodies the approval of said map on the face of Parcel Map No. 71684.

III. ALTERNATIVES

DO NOT APPROVE Parcel Map No. 71684. However, the Subdivision Map Act requires that the City Council approve the final map once all conditions have been met.

IV. BACKGROUND

On April 9, 2013, the Planning Commission approved Tentative Parcel Map No. 71684 that provides three parcels from one 13.4-acre parcel at the SouthBay Pavilion shopping center located at 20700 Avalon Boulevard (Exhibit No. 4). The proposed project consists of a parcel along Avalon Boulevard occupied by

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Olive Garden restaurant and a parcel along Del Amo Boulevard, occupied by Buffalo Wild Wings restaurant.

The project is compatible with the similar approved commercial projects at the SouthBay Pavilion shopping center and is consistent and adheres to the Carson General Plan land use designation. The redevelopment of the project site has added two major chain restaurants which are assets to the City. It also adheres to the goals and vision of the Carson community.

The project has been reviewed in accordance with the California Environmental Quality Act (CEQA). Planning Division staff finds that the use permitted by the project will not have a significant effect on the environment. The proposed development will not alter the predominantly commercial character of the surrounding area and meets or exceeds City standards for protection of the environment. The proposed project is found to be categorically exempt under CEQA.

All offsite improvements, including street improvements and sewer improvements have been completed 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 21, 2014. (pg. 5)

3. Parcel Map No. 71684. (pgs. 6-11)
4. Planning Commission minutes, April 9, 2013, Item No. 11. (pgs. 12-13)

Prepared by: Massoud Ghiam, P.E., Acting Principal Civil Engineer

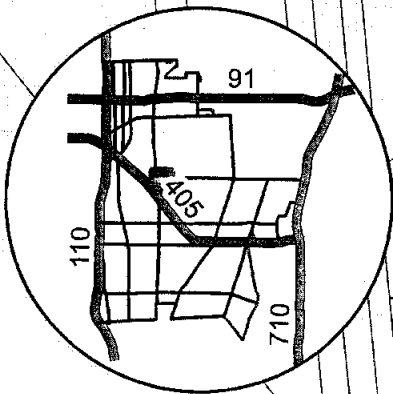
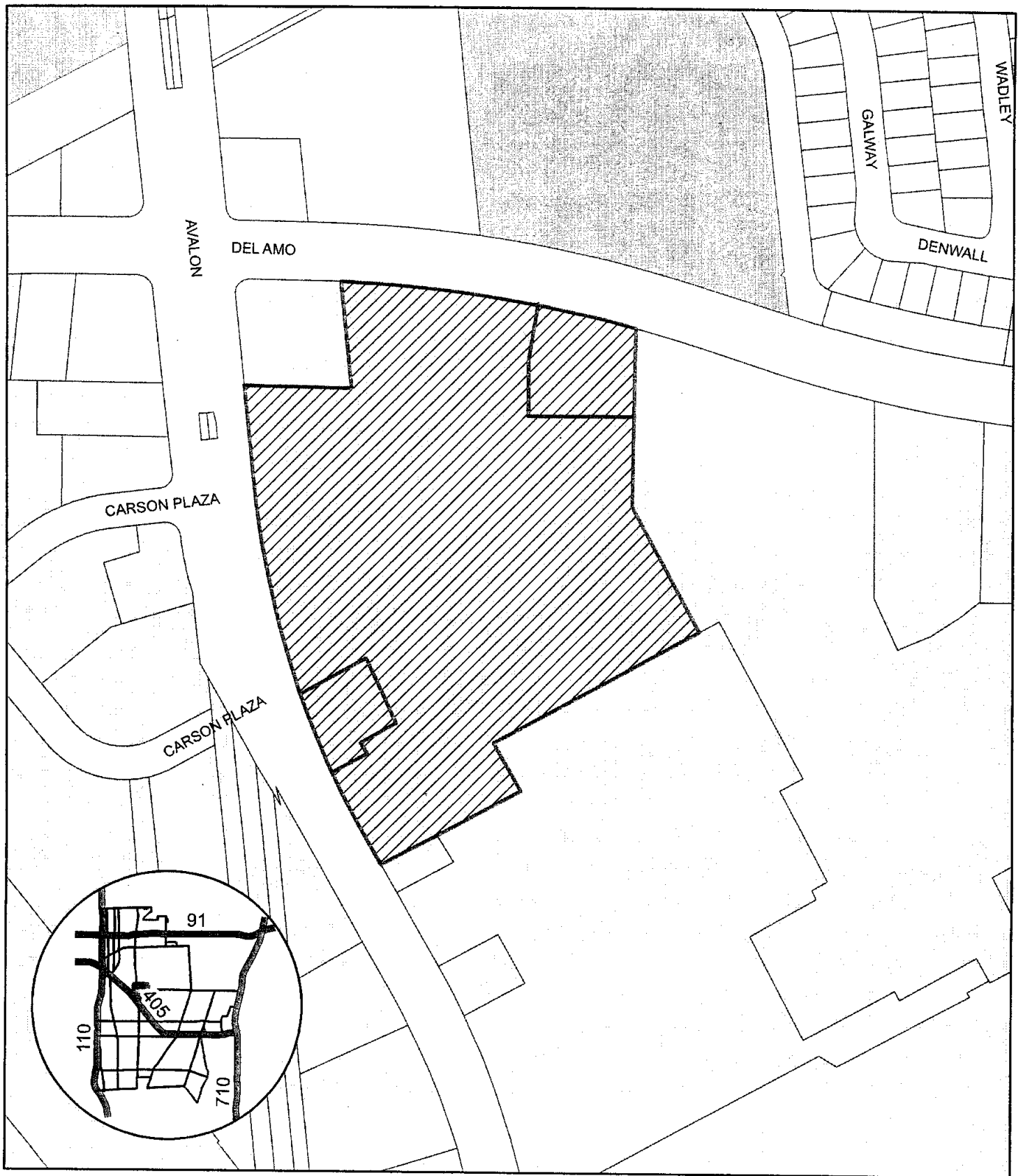
G:\ENGINEERING SERVICES DIVISION\DEVELOPMENTS\ADDRESS FILES\AVALON BLVD\20700 S. Avalon Blvd\TPM 71684\Agenda\09-16-14 CC APPROVAL OF PARCEL MAP 71684_FINAL.docx

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_____



Location Map
Parcel Map No. 71684
20700 Avalon Boulevard - SouthBay Pavillion



EXHIBIT NO. 1



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 21, 2014

IN REPLY PLEASE
REFER TO FILE

LD-2

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

Dear Mr. Marquez:

PARCEL MAP NO. 71684

Parcel Map No. 71684 (enclosed) has been reviewed and approved by Public Works for mathematical accuracy, survey analysis, title information, and for compliance with the Subdivision Map Act. It is ready for your examination and certification as to compliance with the conditions of approval and applicable City ordinances.

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. Peter Nardi of Subdivision Mapping Section at (626) 458-4997 or pnardi@dpw.lacounty.gov.

Very truly yours,

GAIL FARBER
Director of Public Works


ANTHONY E. NYIVIH
Assistant Deputy Director
Land Development Division

PN:tb
PALDPUBISUBDIVSNMAPPINGIPARCEL.L1R71684

Enc.

EXHIBIT NO. 02



PARCEL MAP NO. 71684

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

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 2328,
AS PER MAP FILED IN BOOK 37, PAGES 4 THROUGH 6, INCLUSIVE, OF PARCEL MAPS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER'S STATEMENT:

WE HEREBY CERTIFY 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 CITY OF CARSON AN EASEMENT FOR SANITARY SEWER PURPOSES SO DESIGNATED ON SAID MAP AND ALL LOTS INCIDENTAL THERETO INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION

BY: [Signature] BY: _____

PRINT NAME James S. Terrell

PRINT NAME _____

PRINT TITLE Vice President

PRINT TITLE _____

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/PARCEL MAP NO. _____ AS REQUIRED BY LAW.

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

BY _____ DEPUTY _____ DATE _____

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 86482 AND 86483 OF THE SUBDIVISION MAP ACT.

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

BY _____ DEPUTY _____ DATE _____

STATE OF CALIFORNIA }
COUNTY OF Los Angeles

ON July 21, 2014 BEFORE ME, MARCIA A. AGUE, A NOTARY PUBLIC, PERSONALLY APPEARED James S. Terrell, Vice President of Sears, Roebuck & Co., 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 HEREBY 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]
SIGNATURE
MARCIA A. AGUE
PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS
IS IN Los Angeles COUNTY, Los Angeles
MY COMMISSION EXPIRES: 9/18/2017
MY COMMISSION NO. 144787

STATE OF CALIFORNIA }
COUNTY OF _____

ON _____, BEFORE ME, _____, A NOTARY PUBLIC, 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 HEREBY 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

PRINT NAME

MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY, _____
MY COMMISSION EXPIRES: _____
MY COMMISSION NO. _____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF VINTAGE REAL ESTATE, LLC. IN JULY 2014, I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

[Signature]
HENRY L. USELTON, L.S. 5347

5/2/2014
DATE



RECORD DATA NOTE:

RECORD DATA FROM PARCEL MAP NO. 2328, AS PER MAP FILED IN MAP BOOK 37, PAGES 4 THROUGH 6, INCLUSIVE, OF PARCEL MAPS, RECORDS OF SAID COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF 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.

R.C.E. NO. _____ DATE _____
REGISTRATION EXPIRES: _____

COUNTY ENGINEER'S CERTIFICATE:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT IT COMPLIES WITH ALL PROVISIONS OF THE 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 TO BY THE CITY ENGINEER.

COUNTY ENGINEER

STEVE R. BURGER DEPUTY DATE _____
L.S. NO. _____
REGISTRATION EXPIRES: _____

CITY CLERK'S CERTIFICATE:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF CARSON BY MOTION ADOPTED AT ITS SESSION OF THE _____ DAY OF _____, 2014, APPROVED THE ATTACHED MAP AND ACCEPTED THE DEDICATION OF THE EASEMENT FOR SANITARY SEWER PURPOSES.

HELEN KANAOKA DEPUTY DATE _____
CITY CLERK
CITY OF CARSON

ABANDONMENT NOTE:

PURSUANT TO SECTION 86448(D) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THOSE PORTIONS OF THE EASEMENT FOR, AND THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE AND USE STORM DRAINS AND APPURTENANT STRUCTURES ACQUIRED BY THE CITY OF CARSON BY A DOCUMENT RECORDED DECEMBER 20, 1973 AS INSTRUMENT NO. 3601, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, THOSE PORTIONS OF SAID EASEMENT WITHIN THE BOUNDARY OF THIS MAP THAT ARE HEREBY ABANDONED ARE NOT SHOWN ON THIS MAP.

DATE _____
BY _____

SPECIAL ASSESSMENT'S 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.

KAREN AVILA DEPUTY DATE _____
CITY TREASURER
CITY OF CARSON

EXHIBIT NO. 03

SEE SHEET 2 FOR SIGNATURE OMISSIONS

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PARCEL MAP NO. 71684

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

SHEET 2 OF 6 SHEETS

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE PARTIES NAMES HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(c) 3A (I-VII) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

DOMINGUEZ WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL RIGHTS RECORDED IN BOOK 1515, PAGE 265, OFFICIAL RECORDS, RECORDS OF SAID COUNTY. EASEMENT IS BLANKET IN NATURE.

COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY, HOLDER OF AN EASEMENT FOR SEWER PIPES AND INCIDENTAL RIGHTS RECORDED AUGUST 26, 1938 IN BOOK 16054, PAGE 17, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

DEFENSE PLANT CORPORATION, A CORPORATION, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL RIGHTS RECORDED AUGUST 14, 1943 IN BOOK 20222, PAGE 50, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

SHELL OIL COMPANY INCORPORATED, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL RIGHTS RECORDED NOVEMBER 7, 1945 IN BOOK 22498, PAGE 31, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

FOUR CORNERS PIPE COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PIPE LINES, WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL RIGHTS RECORDED SEPTEMBER 17, 1957 IN BOOK 55626, PAGE 218, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

THE STATE OF CALIFORNIA, HOLDER OF AN EASEMENT FOR SLOPES AND INCIDENTAL RIGHTS RECORDED SEPTEMBER 20, 1960 IN BOOK D980, PAGE 94, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

THE COUNTY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL RIGHTS RECORDED MAY 28, 1964 IN BOOK D2468, PAGE 894, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

THE COUNTY OF LOS ANGELES, HOLDER OF AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL RIGHTS RECORDED JUNE 28, 1966 IN BOOK D3346, PAGE 770, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

THE CITY OF CARSON, HOLDER OF AN EASEMENT TO CONSTRUCT, MAINTAIN, OPERATE AND USE SANITARY SEWERS AND INCIDENTAL RIGHTS RECORDED NOVEMBER 19, 1970 IN BOOK D4683, PAGE 594, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

THE CITY OF CARSON, HOLDER OF A RIGHT TO RESTRICT VEHICULAR ACCESS TO OR FROM THOSE PORTIONS OF DEL AND BOULEVARD, AVALON BOULEVARD, LEAPWOOD AVENUE AND DOMINGUEZ STREET RECORDED MARCH 24, 1972 AS INSTRUMENT NO. 4531, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

PACIFIC TELEPHONE AND TELEGRAPH COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL RIGHTS RECORDED DECEMBER 17, 1973 AS INSTRUMENT NO. 1873, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

THE CITY OF CARSON, HOLDER OF AN EASEMENT TO CONSTRUCT, MAINTAIN, OPERATE AND USE UNDERGROUND SANITARY SEWERS AND INCIDENTAL RIGHTS RECORDED DECEMBER 24, 1973 AS INSTRUMENT NO. 1017, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

THE CITY OF CARSON, HOLDER OF AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REMOVAL, REPLACEMENT, OPERATION AND USE OF STREETS, ROADS, UTILITIES AND OTHER PURPOSES RECORDED DECEMBER 28, 1973 AS INSTRUMENT NO. 3801, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

THE CITY OF CARSON, HOLDER OF AN EASEMENT FOR TRAFFIC SIGNAL DETECTORS AND INCIDENTAL RIGHTS RECORDED OCTOBER 5, 1978 AS INSTRUMENT NO. 4037, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

VCO-SOUTH BAY PAVILION, LLC, A DELAWARE LIMITED LIABILITY COMPANY (SUBLESSOR) AND IN AND D RESTAURANTS INC., A FLORIDA CORPORATION (SUBLESSEE), HOLDERS OF A SUBLEASE AGREEMENT ENTITLED "MEMORANDUM OF NET GROUND SUBLEASE AGREEMENT" RECORDED APRIL 23, 2012 AS INSTRUMENT NO. 20120695170, OFFICIAL RECORDS, RECORDS OF SAID COUNTY. EASEMENT IS INDETERMINATE IN NATURE.

VCO-SOUTH BAY PAVILION, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD) AND BLAZIN' WINGS (TENANT), HOLDERS OF A SUBLEASE AS SET FORTH IN A DOCUMENT ENTITLED "MEMORANDUM OF LEASE" RECORDED AUGUST 19, 2013 AS INSTRUMENT NO. 20131212480, OFFICIAL RECORDS, RECORDS OF SAID COUNTY. EASEMENT IS INDETERMINATE IN NATURE.

THE SIGNATURE OF DEL AMO ESTATE COMPANY, OWNER OF OIL, GAS OR MINERAL RIGHTS, PER DEED RECORDED IN BOOK D2280, PAGE 752, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436(c)3C OF THE SUBDIVISION MAP ACT.

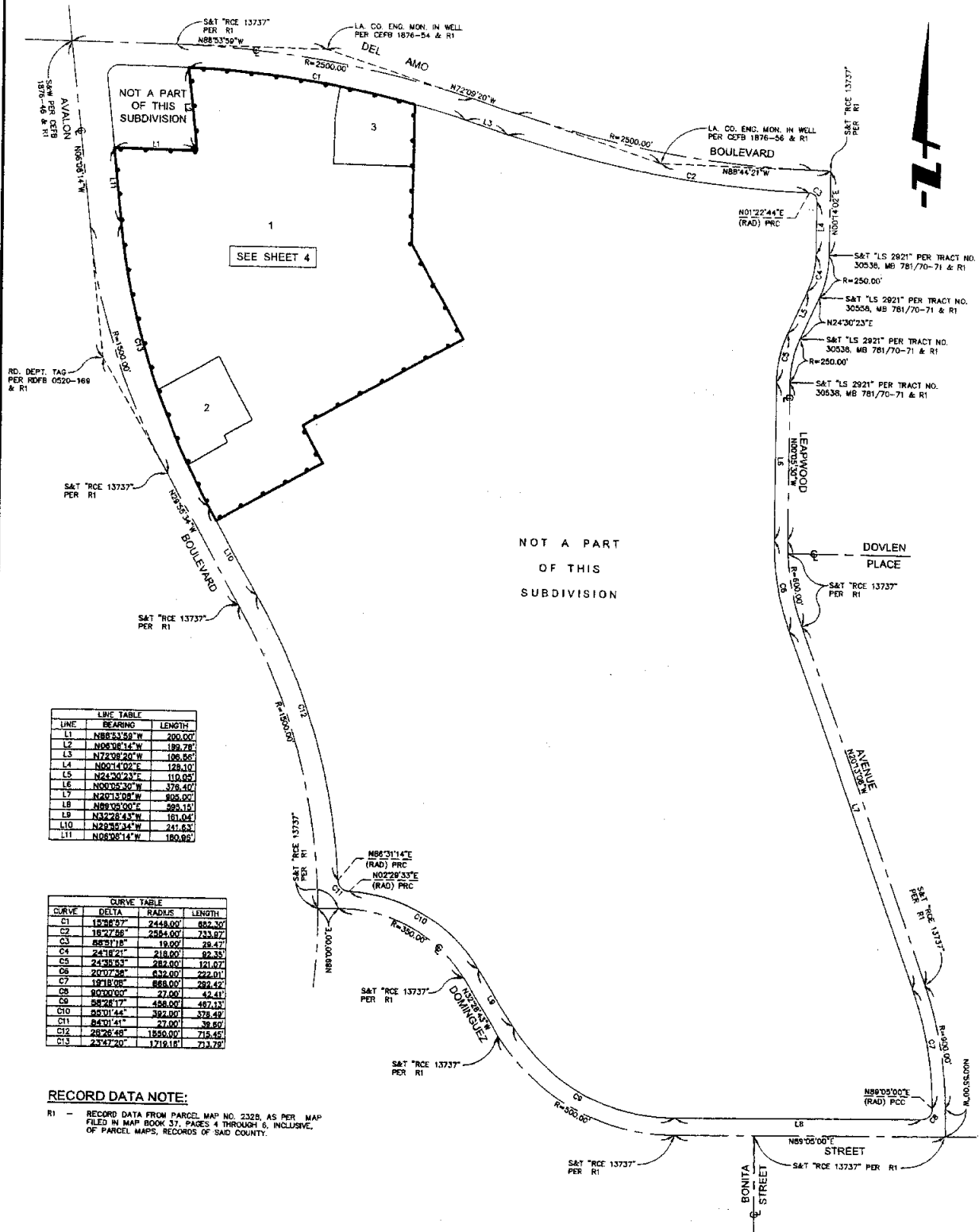
NOTE:

THIS MAP IS APPROVED AS A COMMERCIAL PROJECT FOR THREE PARCELS.

PARCEL MAP NO. 71684

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

BOUNDARY AND PARCEL LAYOUT

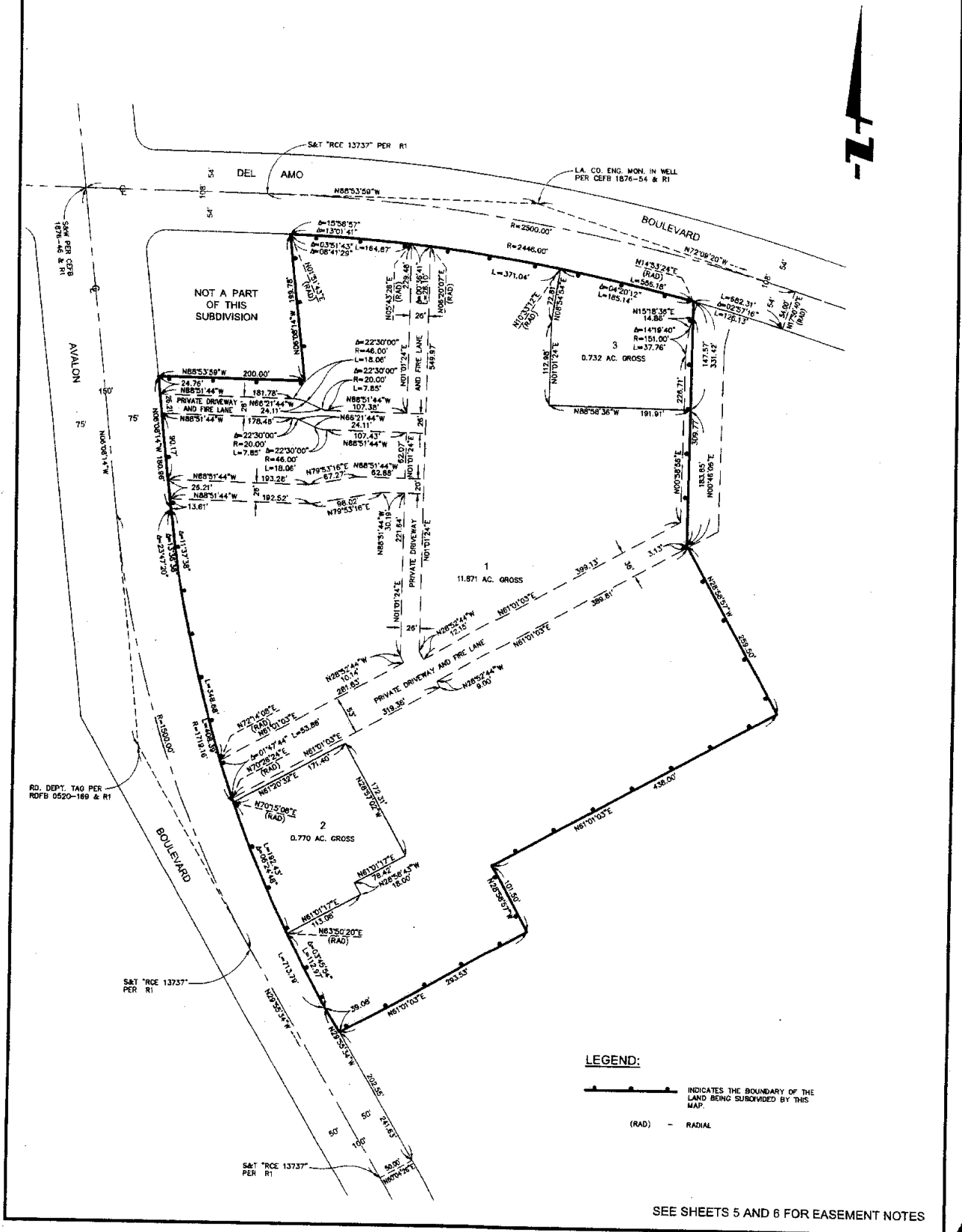


LINE	BEARING	LENGTH
L1	N88°53'59\"W	200.00'
L2	N06°04'14\"W	189.78'
L3	N72°39'20\"W	125.10'
L4	N00°14'02\"E	110.00'
L5	N24°30'23\"E	378.40'
L6	N00°05'30\"W	905.00'
L7	N20°12'08\"W	295.19'
L8	N82°10'00\"E	191.04'
L9	N32°28'43\"W	241.63'
L10	N28°25'34\"W	180.98'
L11	N08°38'14\"W	180.98'

CURVE	DELTA	RADIUS	LENGTH
C1	15°28'37\"	2448.00'	882.30'
C2	18°27'56\"	2085.00'	733.87'
C3	88°31'18\"	18.00'	29.47'
C4	24°18'21\"	218.00'	82.35'
C5	24°36'53\"	282.00'	121.07'
C6	20°07'28\"	632.00'	222.01'
C7	18°18'05\"	888.00'	284.12'
C8	90°00'00\"	27.00'	42.41'
C9	58°28'17\"	498.00'	497.13'
C10	52°01'44\"	392.00'	378.49'
C11	84°31'41\"	23.00'	38.80'
C12	28°26'48\"	1556.00'	715.45'
C13	23°47'20\"	1719.18'	713.79'

PARCEL MAP NO. 71684 IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BOUNDARY AND PARCEL LAYOUT



PARCEL MAP NO. 71684

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

EASEMENT LAYOUT

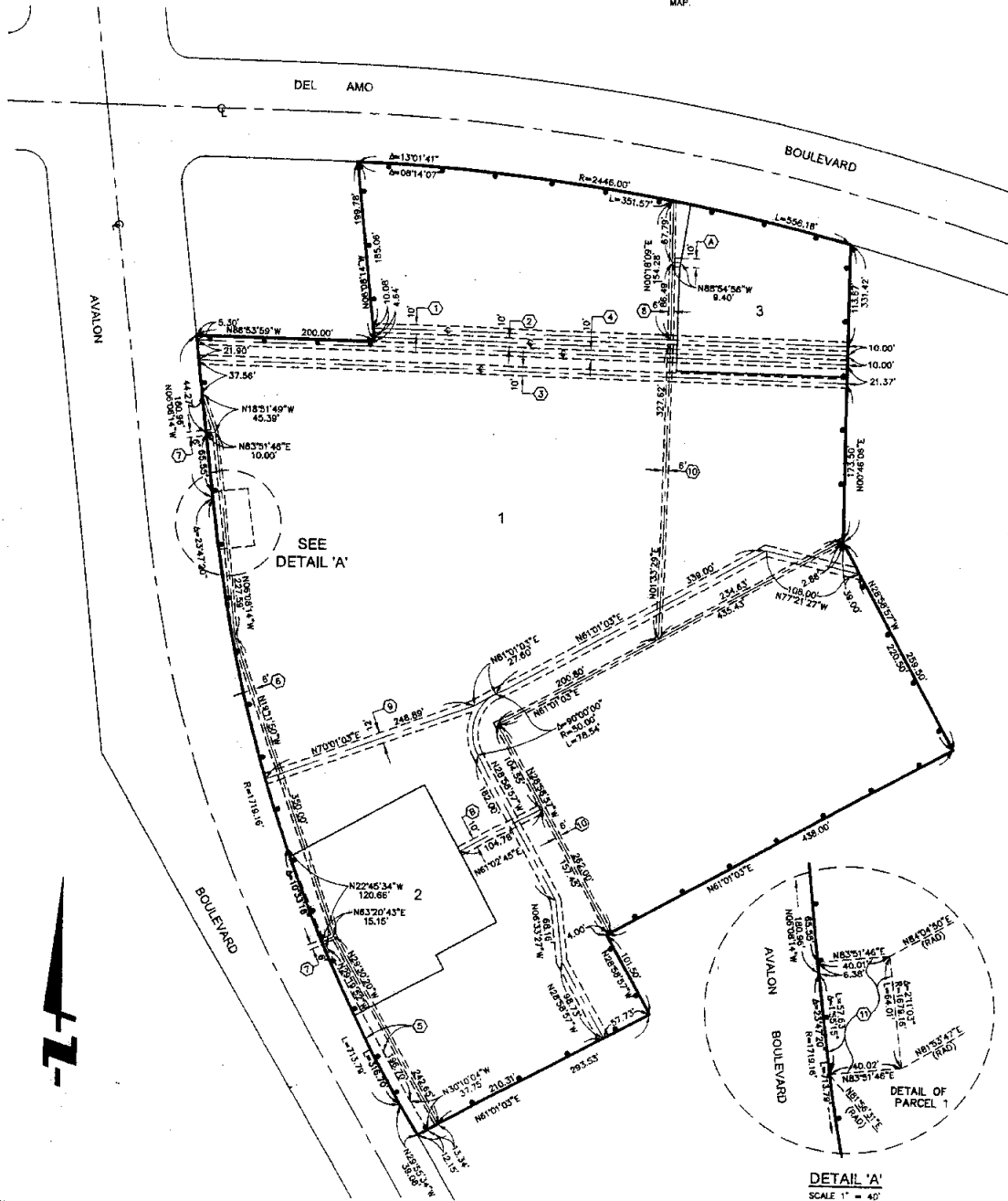
EASEMENT NOTES:

- DOMINGUEZ WATER COMPANY, HOLDER OF AN EASEMENT FOR PIPES AND INCIDENTAL RIGHTS RECORDED IN BOOK 1515, PAGE 265, OFFICIAL RECORDS, RECORDS OF SAID COUNTY. (EASEMENT IS BLANKET IN NATURE)
- ① AN EASEMENT FOR SEWER PIPES AND INCIDENTAL RIGHTS GRANTED TO THE COUNTY SANITATION DISTRICT NO. 8 OF LOS ANGELES COUNTY, RECORDED AUGUST 26, 1938 IN BOOK 16054, PAGE 17, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.
 - ② AN EASEMENT FOR PIPE LINES AND INCIDENTAL RIGHTS GRANTED TO DEFENSE PLANT CORPORATION, RECORDED AUGUST 14, 1943 IN BOOK 20222, PAGE 50, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.
 - ③ AN EASEMENT FOR PIPE LINES AND INCIDENTAL RIGHTS GRANTED TO SHELL OIL COMPANY, RECORDED NOVEMBER 7, 1945 IN BOOK 22498, PAGE 31, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.
 - ④ AN EASEMENT FOR PIPE LINES AND INCIDENTAL RIGHTS GRANTED TO FOUR CORNERS PIPE COMPANY, RECORDED SEPTEMBER 17, 1957 IN BOOK 35626, PAGE 218, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.
 - ⑤ AN EASEMENT FOR SLOPES AND INCIDENTAL RIGHTS GRANTED TO THE STATE OF CALIFORNIA, RECORDED SEPTEMBER 20, 1960 IN BOOK D980, PAGE 94, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.
 - ⑥ AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL RIGHTS GRANTED TO THE COUNTY OF LOS ANGELES, RECORDED MAY 28, 1964 IN BOOK D2488, PAGE 894, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.
 - ⑦ AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL RIGHTS GRANTED TO THE COUNTY OF LOS ANGELES, RECORDED JUNE 28, 1966 IN BOOK D3349, PAGE 770, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

- ⑧ AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL RIGHTS GRANTED TO THE CITY OF CARSON, RECORDED NOVEMBER 19, 1970 IN BOOK D4893, PAGE 594, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.
 - ⑨ AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL RIGHTS GRANTED TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY, RECORDED DECEMBER 17, 1973 AS INSTRUMENT NO. 1673, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.
 - ⑩ AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL RIGHTS GRANTED TO THE CITY OF CARSON, RECORDED DECEMBER 24, 1973 AS INSTRUMENT NO. 1677, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.
 - ⑪ AN EASEMENT FOR TRAFFIC SIGNAL DETECTORS AND INCIDENTAL RIGHTS GRANTED TO THE CITY OF CARSON, RECORDED OCTOBER 5, 1978 AS INSTRUMENT NO. 4037, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.
- Ⓐ INDICATES EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED TO THE CITY OF CARSON FOR THE BENEFIT OF PARCEL 3.
- Ⓑ INDICATES EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED TO THE CITY OF CARSON FOR THE BENEFIT OF PARCEL 2.

LEGEND:

— — — — — INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.



PARCEL MAP NO. 71684

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

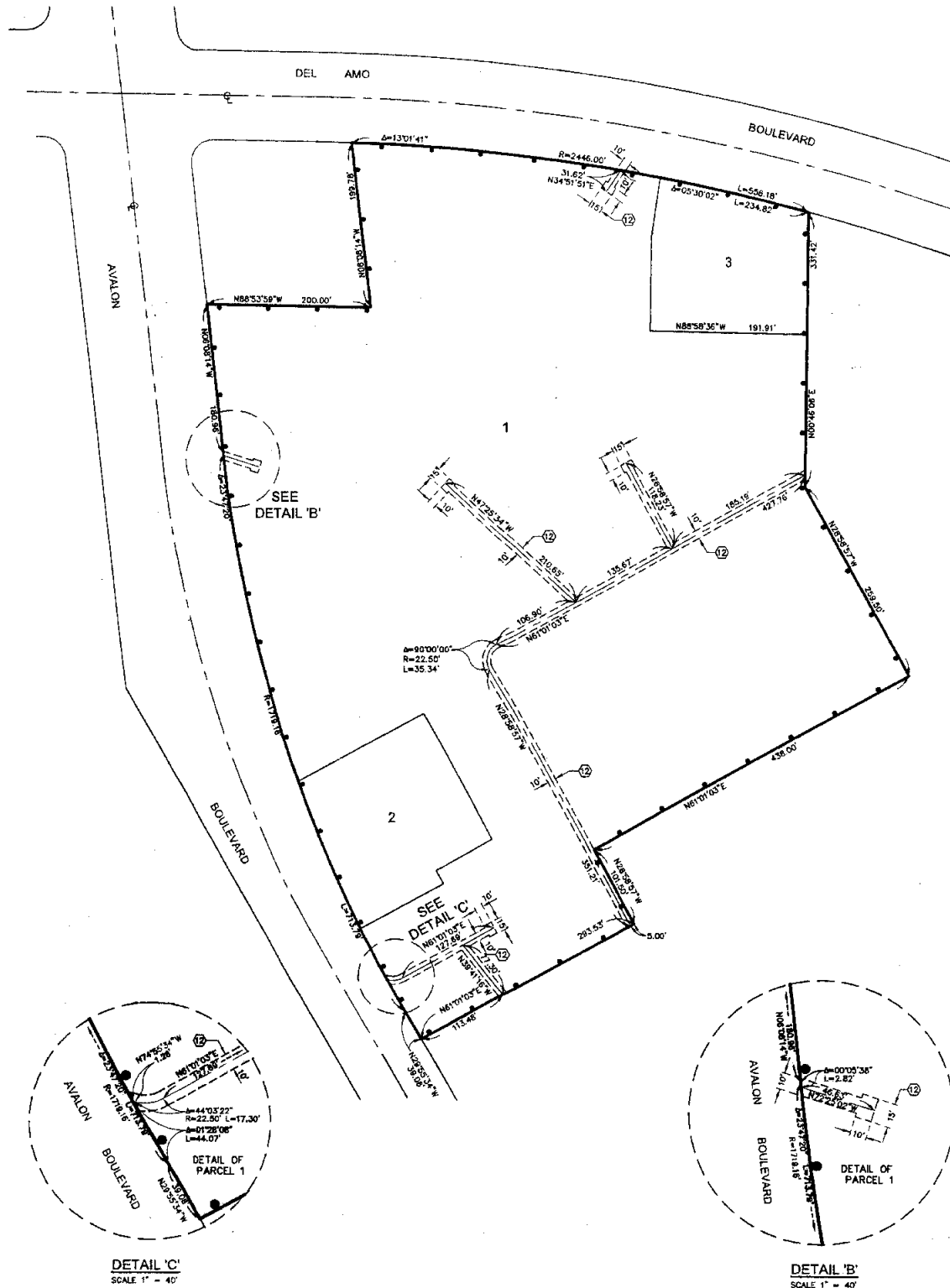
EASEMENT LAYOUT

EASEMENT NOTES:

- (12) AN EASEMENT FOR CONSTRUCTION, MAINTENANCE, REMOVAL, REPLACEMENT, OPERATION OF USE OF STREETS, ROADS, UTILITIES AND OTHER PURPOSES GRANTED TO THE CITY OF CARSON, RECORDED DECEMBER 28, 1973 AS INSTRUMENT NO. 3801, OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

LEGEND:

— INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.



MINUTES

**CITY OF CARSON
REGULAR MEETING OF THE PLANNING COMMISSION
CITY COUNCIL CHAMBERS, CARSON CITY HALL**

**701 East Carson Street, Second Floor
Carson, CA 90745**

APRIL 9, 2013 – 6:30 P.M.

11. PUBLIC HEARING

B) Tentative Parcel Map No. 71684

Applicant's Request:

The applicant, Vintage Real Estate, LLC, is requesting to create three parcels from one 13.4-acre parcel at the SouthBay Pavilion shopping center located at 20700 South Avalon Boulevard.

Staff Report and Recommendation:

Senior Planner Signo presented staff report and the recommendation to APPROVE Tentative Parcel Map No. 71684 subject to the conditions attached as Exhibit "B" to the Resolution; and WAIVE further reading and ADOPT Resolution No. 13-2468, entitled, "A Resolution of the Planning Commission of the city of Carson approving Tentative Parcel Map No. 71684 for the subdivision of one (1) existing parcel into three (3) parcels located at 20700 South Avalon Boulevard."

Commissioner Goolsby noted, echoed by Vice-Chair Verrett, his concern with adequate visibility of this proposed business because of the routine parking of busses along the street near the proposed site.

Senior Planner Signo stated that visibility issues will be addressed once the plans are submitted.

Assistant City Attorney Soltani noted the need to amend Condition of Approval No. 24, questioning whether CC&R's are necessary.

Senior Planner Signo indicated that there are reciprocal easements onsite and that CC&R's are not necessary; and he amended Condition of Approval No. 24 to read as follows: "CC&R's (Covenants, Conditions, and Restrictions) or other instrument or agreement approved by the Engineering Division to address drainage responsibilities are required, prior to Final Map approval."

Chairman Faletogo opened the public hearing.

Jerry Garner, representing Vintage Real Estate, stated they are subletting these restaurant pads from Sears and leasing them to the restaurants; stated they have

EXHIBIT NO. 04



agreed to maintain the sewer system, noting they have easements for the wet/dry utilities; and he noted his concurrence with the conditions of approval.

Vice-Chair Verrett expressed her belief the street trees on Del Amo Boulevard are overgrown.

Mr. Garner stated those are City-owned trees and not the responsibility of the mall to maintain; and explained that the signage on the building will be visible from Avalon Boulevard and that a sign will also be on the mall's monument sign. He stated that Vintage does not have any concern with the transit area.

Senior Planner Signo stated that the tree maintenance should be addressed by the Public Works Department.

Commissioner Brimmer stated that the bus issue should be addressed before it becomes a major problem, noting her concern with public safety.

Planning Officer Repp commented on the now defunct plans for a transit facility at this mall, noting there are no longer any funds for that previously proposed facility; and stated there are no plans to relocate this transit area. She stated that the transit staff will be advised of this concern.

Commissioner Schaefer stated, echoed by Commissioner Diaz, that the transit issue has nothing to do with approving the tentative parcel map, pointing out the applicant indicated he does not have an issue with that area; and suggested this item move forward.

There being no further input, Chairman Faletogo closed the public hearing.

Planning Commission Decision:

Chairman Faletogo moved, seconded by Commissioner Schaefer, to concur with staff's recommendation; moved to amend Condition of Approval No. 24 to read, "CC&R's (Covenants, Conditions, and Restrictions) or other instrument or agreement approved by the Engineering Division to address drainage responsibilities are required prior to Final Map approval"; and moved to adopt Resolution No. 13-2468. Motion carried, 9-0.

