

Plotted By: Pletsch, Paul. Sheet Set: K10. Layout: 2. TENTATIVE PARCEL MAP, September 18, 2024. 07:30:29am. K:\ORA_SURV\2024\Boulder\Carson - 101 E. Carson Street - 194652001\Maping\DWG\TPM_194652001\TPM.dwg
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PROJECT TEAM

RECORD OWNER:
 CARSON EMERALD 101, LLC
 C/O EMERALD PROPERTY GROUP
 P.O. BOX 125
 CARDIFF, CA 92007

SURVEYOR:
 JEFFREY LENHERR
 KIMLEY-HORN AND ASSOCIATES
 1100 TOWN AND COUNTRY ROAD, SUITE 700
 ORANGE, CA 92668
 PHONE: 657-452-0200

UTILITY PURVEYORS

WATER:
 CALIFORNIA WATER SERVICE CO.
 2632 W. 237TH STREET
 TORRANCE, CA 90505
 (310) 257-1400

SEWER:
 SANITATION DISTRICTS OF LOS ANGELES
 COUNTY
 24501 S. FIGUEROA ST.
 CARSON, CA 90745
 562-437-6520

ELECTRIC:
 SOUTHERN CALIFORNIA EDISON (SCE)
 1924 CASHMAN ST.
 COMPTON, CA 90220
 1-800-611-1911

GAS:
 SOUTHERN CALIFORNIA GAS COMPANY
 929 N. AVALON BLVD
 WILMINGTON, CA 90744
 1-800-427-2200

ABBREVIATIONS

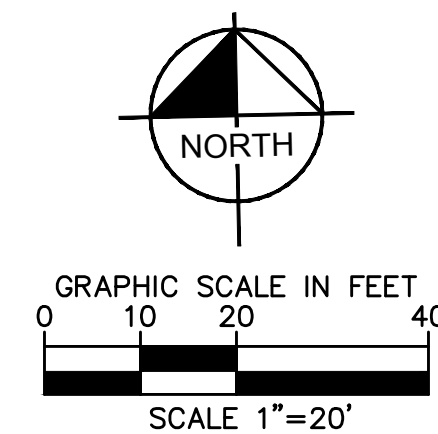
C&G	CURB AND GUTTER
CL	CENTERLINE
ET	ELECTRICAL TRANSFORMER
GIMH	GREASE INTERCEPTOR MANHOLE
HCR	HANDICAP RAMP
HPS	HANDICAP PARKING SPACE
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
SCO	SEWER CLEANOUT

LEGEND

	EXISTING LOT LINE
	PROPOSED LOT LINE
	CENTERLINE
	EXISTING RIGHT OF WAY
	EXISTING SUBDIVISION LINE
	EXISTING ELECTRICAL LINE
	EXISTING SEWER
	EXISTING WATER
	EXISTING STORM DRAIN

REFERENCES

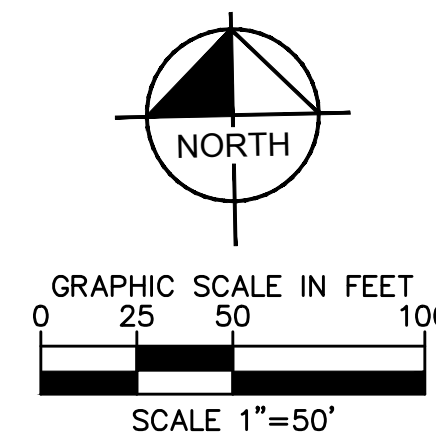
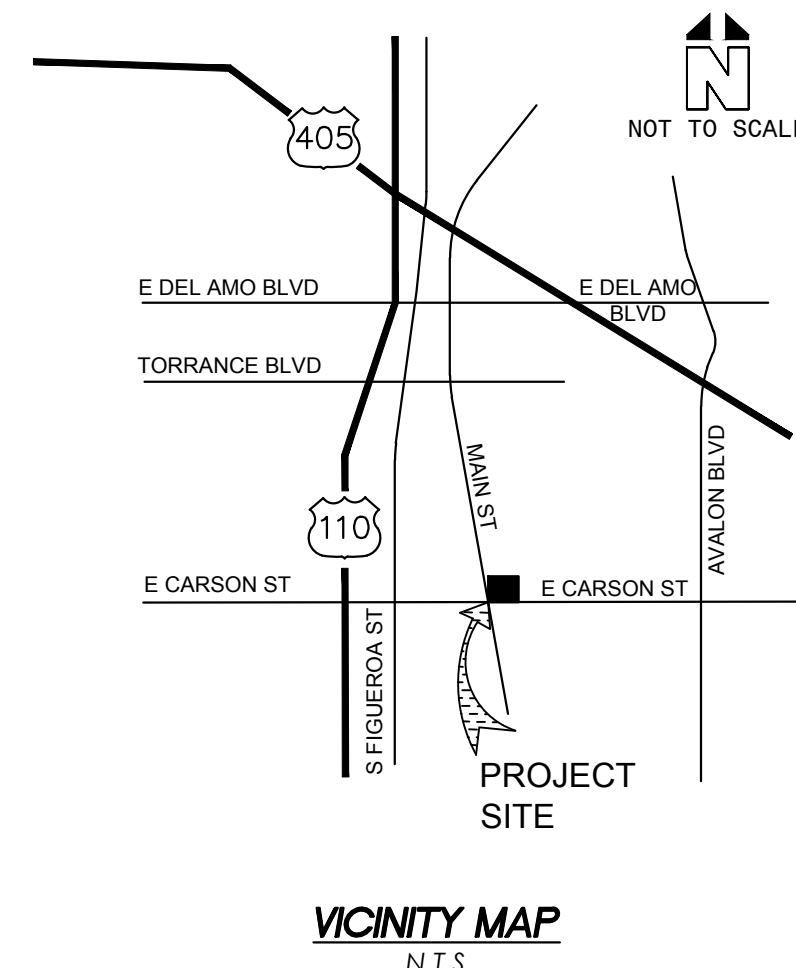
- (R1) GRANT DEED, INSTRUMENT NO. 20230423622, O.R.
- (R2) TRACT NO. 3848, M.B. 42/68-69
- (R3) TRACT NO. 8579, M.B. 149/36
- (R4) RECORD OF SURVEY, R.S.B. 351/83
- (R5) RDBF 0520/706-707



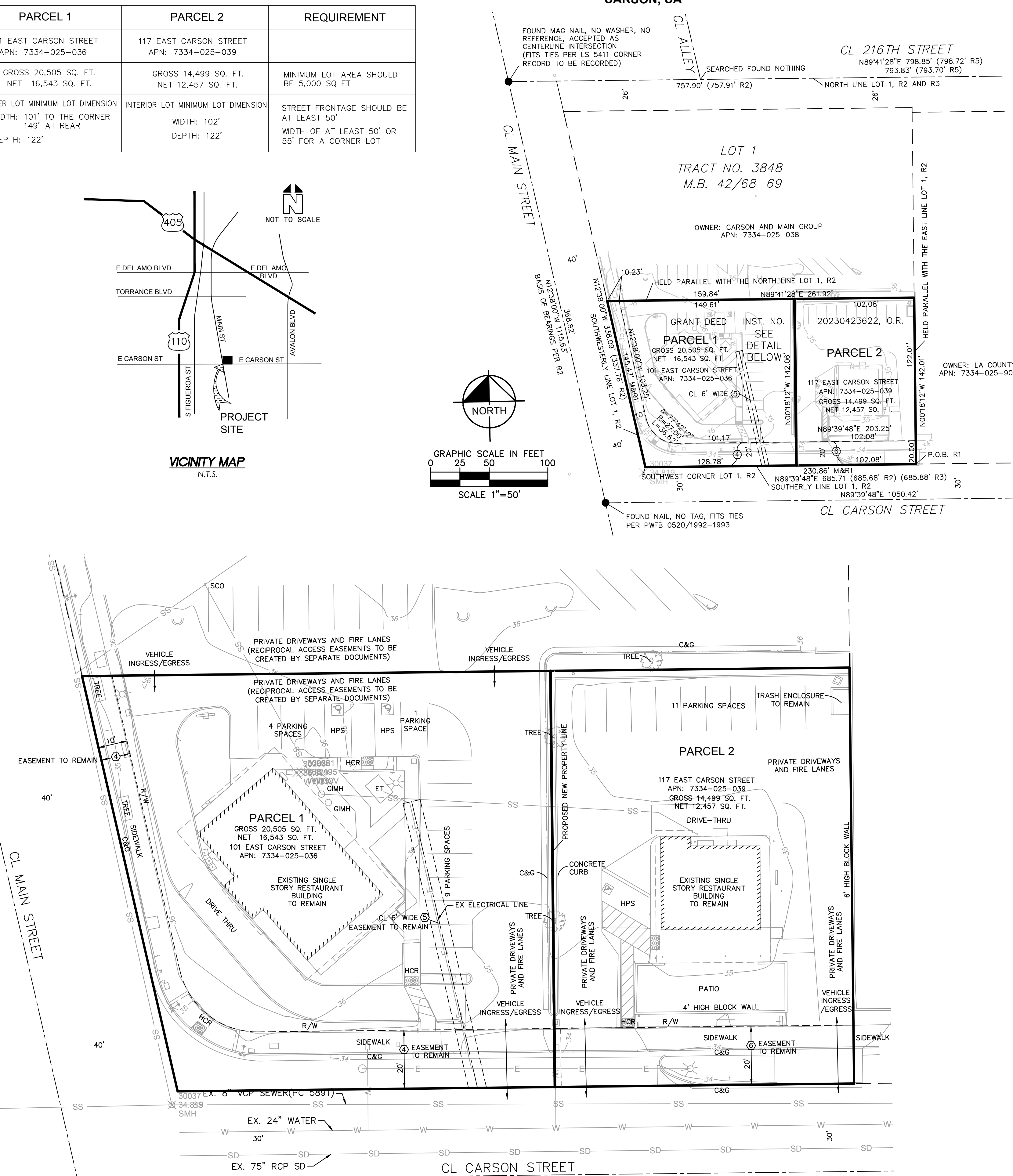
MINOR LAND DIVISION TENTATIVE PARCEL MAP NUMBER 84441 LOCATED IN THE CITY OF CARSON COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

FOR
101 AND 117 EAST CARSON STREET
CARSON, CA

PARCEL 1	PARCEL 2	REQUIREMENT
101 EAST CARSON STREET APN: 7334-025-036	117 EAST CARSON STREET APN: 7334-025-039	
GROSS 20,505 SQ. FT. NET 16,543 SQ. FT.	GROSS 14,499 SQ. FT. NET 12,457 SQ. FT.	MINIMUM LOT AREA SHOULD BE 5,000 SQ FT
CORNER LOT MINIMUM LOT DIMENSION WIDTH: 101' TO THE CORNER 149' AT REAR DEPTH: 122'	INTERIOR LOT MINIMUM LOT DIMENSION WIDTH: 102' DEPTH: 122'	STREET FRONTAGE SHOULD BE AT LEAST 50' WIDTH OF AT LEAST 50' OR 55' FOR A CORNER LOT



ATTACHMENT NO. 1



PROJECT SUMMARY:

SITE ADDRESS:	YOSHINOYA JAPANESE KITCHEN: 101 EAST CARSON STREET, CARSON, CALIFORNIA APN: 7334-025-036
	FOSTER'S OLD FASHION FREEZE: 117 EAST CARSON STREET, CARSON, CALIFORNIA APN: 7334-025-039
GROSS AREA	TOTAL SITE AREA: GROSS 35,004 SQ. FT. NET 29,000 SQ. FT. (MINUS STREET RIGHT OF WAY)
EXISTING BUILDING AREA	YOSHINOYA JAPANESE KITCHEN: 2034 SQ. FT. FOSTER'S OLD FASHION FREEZE: 1005 SQ. FT.

EXISTING ZONING CLASSIFICATION: DMX (MIXED USE DISTRICT)
 THESE ZONES PROVIDE AREAS THAT INCLUDE BOTH RESIDENTIAL USES AND COMPLEMENTARY COMMERCIAL USES. THE MIXED-USE DISTRICTS ARE INTENDED TO ACCOMMODATE FREE-STANDING RESIDENTIAL OR COMMERCIAL USES AND PROJECTS THAT COMBINE RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT IN THE SAME BUILDING OR ON THE SAME SITE. RETAIL AND DEPARTMENT STORES, EATING AND DRINKING ESTABLISHMENTS, HOTELS, COMMERCIAL RECREATION, FINANCIAL, BUSINESS, PERSONAL SERVICES, RESIDENTIAL, EDUCATIONAL, AND SOCIAL SERVICES, AND OFFICE USES ARE PERMITTED WITHIN MIXED-USE DISTRICTS. THE FLEX MIXED-USE DISTRICT ACCOMMODATES A RANGE OF LIGHT INDUSTRIAL USES SUBJECT TO PERFORMANCE AND DEVELOPMENT STANDARDS TO ENSURE THEY WILL NOT ADVERSELY AFFECT ADJACENT USES INCLUDING HOUSING ON SITES IDENTIFIED IN THE GENERAL PLAN HOUSING ELEMENT 2021-2029.

EXISTING USE: RESTAURANT/FAST FOOD
 PROPOSED USE: RESTAURANT/FAST FOOD (NO BUILDING CHANGE)

EXISTING PARKING SPACES: PARCEL 1 - 16, PARCEL 2 - 12
 PARCEL MAP: N/A
 PARCEL NUMBERS: N/A

TOPOGRAPHY SHOWN WAS DERIVE FROM A FIELD SURVEY PERFORMED BY KIMLEY-HORN ON JANUARY 23, 2024

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MAIN STREET BEING NORTH 12°38'00" WEST ON TRACT NO. 3848, M.B. 42/68-69.

GENERAL NOTES:

- LOT LINES CAN BE ADJUSTED PROVIDED NO ADDITIONAL LOTS ARE CREATED. THE DEGREE OF ADJUSTMENT SHALL BE CONSISTENT WITH THE INTENT OF THE SUBDIVISION MAP APPROVAL AND THE SUBDIVISION MAP ACT.
- ALL DIMENSIONS SHOWN ARE APPROXIMATE.
- THIS MAP IS APPROVED AS A COMMERCIAL DEVELOPMENT TO CREATE TWO NEW PARCELS. THERE IS NO NEW CONSTRUCTION OR DEVELOPMENT.
- NO EARTHWORK IS PROPOSED.
- ONSITE SEWER LOCATION SHOWN HEREON ARE APPROXIMATE AND BASED ON OWNER PROVIDED DOCUMENTS. NO NEW SEWER LINES OR SEWER CONNECTIONS ARE PROPOSED.
- RECIPROCAL ACCESS EASEMENT OVER PARCEL 1 AND THE PROPERTY TO THE NORTH (APN 7334-025-038) ARE TO BE CREATED BY SEPARATE DOCUMENT.
- BOTH PARCEL USES ARE APPROVED USES BY RIGHT WITHIN THE ZONING AND NO CUP OR ENTITLEMENT WAS REQUIRED FOR USE. USE WAS APPROVED BY RIGHT.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 THAT PORTION OF LOT 1 OF TRACT NO. 3848, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGE(S) 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE SOUTHERLY LINE OF SAID LOT, DISTANT EASTERLY ALONG SAID SOUTHERLY LINE 230.86 FEET FROM THE SOUTHWEST CORNER OF SAID LOT; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 230.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 145.47 FEET; THENCE EASTERLY PARALLEL WITH THE NORTHERLY LINE OF SAID LOT TO A LINE THAT IS PARALLEL WITH THE EASTERLY LINE OF SAID LOT AND PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG SAID LAST MENTIONED PARALLEL LINE TO THE POINT OF BEGINNING.

EXISTING EASEMENT

LEGAL DESCRIPTION AND EASEMENTS CORRESPOND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. 995-30110711-2AA, DATED DECEMBER 1, 2023.

NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF THE TITLE REPORT IS ASSUMED BY THIS SURVEY.

ITEM NUMBERS INDICATED WITH A HEXAGON () ARE PLOTTED HEREON:

- AN EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES IN FAVOR OF THE COUNTY OF LOS ANGELES RECORDED JANUARY 22, 1968 AS INSTRUMENT NO. 3196, OFFICIAL RECORDS (MAIN STREET AND CARSON STREET RIGHT OF WAY). EASEMENT TO REMAIN
- AN EASEMENT FOR PUBLIC UTILITY PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JULY 6, 1982 AS INSTRUMENT NO. 82-676631, OFFICIAL RECORDS. EASEMENT TO REMAIN
- AN EASEMENT FOR PUBLIC ROAD AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF CARSON RECORDED FEBRUARY 7, 1986 AS INSTRUMENT NO. 86-191374, OFFICIAL RECORDS (CARSON STREET RIGHT OF WAY). EASEMENT TO REMAIN

PROJECT SCOPE:

THE APPLICANT REQUESTS APPROVAL OF TENTATIVE PARCEL MAP NUMBER 84441 TO SPLIT A SINGLE PARCEL INTO TWO PARCELS. PARCEL 1 IS PROPOSED AT 20,505 GROSS SQUARE FEET, 16,543 NET SQUARE FEET AND PARCEL 2 IS PROPOSED AT 14,499 GROSS SQUARE FEET, 12,457 NET SQUARE FEET. THE EXISTING BUILDINGS WILL REMAIN UNCHANGED ON EACH NEW PARCEL.

	BY: _____
	DATE: _____
	REVISIONS: _____
	NO. _____
© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1100 TOWN AND COUNTRY ROAD, SUITE 700 ORANGE, CA 92668 PHONE: 714-939-1030 FAX: 714-938-9488 WWW.KIMLEY-HORN.COM	
KHA PROJECT 194652001	DESIGNED BY: JL DRAWN BY: KH CHECKED BY: PP
DATE 9/18/2024	SCALE AS SHOWN
TENTATIVE PARCEL MAP PREPARED FOR 101 & 117 EAST CARSON STREET, CARSON, CA	
SHEET NUMBER 1	



