

**RESOLUTION NO. 2021-10-CC**

**CITY OF SOUTH GATE  
LOS ANGELES COUNTY, CALIFORNIA**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH GATE,  
CALIFORNIA, APPROVING FINAL PARCEL MAP NO. 74973  
FOR THE PROPERTY LOCATED AT  
12411 INDUSTRIAL AVENUE, SOUTH GATE, CA 90280,  
AS NECESSARY TO AUTHORIZE A TWO-LOT SUBDIVISION**

**WHEREAS**, on April 4, 2017, the Department of Community Development received an application from Huu Thong on behalf of JR & CO LLC for Tentative Parcel Map No. 74973 to allow a two-lot subdivision of the underlying parcel at 12411 Industrial Avenue;

**WHEREAS**, the Planning Commission upon giving the required notice did, on June 6, 2017, conduct a duly advertised public hearing as required by law to consider said tentative parcel map. Notice of the hearing was originally published in the "Los Angeles Wave" newspaper on May 25, 2017;

**WHEREAS**, the Planning Commission determined that the proposed Tentative Parcel Map No. 74973 is Categorically Exempt under Class 15 (Minor Land Divisions) Section 15315 of the California Environmental Quality Act and that a Notice of Exemption will be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act;

**WHEREAS**, staff has conducted necessary investigations to assure the proposed division of land would be consistent with the purposes of the City's Subdivision Ordinance;

**WHEREAS**, on June 6, 2017, the Planning Commission adopted Resolution No. 2017-04 approving Tentative Parcel Map No. 74973;

**WHEREAS**, on May 29, 2019, the subdivider applicant submitted a written request for a one-year extension to the Tentative Parcel Map No. 74973;

**WHEREAS**, on July 16, 2019, the Planning Commission adopted Resolution No. 2019-06, granting a one-year extension per South Gate Municipal Code Section 12.10.070 (a)(1) which allows for a one-year extension upon application by the subdivider applicant;

**WHEREAS**, on June 1, 2020, the subdivider applicant submitted a written request for a second one-year extension to the Tentative Parcel Map No. 74973;

**WHEREAS**, on July 3, 2020, the Planning Commission adopted Resolution No. 2020-03 granting an additional one-year extension per South Gate Municipal Code Section 12.10.070 (a)(1) which allows for a one-year extension upon application by the subdivider applicant;

**WHEREAS**, the City's Department of Public Works examined Final Parcel Map No. 74973 and determined that the subject parcel map is in compliance with State Law and with the terms and conditions of Tentative Parcel Map No. 74973;

**WHEREAS**, South Gate Municipal Code Section 12.12.010 requires that the City Council approve the Final Parcel Map before it is released to the County for recordation; and

**WHEREAS**, the City Council does hereby make the following findings:

1. Final Parcel Map No. 74973 is Categorically Exempt under Section 15315, Class 15 of the California Environmental Quality Act and will have no significant environmental impacts.
2. Final Parcel Map No. 74973 is in compliance with the terms and conditions of Tentative Parcel Map No. 74973.
3. Final Parcel Map No. 74973 complies with all applicable requirements of State Law and City Ordinances.
4. Final Parcel Map No. 74973 will not adversely affect the comprehensive General Plan.

[Remainder of page left blank intentionally.]

**NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF SOUTH GATE DOES HEREBY RESOLVE AS FOLLOWS:**


**SECTION 1.** The City Council does hereby declare that the above recitals are true and correct and incorporated herein by reference.

**SECTION 2.** The City Council does hereby approve Final Parcel Map No. 74356 for the property located at 12411 Industrial Avenue, South Gate, CA 90280 with all the terms and conditions of Tentative Parcel Map No. 74973.

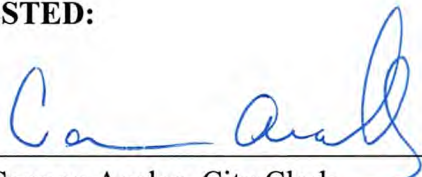
**SECTION 3.** The City Clerk shall certify to the adoption of this Resolution which shall be effective upon its adoption.

**PASSED, APPROVED and ADOPTED this 23<sup>rd</sup> day of February 2021.**


**CITY OF SOUTH GATE:**

By:   
\_\_\_\_\_  
Maria Davila, Mayor

**ATTESTED:**

By:   
\_\_\_\_\_  
Carmen Avalos, City Clerk  
(SEAL)

**APPROVED AS TO FORM:**

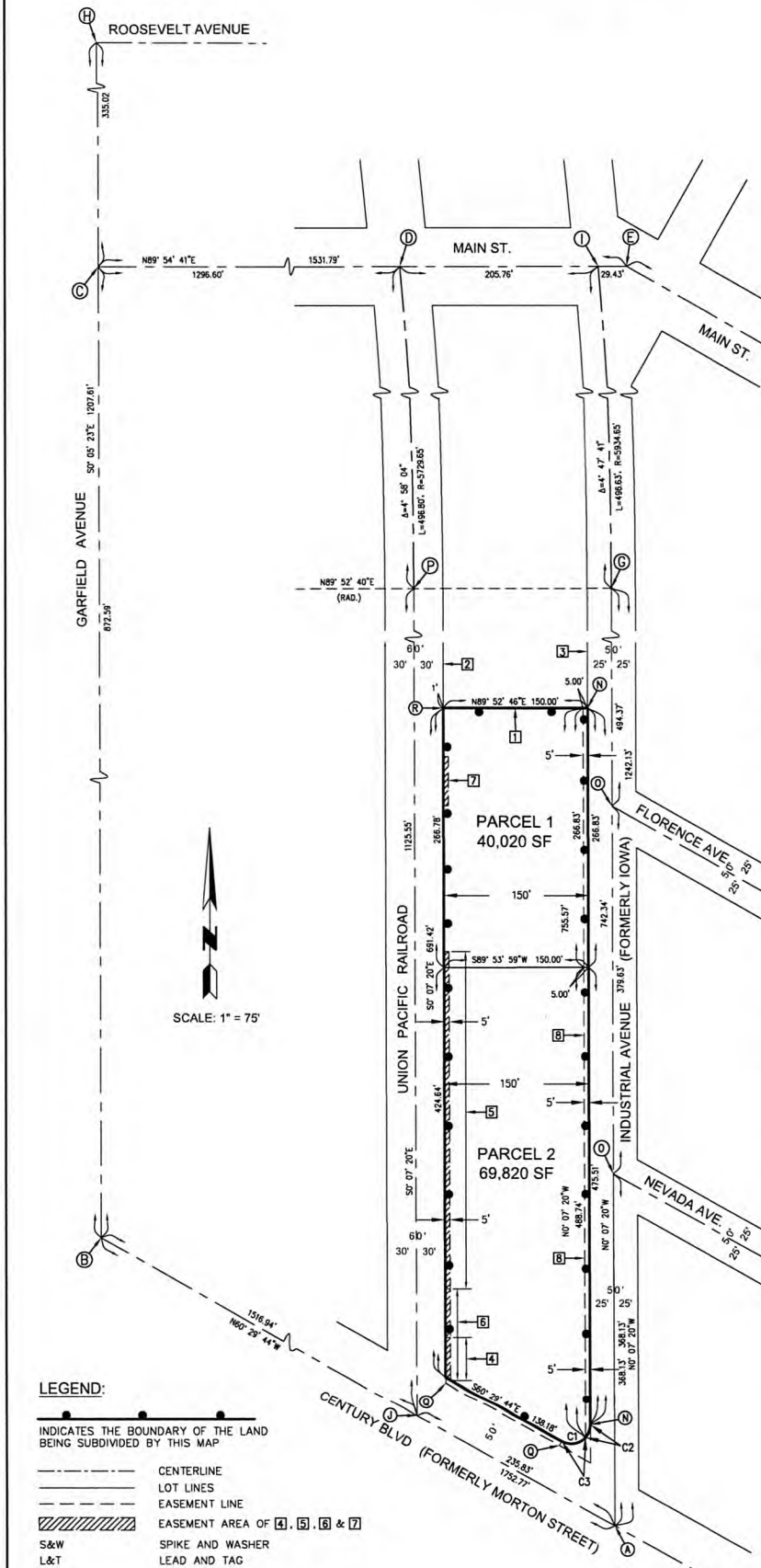
By:   
\_\_\_\_\_  
Raul F. Salinas, City Attorney



# PARCEL MAP NO. 74973

SHEET 3 OF 3 SHEETS

IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES  
STATE OF CALIFORNIA



**CURVE DATA:**

CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	$\Delta = 119^\circ 37' 36''$	41.76'
C2	20.00'	$\Delta = 41^\circ 24' 35''$	14.46'
C3	20.00'	$\Delta = 78^\circ 13' 01''$	27.30'

**MONUMENT NOTES:**

- (A) FD L&T, STAMPED RCE 29664 PER LA COUNTY PWF 823 PAGES 595 & 596, FLUSH. ACCEPTED AS CENTERLINE INTERSECTION
- (B) FD. DIV. OF HWYS BRASS CAP MON. PER PWF 823-823
- (C) SEARCHED, FOUND NOTHING. ESTABLISHED BY PRORATION BETWEEN (A) & (E) SET S&W TAGGED PLS 8046, SET FLUSH
- (D) SEARCHED, FD NOTHING. EST. BY INTERSECTION OF (C) & (E) WITH AN ARC CONCENTRIC FROM INDUSTRIAL AVENUE (R=5729.65) THROUGH (P) SET L&T TAGGED PLS 8046, FLUSH
- (E) FD S&W ILLEGIBLE, ACCEPTED AS CENTERLINE INTERSECTION PER PWF 823 PAGES 607 & 608. FITS TIES.
- (F) FD L&T NO TAG. FITS TIES. ACCEPTED AS THE CENTERLINE INTERSECTION OF MAIN ST. & PARAMOUNT AVE.
- (G) SEARCHED, FD NOTHING. BEGINNING OF CURVE ESTABLISHED BETWEEN (A) & (I) PER UNDERLYING MAP HOLLYDALE TRACT MAP SET S&W TAGGED PLS 8046.
- (H) FD. NAIL & TAG, FITS TIES ACCEPTED AS THE CENTERLINE INTERSECTION OF GARFIELD AVE. & ROOSEVELT AVE.
- (I) FD. L&T, STAMPED RCE 29664 PER LA COUNTY PWF 823 PAGES 974 & 975. ACCEPTED AS CENTERLINE INTERSECTION.
- (N) SET 2" IP S&W TAGGED PLS 8046, FLUSH.
- (O) SEARCHED FD NOTHING. ESTABLISHED BY PRORATION BETWEEN (C) & (E) SET S&W TAGGED PLS 8046.
- (P) SEARCHED, FD NOTHING. EST. BY PRORATION BETWEEN (C) & (E). SET 4 PUNCHED MARKS ON SSMH.
- (Q) SEARCHED, FD NOTHING. EST. BY PARALLEL LINES WITH INDUSTRIAL AVENUE, (A) & (C) THROUGH POINT (J) & (D).
- (R) SET L&T IN SIDEWALK TAGGED PLS 8046 ON 6 FOOT OFFSET.
- (S) SET 1" IP, S&W TAGGED PLS 8046 ON 1 FOOT OFFSET.

**SURVEYOR'S NOTES:**

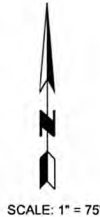
- [1] S'L'Y LINE OF LOT 17, BLOCK 53 HOLLYDALE TRACT MB 82-8-15
- [2] W'L'Y LINE OF LOT 1 THROUGH 17, BLOCK 53 HOLLYDALE TRACT MB 82-8-15
- [3] E'L'Y LINE OF LOT 1 THROUGH 17, BLOCK 53 HOLLYDALE TRACT MB 82-8-15
- [4] 5 FOOT WIDE EASEMENT OF THE CITY OF SOUTH GATE FOR PUBLIC STREET AND HIGHWAY PURPOSES PER DOCUMENT RECORDED IN BOOK 18066, PAGE 1, OF OFFICIAL RECORDS.
- [5] 5 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA TELEPHONE COMPANY AND ITS SUCCESSORS FOR TELEPHONE AND COMMUNICATION PURPOSES PER DOCUMENT RECORDED IN BOOK 23847, PAGE 30, OF OFFICIAL RECORDS.
- [6] 5 FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA TELEPHONE COMPANY AND ITS SUCCESSORS FOR TELEPHONE AND COMMUNICATION PURPOSES PER DOCUMENT RECORDED IN BOOK 23923, PAGE 189, OF OFFICIAL RECORDS.
- [7] 5 FOOT WIDE EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED IN BOOK 4824, PAGE 98, OF OFFICIAL RECORDS.
- [8] 5 FOOT WIDE EASEMENT TO THE CITY OF SOUTH GATE FOR SIDEWALK PURPOSES.

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 00° 07' 20" WEST OF THE CENTERLINE OF INDUSTRIAL AVENUE (FORMERLY KNOWN IOWA AVENUE) AS SHOWN ON MAP OF HOLLYDALE TRACT FILED IN BOOK 82, PAGES 8 THROUGH 15, INCLUSIVE, OF MAPS, RECORDS OF SAID COUNTY.

**LEGEND:**

- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- CENTERLINE
- LOT LINES
- EASEMENT LINE
- EASEMENT AREA OF [4], [5], [6] & [7]
- S&W SPIKE AND WASHER
- L&T LEAD AND TAG



**RESOLUTION CERTIFICATION PAGE**

**STATE OF CALIFORNIA**        )

**COUNTY OF LOS ANGELES**   )     **SS**

**CITY OF SOUTH GATE**        )

I, Carmen Avalos, City Clerk of the City of South Gate, California, hereby certify that the whole number of Members of the City Council of said City is five; that Resolution No. 2021-10-CC was adopted by the City Council at their Regular Meeting held on February 23, 2021 by the following vote:

Ayes:            Council Members:    Davila, Rios, Avalos, Diaz and Hurtado

Noes:            Council Members:    None

Absent:          Council Members:    None

Abstain:         Council Members:    None

Witness my hand and the seal of said City on March 4, 2021.



\_\_\_\_\_  
Carmen Avalos, City Clerk  
City of South Gate, California