



Legislation Text

File #: 2023-0740, Version: 1

Report to Mayor and City Council

Tuesday, October 03, 2023

Consent

SUBJECT:

CONSIDER APPROVAL OF QUITCLAIM DEED GRANTED TO B8 ALONDRA INDUSTRIAL OWNER, LLC TO RELEASE ANY AND ALL SEWER EASEMENT INTERESTS

I. SUMMARY

B8 Alondra Industrial Owner, LLC ("Owner"), owner of property with the address 112 W. Alondra Boulevard ("Property"), requests that City of Carson quitclaim any easement interest City may hold in the Property. On or about June 9, 1960 and October 31, 1960, the then Property owner granted to the County of Los Angeles ("County") two sanitary sewer easements ("Easements") upon the Property which was located within the County's jurisdiction at that time. On February 20, 1968, the City of Carson became incorporated as a city and since such date of incorporation, the Property has been located within the City's jurisdictional boundaries.

The City has no use for the Easements and neither would there be any cost nor negative impacts to City as a result of quitclaiming the Easements to Owner. Additionally, the title officer who would authorize release of the Easements from County title records advised City that it is the City, not the County, that should release the Easements by virtue of the Property now being within City's jurisdictional boundaries.

The attached quitclaim deed will release and quitclaim all interests City may have in the Easements, if any, to Owner.

The City Council is being requested to approve the quitclaim deed and authorize the Mayor to execute the same.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the Quitclaim Deed from City of Carson to B8 Alondra Industrial Owner, LLC; and
2. AUTHORIZE the Mayor to execute the Quitclaim Deed following approval as to form by the City Attorney.

III. ALTERNATIVES

TAKE another action the City Council deems appropriate, consistent with the requirements of the law.

IV. BACKGROUND

B8 Alondra Industrial Owner, LLC (“Owner”), owner of property with the address 112 W. Alondra Boulevard (“Property”), requests that City of Carson quitclaim any easement interest City may hold in the Property. On or about June 9, 1960 and October 31, 1960, the then Property owner granted to the County of Los Angeles (“County”) two sanitary sewer easements (“Easements”) upon the Property which was located within the County’s jurisdiction at that time (Exhibit No. 1 and Exhibit No. 2). On February 20, 1968, the City of Carson became incorporated as a city and since such date of incorporation, the Property has been located within the City’s jurisdictional boundaries.

On November 8, 2022, the City of Carson Planning Commission adopted a resolution conditionally approving DOR No. 1891-22 related to demolition of a vacant existing 69,106 square foot warehouse and a vacant existing 54,609 square foot two story office building warehouse and development of two new tilt-up warehouse buildings totaling 286,821 square feet with a total of 52 dock doors, 210 parking spaces and 39 truck parking spaces.

The Easements which are for lateral sewer lines where installation and maintenance of the lines are the responsibility of the Owner, are located within the areas where Owner’s proposed building(s) are to be constructed which is prohibited by the Building Code. The Easements need to be vacated in favor of a new legally compliant easement alignment to be later created by Owner.

The City has no use for the Easements and neither would there be any cost nor

negative impacts to City as a result of quitclaiming the Easements to Owner. Additionally, the title officer who would authorize release of the Easements from County title records advised City that it is the City, not the County, that should release the Easements by virtue of the Property now being within City's jurisdictional boundaries.

The attached quitclaim deed (Exhibit No. 3) will release and quitclaim all interests City may have in the Easements, if any, to Owner.

The City Council is being requested to approve the quitclaim deed and authorize the Mayor to execute the same.

V. FISCAL IMPACT

There is no fiscal impact to the City.

VI. EXHIBITS

1. Easement recorded June 9, 1960 (pgs. 4-5)
2. Easement recorded October 31, 1960 (pgs. 6-7)
3. Quitclaim Deed (pgs. 8-15)

Prepared by: City Attorney's Office and Gilbert Marquez, City Engineer