

Council Meeting of
June 5, 2012

Honorable Mayor and Members
of the City Council
City Hall
Torrance, California

Members of the Council

SUBJECT: Community Development – Recommendation to Approve Final Parcel Map No. 71250 and accept 5’ street easement

RECOMMENDATION

Recommendation of the Community Development Director that the City Council:

1. Approve Final Parcel Map No. 71250; and
2. Accept a 140’ x 5’ public street easement on Spencer Street.

This Final Parcel Map allows the subdivision of one parcel into two lots on property located at 20525 Hawthorne Boulevard in the ML (C4): Limited Manufacturing (Shopping Center) Zone. This project is owned by Dorothy Cake. The Final Parcel Map substantially conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Parcel Map No. 71250 (Attachment A) was approved by the Planning Commission on August 12, 2011, allowing the subdivision of one parcel into two lots. This property is located in the ML (C4): Limited Manufacturing (Shopping Center) Zone at 20525 Hawthorne Boulevard (Attachment B).

Approval of the Final Parcel Map will also accept a 140' x 5' public street easement on Spencer Street for the construction of public sidewalk, parkway, curb, and gutter.

All required public improvements will be completed prior to occupancy. The developer has paid all the appropriate fees and all conditions required to be completed prior to recording the final map have been met.

There is no existing adjacent utility poles to be undergrounded and no requirement to install public street lights.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

By: 
GREGG LODAN, AICP
Planning Manager

CONCUR:


JEFFERY W. GIBSON
Community Development Director


LeROY J. JACKSON
City Manager

Attachment: A. Final Parcel Map No. 71250
B. Vicinity Map

CW/cks2474

2 PARCELS
206,950 SQ.FT. GROSS
206,250 SQ.FT. NET

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 71250

IN THE CITY OF TORRANCE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

BEING A SUBDIVISION OF A PORTION OF
LOT 38, TRACT NO. 3218, AS PER MAP
RECORDED IN BOOK 33, PAGES 48 AND
49 OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

TORRANCE DIV #11-00003

OWNER'S STATEMENT:

I HEREBY STATE THAT I AM THE OWNER OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND I CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION. I HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

DOROTHY CAKE, TRUSTEE OF THE DOROTHY CAKE FAMILY TRUST DATED SEPTEMBER 25, 2007 (OWNER)

Dorothy Cake
DOROTHY CAKE, TRUSTEE



ENGINEER'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 ORDINANCE AT THE REQUEST OF DOROTHY CAKE ON JULY 1, 2011. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Gary J. Roehl 9/30/2011
GARY J. ROEHL, P.E. NO. 30826 DATE

RECORD DATA NOTE:

RECORD DATA FROM TRACT NO. 3218, AS PER MAP RECORDED IN BOOK 33, PAGES 48 AND 49 OF MAPS, RECORDS OF SAID COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF SUBDIVISION ORDINANCES OF THE CITY OF TORRANCE, 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.

Theodore C. Symons 1/2012
THEODORE C. SYMONS, P.L.S. NO. 8041 DATE
CITY ENGINEER, CITY OF TORRANCE

SPECIAL ASSESSMENT'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF TORRANCE, 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.

[Signature] 1/2012
CITY TREASURER, CITY OF TORRANCE DATE

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TORRANCE BY MOTION ADOPTED AT ITS SESSION ON THE _____ DAY OF _____ 20____ APPROVED THE ANNEXED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION OF ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

[Signature] 1/2012
CITY CLERK, CITY OF TORRANCE DATE

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON September 29, 2011, BEFORE ME Christa P. Melvin, A NOTARY PUBLIC, PERSONALLY APPEARED DOROTHY CAKE, 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 SHE EXECUTED THE SAME IN HER AUTHORIZED CAPACITY, AND THAT BY HER SIGNATURE ON THE INSTRUMENT, THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I 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]
PRINTED NAME: TERESITA P. MELVIN

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NO. 1886521
MY COMMISSION EXPIRES: APR. 22, 2014

FARMERS & MERCHANTS BANK OF LONG BEACH, A CALIFORNIA CORPORATION, BENEFICIARY UNDER DEED OF TRUST RECORDED JUNE 24, 2009 AS INSTRUMENT NO. 20090951333, OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

BY: [Signature] BY: [Signature]
TITLE: SR VICE PRESIDENT TITLE: Vice President

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON September 29, 2011, BEFORE ME Christa P. Melvin, A NOTARY PUBLIC, PERSONALLY APPEARED SCOTT MCCRUM AND PHILIP SALENDRADO WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

I 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]
PRINTED NAME: TERESITA P. MELVIN

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NO. 1886521
MY COMMISSION EXPIRES: APR. 22, 2014

SIGNATURE OMISSION NOTES:

THE SIGNATURE OF DOMINGUEZ ESTATE COMPANY, HOLDER OF AN EASEMENT FOR WATER PIPELINE PURPOSES, AS DISCLOSED BY DEED RECORDED IN BOOK 6449, PAGE 174, OF DEEDS, RECORDS OF THE COUNTY OF LOS ANGELES, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(A)-(iii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY. SAID EASEMENT IS INDETERMINATE/BLANKET IN NATURE.

THE SIGNATURE OF SHELL COMPANY OF CALIFORNIA, A CORPORATION, OWNER OF A SUBSURFACE OIL AND GAS LEASE PER DEED RECORDED IN BOOK 807, PAGE 58 OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(C) OF THE SUBDIVISION MAP ACT.

COUNTY ENGINEER'S CERTIFICATE:

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

COUNTY ENGINEER
BY _____, DEPUTY _____ DATE _____
L.S. NO. _____

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 PARCEL MAP NO. 71250 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 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY _____ DEPUTY _____ DATE _____

PARCEL MAP NO. 71250

IN THE CITY OF TORRANCE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

LEGEND:

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

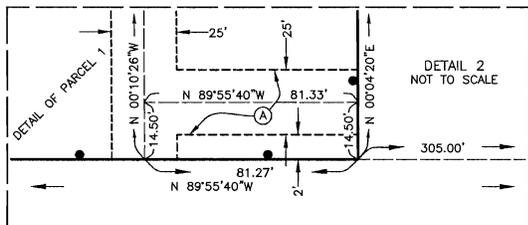
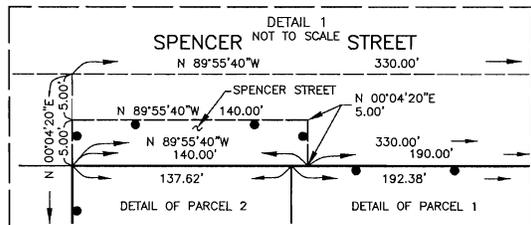
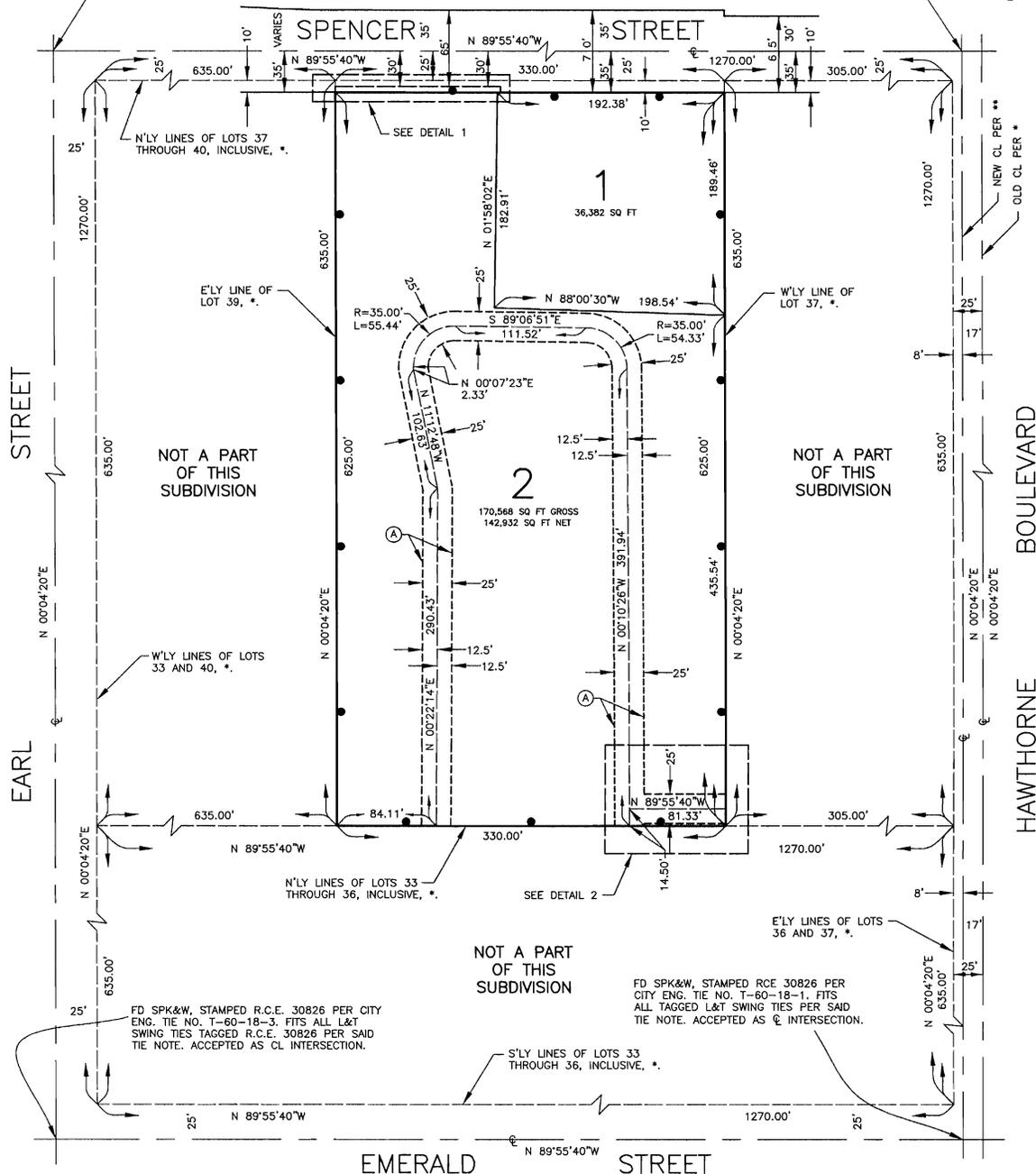
* TRACT NO. 3218, M.B. 33-48-49.

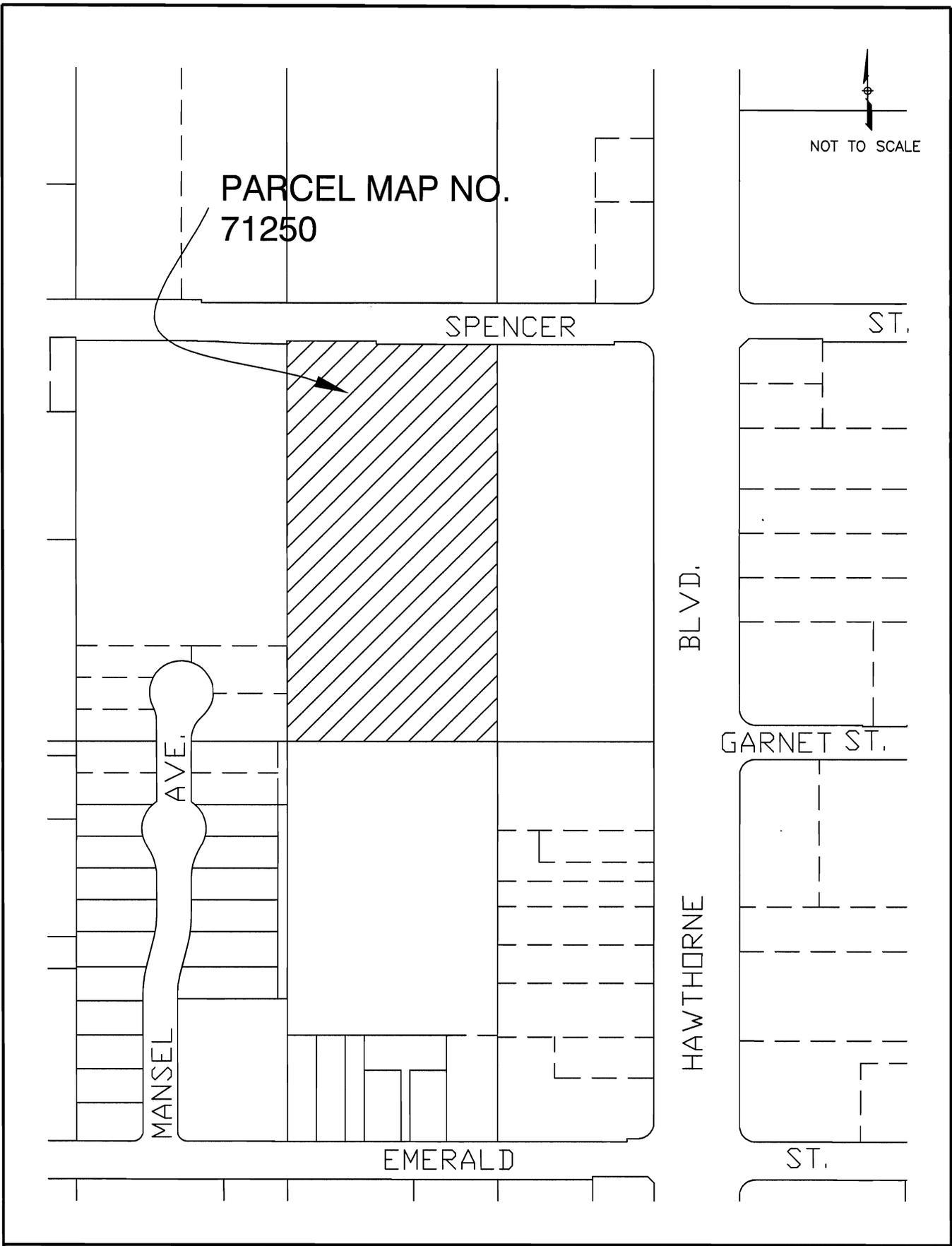
** TRACT NO. 5402B, M.B. 1285-89-91.

(A) EASEMENT TO CAKE CORP., A CALIFORNIA CORPORATION FOR INGRESS AND EGRESS PURPOSES TO BE RESERVED IN DOCUMENTS.

FD SPK&W, STAMPED R.C.E. 30826 PER CITY ENG. TIE NO. T-60-18-4. FITS ALL L&T SWING TIES TAGGED R.C.E. 30826 PER SAID TIE NOTE. ACCEPTED AS CL INTERSECTION.

FD SPK, NO WASHER, PER CITY ENG. TIE NO. T-60-18-2. FITS ALL TAGGED L&T TANGENT TIES PER SAID TIE NOTE. ACCEPTED AS CL INTERSECTION.





PARCEL MAP NO.
71250

SPENCER

ST.

BLVD.

GARNET ST.

HAWTHORNE

ST.

MANSEL
AVE.

EMERALD

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

OCT. 2011

VICINITY MAP