



AGENDA

REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

TUESDAY, NOVEMBER 21, 2023 AT 7:00 PM

Maywood City Council Chambers
4319 E. Slauson Avenue, Maywood, CA 90270
www.cityofmaywood.org

I. Meeting Procedure PC

PUBLIC ADVISORY: This meeting will be conducted in person and by video-conferencing pursuant to the provisions of Government Code Section 54953(e) (as amended by AB 361), which authorizes teleconferenced meetings under the Brown Act in compliance with Government Code Section 54953(e) during a proclaimed State of Emergency. For this meeting, it will be conducted through a hybrid combination of in-person and/or virtual attendance of the members of the Planning Commission and invited staff at City Hall in the City Council Chambers located at 4319 E. Slauson Avenue and via teleconference using the Zoom platform and broadcasted live on the City's Facebook page. The public may participate in person and or by using the virtual platform (Zoom).

Public Participation options:

1. **In-Person** - Council Chambers located at 4319 E. Slauson Avenue, Maywood, CA
2. **Zoom:** Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82228234413?pwd=ZW5rRm1RT2lxak9nbC96OUZncm9PdZ09>

Passcode: 188583

Public Comment using a virtual platform: join in through the link provided above. Use the "raise hand" feature (for those joining by phone, press *9 to "raise hand") during the public participation period for agenda items or during the public participation period for non-agenda items. The Zoom Host will call on people to speak by name provided or last 4 digits of phone number.

3. **Phone:** 1-669-900-6833 Enter Meeting ID: 822 2823 4413 Passcode: 188583

Public Comment for those joining by phone, use the "raise hand" feature by pressing *9 during the public participation period for agenda items or during the public participation period for non-

agenda items.

4. **Before the Meeting:** Public comment will be accepted for the record in advance by 4:30 pm the day of the meeting by email to daisy.guerrero@cityofmaywood.org; or if you are unable to email, please call the City Clerk's Office at (323) 562-5714. Your comment will be made part of the written record but will NOT be read verbally at the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Council meeting, please contact the City Clerk's Office, (323) 562-5714 within 48 hours of the meeting.

II. CALL TO ORDER/ROLL CALL

COMMISSIONERS

Raul Rodriguez, Chairperson
Alfredo Morales, Vice Chairperson
Crystal Acosta
Diego Jimenez
Angelina Martinez

STAFF

Steve Fowler, Director of Building and Planning
Lindsay Thorson, Assistant City Attorney
Calvin Ko, Assistant Planner

III. APPROVAL OF AGENDA

IV. PUBLIC COMMENT (Time allotted: 3 minutes)

At this time, members of the public may address the Commission regarding the items not on this Planning Commission agenda. The Commission cannot discuss or take actions on any items not on the agenda unless authorized by law. If you want to comment during the public comment portion of the agenda, you agenda may use the instructions provided in section III. MEETING PROCEDURES beginning on page 1 of this agenda.

V. CONSENT CALENDAR

All matters listed under CONSENT CALENDAR do not require significant reporting and/or discussion for decision, or are considered to be routine, and will be approved by one motion as recommended. There will be no separate discussion of these items unless a Commissioner or staff request separate discussion prior to approval.

1. MINUTES OF THE JULY 18, 2023 REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION
2. MINUTES OF THE SEPTEMBER 20, 2023 SPECIAL MEETING OF THE MAYWOOD PLANNING COMMISSION

VI. PUBLIC HEARING

- 3. TENTATIVE PARCEL MAP APPLICATION PC23-03 (TENTATIVE PARCEL MAP NO. 82930)**

VII. DIRECTOR'S REPORT

VIII. COMMISSION COMMENTS

- IX. ADJOURNMENT - The next Regular Meeting of the Maywood City Council is December 19, 2023**

PUBLIC ACCESS TO MEETING AGENDA AND AGENDA PACKETS

I, _____, City Clerk or Deputy City Clerk hereby certify that this agenda was duly posted by law at 4319 E. Slauson Avenue, Maywood, CA 90270 and the City Website. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the Maywood City Hall, 4319 E. Slauson Avenue, Maywood CA 90270. If you challenge in court any discussion or action taken concerning an item on this Agenda, you may be limited to rising only those issues you or someone else raised during the meeting or in written correspondence delivered to the City at or prior to the City's consideration of the item at the meeting. In compliance with the ADA, if you need special assistance for the meeting, call (323) 562-5723 within 72 hours prior to the meeting so the City can make reasonable arrangements to ensure accessibility.





MINUTES REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

TUESDAY, JULY 18, 2023 AT 7:00 PM

I. MEETING PROCEDURE PC

THIS MEETING WILL BE HELD IN PERSON. THE MEETING WILL BE AVAILABLE FOR VIEWING VIA ZOOM:

<https://us02web.zoom.us/j/82892479282?pwd=cEVad29QcDVJTmVHdng1dnZiR1dmQT09>

VIA THE CITY'S FACEBOOK PAGE. FOR PUBLIC COMMENT PLEASE SUBMIT IN WRITING OR ATTEND THE MEETING IN PERSON.

II. CALL TO ORDER/ROLL CALL

Chairperson Rodriguez call to order the meeting at approximately 7:03 PM

COMMISSIONERS

Raul Rodriguez, Chairperson (present)
Alfredo Morales, Vice Chairperson (present)
Crysal Acosta (present)
Diego Jimenez (present)
Angelina Martinez (not present)

STAFF PRESENT:

Steve Fowler, Director of Building and Planning (present)
Lindsay Thorson, Assistant City Attorney (present)
Calvin Ko, Assistant Planner (present)

III. APPROVAL OF AGENDA

Chairperson Rodriguez approved the Agenda

IV. PUBLIC COMMENT (Time allotted: 3 minutes)

The follow spoke on Non-Agenda items: None

V. CONSENT CALENDAR

1. MINUTES OF THE JUNE 20, 2023 REGULAR MEETING OF THE MAYWOOD PLANNING COMMISSION

Motion to approve the process of the June 20, 2023 Planning Commission Meeting Minutes by Vice Chairperson Morales. Second by Commissioner Jimenez. AYES: Jimenez, Acosta, Morales, Rodriguez. PASSES

VI. PUBLIC HEARING

1. CONSIDERATION OF APPROVAL OF PLANNING RESOLUTION NO. 23-469 TO RECOMMEND ADOPTION OF AN ORDINANCE TO AMEND THE ZONING ORDINANCE TO ADD SUBSECTION 4100.140 EV CHARGING STATIONS TO SECTION 4100 PARKING AND LOADING

Motion to approve Resolution No. PC23-469 finding that the Motion by Vice Chairperson Morales. Second by Commissioner Acosta. AYES: Jimenez, Acosta, Morales, Rodriguez

VII. DIRECTOR'S REPORT

None

VIII. COMMISSION COMMENTS

None

IX. ADJOURNMENT

Meeting adjourned at approximately 7:20 PM to the next Regular Planning Commission meeting on Tuesday, August 15, 2023 at 7:00 PM

Raul Rodriguez, Chairperson

ATTEST:

Steve Fowler, Planning Secretary



MINUTES SPECIAL MEETING OF THE MAYWOOD PLANNING COMMISSION

WEDNESDAY, SEPTEMBER 20, 2023 AT 7:00 PM

I. Meeting Procedure PC

THIS MEETING WILL BE HELD IN PERSON. THE MEETING WILL BE AVAILABLE FOR VIEWING VIA ZOOM:

<https://us02web.zoom.us/j/84920922076?pwd=R1FUNKJvQ0lNejVlcDJuMXRpZU0rQT09>

VIA THE CITY'S FACEBOOK PAGE. FOR PUBLIC COMMENT PLEASE SUBMIT IN WRITING OR ATTEND THE MEETING IN PERSON.

II. CALL TO ORDER/ROLL CALL

Chairperson Rodriguez call to order the meeting at approximately 7:03 PM

COMMISSIONERS

Raul Rodriguez, Chairperson (present)
Alfredo Morales, Vice Chairperson (present)
Crysal Acosta (not present)
Diego Jimenez (present)
Angelina Martinez (present)

STAFF PRESENT:

Steve Fowler, Director of Building and Planning (present)
Lindsay Thorson, Assistant City Attorney (present)
Calvin Ko, Assistant Planner (present)

III. APPROVAL OF AGENDA

Chairperson Rodriguez approved the Agenda

IV. PUBLIC COMMENT (Time allotted: 3 minutes)

The follow spoke on Non-Agenda items: None

V. CONSENT CALENDAR

None

VI. PUBLIC HEARING

1. CONSIDERATION OF APPROVAL OF PLANNING RESOLUTION NO. PC23-470 FOR SITE PLAN REVIEW SP23-01 A RESIDENTIAL DEVELOPMENT OF THREE DUPLEXES, A WITH UNIT ABOVE THE GARAGES AND AN ACCESSORY DWELLING UNIT LOCATED AT 6041 PINE AVE.

Motion to approve Resolution No. PC23-470 finding that the Motion by Commissioner Jimenez. Second by Vice Chairperson Morales. AYES: Jimenez, Martinez, Morales, Rodriguez. PASSES

VII. DIRECTOR'S REPORT
None

VIII. COMMISSION COMMENTS
None

IX. ADJOURNMENT
Meeting adjourned at approximately 7:15 PM to the next Regular Planning Commission meeting on Tuesday, October 17, 2023 at 7:00 PM

Raul Rodriguez, Chairperson

ATTEST:

Steve Fowler, Planning Secretary

AGENDA REPORT

CITY OF MAYWOOD



AGENDA ITEM NO. 3.

DATE: November 21, 2023

TO: HONORABLE CHAIRPERSON AND MEMBERS OF THE MAYWOOD PLANNING COMMISSION

FROM: STEVE FOWLER, DIRECTOR OF BUILDING AND PLANNING

BY: CALVIN KO, ASSISTANT PLANNER

SUBJECT: TENTATIVE PARCEL MAP APPLICATION PC23-03 (TENTATIVE PARCEL MAP NO. 82930)

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. PC23-471, recommending that the City Council approve Tentative Parcel Map Application No. PC23-03, to subdivide a 1.51 acre vacated railroad parcel, Assessor Parcel Number ("APN") 6315-002-015 and merge the two portions of that parcel to adjacent parcels located at 6019 District Boulevard and 6135 District Boulevard.

BACKGROUND:

MPL Properties, LLC ("Applicant") is requesting the approval of the division of a 1.51 acre vacated railroad parcel and merging the two portions of that parcel into the adjacent parcels located at 6019 District Boulevard and 6135 District Boulevard. The vacated railroad parcel is located between Walker Avenue to the west, District Boulevard to the east, East 60th Street to the north, and Randolph Street to the south. The current parcel has a zoning designation of Manufacturing (M). The parcel has manufacturing uses to the east and west. A park use to the north and rail road tracks to the south. The northern access for the parcel is located along East 60th Street. The southern access is located along Randolph Street.

The railroad parcel has joint owners comprised of MPL Properties LLC and RFR Investments LLC. Each party also owns the adjacent parcels, with RFR Investments LLC owning 6019 District and MPL Properties LLC owning 6135 District, where the portions of the railroad parcel will be merged as part of this parcel map.

DISCUSSION:

Section 6(b) of the City's Subdivision Ordinance sets forth the Planning Commission's responsibility for land divisions.

"The Planning Commission shall be the Advisory Agency and be responsible for recommending approval, conditional approval, or denial of the application for land division and reporting its action to the City Council."

Section 8 of the Subdivision Ordinance provides that map approval requires a finding of General Plan consistency as follows:

"At the public hearing, the Planning Commission shall hear all testimony and evidence, and

recommendations, and shall recommend approval, conditional approval, or disapproval of the tentative map within thrifty (30) days of the filing thereof. Such action shall specify the facts and reasons for the decision made with a finding as to whether or not the division, along with its improvement and design, conforms to the City General Plan." The tentative parcel map is consistent with Goal 3.0 "Maintain the City's existing industrial base while ensuring compatibility with adjacent uses." The proposal is increasing the sizes of existing lots to allow for additional amenities such as circulation and parking with the existing developments.

- A. That the proposed map is consistent with the applicable general and specific plans as specified in Section 65451

The project is located in an industrial designated area of the General Plan. The increased size of the parcels helps to provide more land area that can assist with providing more on-site parking as Policy 3.3 of the Land Use Element of the General Plan states. The project is not in a specific plan but does meet the requirements of the Zoning Ordinance. The project site has a MZO designation as Manufacturing; it is not within a specific plan area. According to 4040.50 of the MZO, the minimum net lot size shall be 5,000 square feet. Parcel "A", located at 6019 District Boulevard, will be 87,152 square feet. Parcel "B," located at 6135 District Boulevard, will be 110,675 square feet. According to 4040.60 of the MZO, no lot shall be established or utilized which is less than 50 feet in width. Parcel "A" width is 360 feet and Parcel "B" width is 293 feet; both meet the minimum requirement.

- B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The proposed subdivision is consistent with the MZO with usage and zoning as indicated below. The adjacent parcels are also designated for Manufacturing (M) and their uses are within scope.

Surrounding Land Use and Zoning for 6019 District Boulevard

North - Riverfront Park, Open Space (OS)

South - Warehouse, Manufacturing (M)

East - Los Angeles River

West - Warehouse, Manufacturing (M)

Surrounding Land Use and Zoning for 6135 District Boulevard

North - Warehouse, Manufacturing (M)

South - Warehouse, Manufacturing (M)

East - Los Angeles River

West - Warehouse, Manufacturing (M)

- C. That the site is not physically suitable for the type of development.

There is no proposed development within the scope of the project. There is no change in use for the respective parcels. This is a consolidation of properties between their respective owners. The existing parcel is paved with asphalt. The respective owners have utilized the parcel as an additional vehicle maneuvering area. As it stands, there is no established legal separation of the parcel. The tentative parcel map will establish parcels property lines for their respective owners.

- D. That the site is not physically suitable for the proposed density of development.

There is no proposed development with the scope to increase the parcels' size. The site is suitable for the additional square footage of land. The maximum amount of lot coverage shall be 90 percent of the total lot area.

- E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injuries to fish or wildlife or their habitat.

The subdivision and merger is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the subdivision is proposed within an entirely urbanized area and the parcel is graded and paved. The newly created parcels are connected to all urbanized utilities.

- F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The design of the subdivision or type of improvements is not likely to cause serious public health problems in that the proposed subdivision and merger is for parcel consolidation only. There is no grading or construction proposed in the scope of work.

- G. That the design of the subdivisions or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to the easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The design of the subdivision does not contain easements for access through, or use of, property within the proposed project.

This item was advertised as a public hearing in the Bell/Maywood Industrial Post newspaper, and notices were mailed to all property owners within a 500-foot radius of the project site.

ENVIRONMENTAL REVIEW:

The Planning Department Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA). The project qualifies under Class 15 exemption under State CEQA Guidelines Section 15315 (Minor Land Divisions) because the proposed project is in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Planning and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than twenty percent.

ATTACHMENT(S)

1. Tentative Parcel Map 82930

RESOLUTION NO. PC23-0471

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MAYWOOD, RECOMMENDING THAT THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP APPLICATION PC23-03 TO ALLOW THE SUBDIVISION OF A VACATED RAILROAD PARCEL OF 1.51 ACRE VACATED RAILROAD PARCEL, ASSESSOR PARCEL NUMBER ("APN") 6315-002-015 AND MERGE THE TWO PORTIONS OF THAT PARCEL TO ADJACENT PARCELS LOCATED AT 6019 DISTRICT BOULEVARD AND 6135 DISTRICT BOULEVARD.

THE PLANNING COMMISSION OF THE CITY OF MAYWOOD, CALIFORNIA HEREBY FINDS, DETERMINES AND RESOLVES AS FOLLOWS:

WHEREAS, MPL Properties, LLC (The Applicant) filed Application No. PC23-03 for a Tentative Parcel Map (TPM) to allow the subdivision of a vacated railed road parcel of 1.51 acre in size and provide for the merger of a portion of that parcel with adjacent properties located at 6019 District Boulevard and 6135 District Boulevard; and

WHEREAS, the Project Site has a General Plan designation of Manufacturing and zoning designation of Manufacturing (M); and

WHEREAS, the City's Subdivision Ordinance provides that the Planning Commission serves as the advisory Agency to recommend approval, conditional approval, or denial of applications for land divisions to the City Council after a public hearing; and

WHEREAS, City Planning Department staff reviewed the proposed TPM for compliance with the State Subdivisions Map Act, the City's General Plan, and the City's Zoning and Subdivision Ordinances; and

WHEREAS, Planning Department staff also completed an initial environmental assessment of the proposed matter in accordance with the California Environmental quality Act (CEQA) and recommends that the Planning Commission determine the project Categorically Exempt from CEQA review as a Class 15 exemption pursuant to State CEQA Guidelines Section 15315 because the project falls within the minor land division exemption for subdivisions for four or fewer parcels; and

WHEREAS, on November 21, 2023, the Planning Commission of the City of Maywood ("Commission") conducted a duly noticed public hearing on the Application at which time all persons wishing to testify in connection with the Application were heard and the Application was comprehensively reviewed; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION FOR THE CITY OF MAYWOOD DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented to the Commission, including the staff report, and pursuant to the provisions of the Maywood Subdivision Ordinance, the Commission finds as follows:

- A. That the proposed map is consistent with the applicable general and specific plans as specified in Section 65451

The project is located in an industrial designated area of the General Plan. The increased size of the parcels helps to provide more land area that can assist with providing more on-site parking as Policy 3.3 of the Land Use Element of the General Plan states. The project is not in a specific plan but does meet the requirements of the Zoning Ordinance. The project site has a MZO designation as Manufacturing; it is not within a specific plan area. According to 4040.50 of the MZO, the minimum net lot size shall be 5,000 square feet. Parcel "A", located at 6019 District Boulevard, will be 87,152 square feet. Parcel "B," located at 6135 District Boulevard,

will be 110,675 square feet. According to 4040.60 of the MZO, no lot shall be established or utilized which is less than 50 feet in width. Parcel "A" width is 360 feet and Parcel "B" width is 293 feet; both meet the minimum requirement.

3. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The proposed subdivision is consistent with the MZO with usage and zoning as indicated below. The adjacent parcels are also designated for Manufacturing (M) and their uses are within scope.

Surrounding Land Use and Zoning for 6019 District Boulevard

North - Riverfront Park, Open Space (OS)

South - Warehouse, Manufacturing (M)

East - Los Angeles River

West - Warehouse, Manufacturing (M)

Surrounding Land Use and Zoning for 6135 District Boulevard

North - Warehouse, Manufacturing (M)

South - Warehouse, Manufacturing (M)

East - Los Angeles River

West - Warehouse, Manufacturing (M)

- C. That the site is not physically suitable for the type of development.

There is no proposed development within the scope of the project. There is no change in use for the respective parcels. This is a consolidation of properties between their respective owners. The existing parcel is paved with asphalt. The respective owners have utilized the parcel as an additional vehicle maneuvering area. As it stands, there is no established legal separation of the parcel. The tentative parcel map will establish parcels property lines for their respective owners.

- D. That the site is not physically suitable for the proposed density of development.

There is no proposed development with the scope to increase the parcels' size. The site is suitable for the additional square footage of land. The maximum amount of lot coverage shall be 90 percent of the total lot area.

- E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantial and avoidable injuries to fish or wildlife or their habitat.

The subdivision and merger is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the subdivision is proposed within an entirely urbanized area and the parcel is graded and paved. The newly created parcels are connected to all urbanized utilities.

- F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The design of the subdivision or type of improvements is not likely to cause serious public health problems in that the proposed subdivision and merger is for parcel consolidation only. There is no grading or construction proposed in the scope of work.

3. That the design of the subdivisions or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to the easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

The design of the subdivision does not contain easements for access through, or use of, property within the proposed project.

SECTION 2. The Planning Commission finds that the Application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission has analyzed the Application and has concluded that it is appropriate in this case to grant a Class 15 Categorical Exemption under CEQA Guidelines Section 15315 because the division of the property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than twenty percent.

SECTION 3. Based on the entire record before the Commission, all written and oral evidence presented to the Commission, and the findings set forth in this Resolution, the Commission hereby recommends that the City Council approve TPM Application No. PC23-03 to allow the subdivision of the vacated railroad parcel and to merge the portions of that parcel into the neighboring property

SECTION 4. The location and custodian of the documents and any other material which constitute the record of proceedings upon which the Planning Commission based its decisions is as follows : Steve Folwer, Director of Building and Planning.

SECTION 5. Effective Date. This Resolution shall become effective upon its adoption

PASSED, APPROVED AND ADOPTED THIS 21TH DAY OF NOVEMBER by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Raul Rodriguez
Planning Commissioner Chairperson

ATTEST:

Steve Fowler
Planning Commission Secretary

TENTATIVE PARCEL MAP NO. 82930

SHEET 1 OF 2 SHEETS

IN THE CITY OF MAYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF THAT PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1 IN DEED DATED JANUARY 1, 1972 FROM SANTA FE LAND IMPROVEMENT COMPANY TO LOS ANGELES JUNCTION RAILWAY COMPANY, WHICH LIES SOUTHERLY OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 123 OF TRACT 7923 RECORDED IN BOOK 113, PAGES 80-83 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY, AS SHOWN ON SAID MAP OF TRACT 7923 TOGETHER WITH LOTS 137, 143, 144 AND PORTIONS OF LOTS 135, 136, 142 OF SAID TRACT 7923.

OWNER'S STATEMENT:

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 PREPARTION AND FILING OF SAID MAP AND SUBDIVISION. WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAS SHOWN ON SAID MAP.

MPL PROPERTIES, LLC, a CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
MARK LEDBETTER DATE
Its: Chairman

RFR INVESTMENTS, LLC, a CALIFORNIA LIMITED LIABILTY COMPANY

BY: _____
RAUL TAPIA DATE
Its: Member

ACKNOWLEDGMENTS

STATE OF CALIFORNIA)
) S.S.
COUNTY OF _____)

ON _____BEFORE ME, _____A NOTARY PUBLIC,
PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNISS MY HAND AND OFFICIAL SEAL

SIGNATURE_____

STATE OF CALIFORNIA)
) S.S.
COUNTY OF _____)

ON _____BEFORE ME, _____A NOTARY PUBLIC,
PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

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

WITNISS MY HAND AND OFFICIAL SEAL

SIGNATURE_____

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINNCE AT THE REQUEST OF MPL PROPERTIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON NOVEMBER 14, 2019. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. IF ANY; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON WILL BE IN PLACE WITHIN 24 MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN 24 MONTHS FROM THE FILING DATE SHOWN HERON.

JAMES O. NELSON L.S. 6831 (EXP. 09/30/2024) DATE
(SEAL)

CITY SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS; THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

CITY SURVEYOR – CITY OF MAYWOOD DATE
GARY D. NEAL, LS 4619
(SEAL)

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF MAYWOOD APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

CITY ENGINEER – CITY OF MAYWOOD DATE
KEVIN W.S. KO, PE 84495
(SEAL)

Notes:

JOB SITE: DISTRICT BLVD. BETWEEN RANDOLPH ST. AND 60TH ST.
ZONING: M
TITLE REPORT: NORTH AMERICAN TITLE INSURANCE COMPANY POLICY OF TITLE
INSURANCE NO. 92001-12-1173299-01 DATED AUGUST 14, 2012.

AREA:
PARCEL "A" 87,152 SQUARE FEET; 2.00 ACRES
PARCEL "B" 110,675; 2.54 ACRES

BASIS OF BEARINGS:
THE BEARING OF NORTH 7°33'15" EAST

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 7° 33' 15" E FOR THE CENTERLINE OF WALKER STREET PER MAP TR. NO. 7923 M.B. 113 PGS. 80-83

LOS ANGELES COUNTY CERTIFICATIONS AND SEALS:

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

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

BY _____ DATE_____
DEPUTY

SIGNATURE OMISSION NOTES:

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

(list from title report to be inserted here)

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MAYWOOD BY MOTION PASSED ON THE _____DAY OF _____ 2023, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION OF ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

CITY CLERK – CITY OF MAYWOOD DATE
FLOR AGUILUZ

CITY TREASURER'S CERTIFICATE:

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

CITY TREASURER – CITY OF MAYWOOD DATE
MARY MARISCAL

Legal Description:

REAL PROPERTY IN THE CITY OF MAYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER TRACT MAP NO. 7923 RECORDED IN BOOK 113, PAGES 80 TO 83 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PARCEL A

LOTS 144, 143 AND A PORTION OF LOT 142 OF SAID TRACT NO. 7923 TOGETHER WITH THAT PORTION OF THE LOS ANGELES JUNCTION RAILWAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 144;

THENCE ALONG THE LINES OF SAID LOTS 144, 143 & 142 AND THE LOS ANGELES JUNCTION RAILWAY THE FOLLOWING COURSES;

SOUTH 82°47'35" EAST 112.59 FEET TO THE EASTERLY LINE OF SAID LOTS BEING A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5,880.22 FEET, A RADIAL LINE THROUGH SAID POINT BEARS NORTH 70°51'27" EAST; THENCE SOUTHERLY ALONG SAID LINE 360.29 FEET THROUGH A CENTRAL ANGLE OF 3°30'38" TO THE SOUTHERLY LINE OF PARCEL 1 OF INSTRUMENT NO. 032926031 OFFICIAL RECORDS OF SAID COUNTY; THENCE WESTERLY ALONG SAID LINE NORTH 82°43'35" WEST 198.14 FEET TO THE WESTERLY LINE OF SAID LOT 142 BEING THE EASTERLY LINE OF LOS ANGELES JUNCTION RAILWAY 46 FEET WIDE PER SAID TRACT; THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 3°55'14" EAST 440.97 FEET TO THE NORTHERLY CORNER OF LOT 137 OF SAID TRACT; THENCE WESTERLY ALONG THE PRODUCTION OF THE SOUTHERLY LINE OF LOT 138 BEING THE NORTHERLY LINE OF LOT 137 OF SAID TRACT NORTH 82°46'18" WEST 46.88 FEET TO THE WESTERLY LINE OF SAID LOS ANGELES JUNCTION RAILWAY; THENCE NORTHERLY ALONG SAID LINE NORTH 3°55'14" WEST 774.54 FEET TO THE NORTHEASTERLY CORNER OF LOT 123 OF SAID TRACT BEING THE SOUTHERLY LINE OF 60TH STREET; THENCE EASTERLY ALONG SAID LINE SOUTH 82°47'35" EAST 46.88 FEET TO THE TRUE POINT OF BEGINNING.

APN: 6315-001-023 AND PORTION OF APN: 6315-002-015

PARCEL B

REAL PROPERTY IN THE CITY OF MAYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER TRACT MAP NO. 7923 RECORDED IN BOOK 113, PAGES 80 TO 83 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

PORTIONS OF LOTS 135, 136 AND 137 OF SAID TRACT NO. 7923 TOGETHER WITH THAT PORTION OF THE LOS ANGELES JUNCTION RAILWAY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 137;

THENCE ALONG THE LINES OF SAID LOTS 135, 136 AND 137 AND THE LOS ANGELES JUNCTION RAILWAY THE FOLLOWING COURSES;

SOUTH 82°46'18" EAST 272.35 FEET TO THE EASTERLY LINE OF SAID LOTS BEING A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 5,877.22 FEET A RADIAL LINE THROUGH SAID POINT BEARS NORTH 78°51'42" EAST; THENCE SOUTHERLY ALONG SAID LINE 293.97 FEET THROUGH A CENTRAL ANGLE OF 2°51'57" TO THE SOUTHERLY LINE OF PARCEL 1 OF INSTRUMENT NO. 20120673105 OFFICIAL RECORDS OF SAID COUNTY;

THENCE WESTERLY ALONG SAID LINE NORTH 82°45'48" WEST 342.17 FEET TO THE WESTERLY LINE OF SAID PARCEL 1; THENCE NORTHERLY ALONG SAID LINE NORTH 7°14'12" EAST 127.06 FEET TO THE EASTERLY LINE OF SAID LOS ANGELES JUNCTION RAILWAY 46 FEET WIDE PER SAID TRACT BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 501.30 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 80°12'35" EAST; THENCE SOUTHWESTERLY ALONG SAID CURVE 391.25 FEET THROUGH A CENTRAL ANGLE OF 44°43'04" TO THE NORTHERLY LINE OF RANDOLPH STREET; THENCE WESTERLY ALONG SAID LINE NORTH 82°45'26" WEST 72.37 FEET TO THE WESTERLY LINE OF SAID LOS ANGELES JUNCTION RAILWAY BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 455.30 FEET, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 28°47'13" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE 517.58 FEET THROUGH A CENTRAL ANGLE OF 65°08'01"; THENCE NORTH 3°55'14" WEST 44.48 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 138; THENCE EASTERLY ALONG SAID LINE SOUTH 82°46'18" EAST 46.88 FEET TO THE TRUE POINT OF BEGINNING.

APN: 6315-001-004 AND PORTION OF APN: 6315-002-015

UTILITIES

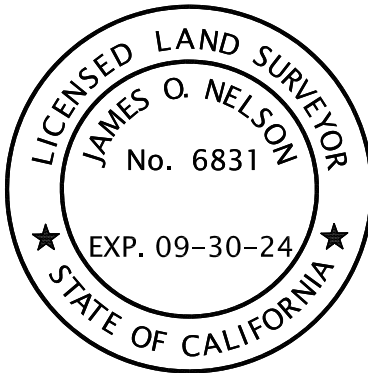
Water Tri City Mutual Water Company
6151 Heliotrope Avenue, Maywood, CA
90270 323-560-3657
Sewer If Sewer is on property – owner
If sewer is on street – City of Maywood
Southern California Edison
9901 Geary Ave, Santa Fe Springs, CA
90670
(800) 655-4555
Electric So Cal Gas
5916 Pacific Blvd, Huntington Park, CA
90255
(800) 427-2200
Gas

APPLICANT / OWNER

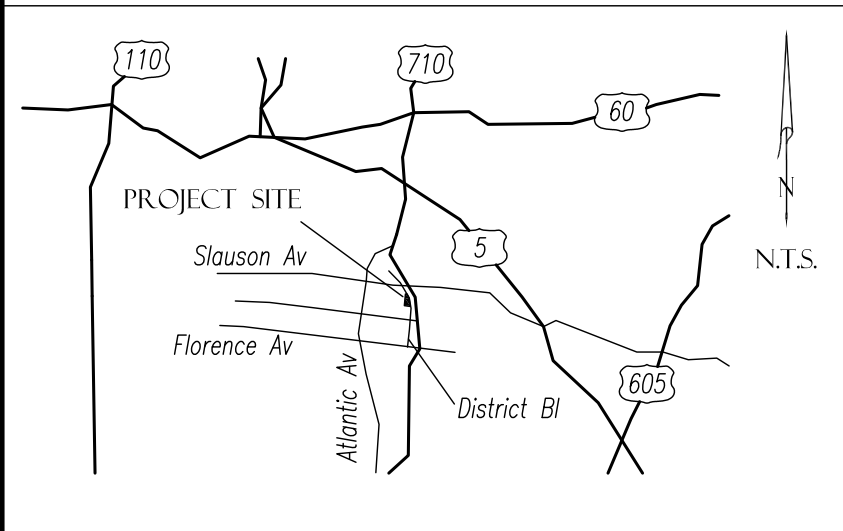
MPL PROPERTIES, LLC AND RFR
INVESTMENTS, LLC.
ATTN: MARK LEDBETTER

PREPARED BY:

JO. NELSON
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VICINITY MAP
(TG PG. 675+6)



Date of this print: 22 December 2022

District Bl., Maywood – Ledbetter

TENTATIVE PARCEL MAP NO. 82930

SHEET 2 OF 2 SHEETS

IN THE CITY OF MAYWOOD, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING A SUBDIVISION OF A PORTION OF THAT PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 1 IN DEED DATED JANUARY 1, 1972 FROM SANTA FE LAND IMPROVEMENT COMPANY TO LOS ANGELES JUNCTION RAILWAY COMPANY, WHICH LIES SOUTHERLY OF THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 123 OF TRACT 7923 RECORDED IN BOOK 113, PAGES 80-83 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF THE PACIFIC ELECTRIC RAILWAY COMPANY, AS SHOWN ON SAID MAP OF TRACT 7923 TOGETHER WITH LOTS 137, 143, 144 AND PORTIONS OF LOTS 135, 136, 142 OF SAID TRACT 7923.

