

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

Members of the Council

**SUBJECT: Community Development – Recommendation to Approve Final  
Tract Map No. 69601**

### **RECOMMENDATION**

Recommendation of the Community Development Director that the City Council approve Final Tract Map No. 69601. This Final Tract Map allows for 10 condominiums, consisting of four (4) commercial and six (6) residential condominium uses, on one lot. The property is located at 24255 Hawthorne Boulevard within the Hawthorne Boulevard Corridor Specific Plan – Walteria Sub District. This project is owned by AI-Chase Properties, LLC. The Final Tract Map substantially conforms to and meets all conditions of the Tentative Tract Map.

### **FUNDING**

No funding required.

### **BACKGROUND AND ANALYSIS**

Tentative Tract Map No. 69601 (Attachment A) was approved by the Planning Commission on November 7, 2007, allowing a mixed-use development consisting of four (4) commercial and six (6) residential condominium uses. The Tentative Tract Map was automatically extended by the latest revision of the Subdivision Map Act to November 7, 2014. This property is located within the Hawthorne Boulevard Corridor Specific Plan – Walteria Sub District at 24255 Hawthorne Boulevard (Attachment B).

On May 25, 2012, AI-Chase Properties, LLC entered into a Subdivision Agreement and posted a blocked bank account to cover the following security amounts for Tract Map No. 69601:

Performance	\$52,000.00
Payment	\$26,000.00
Inspection	\$ 2,300.00

The above subdivision securities were required to guarantee completion of the following required public improvements:

1. Install missing curb, gutter, sidewalk, parkway, driveway, make-up paving, and wheelchair ramp along the project frontage at 244<sup>th</sup> Street.
2. Construct ½ of the public alley with 8 foot A.C. pavement and 4 foot P.C.C. center gutter.
3. Install water services for dwelling units and commercial condominium units.
4. Remove portion of existing sidewalk and install grass or landscape parkway along Hawthorne Boulevard.

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 are 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:

  
\_\_\_\_\_  
LeROY V. JACKSON  
City Manager

  
\_\_\_\_\_  
JEFFERY W. GIBSON  
Community Development Director

Attachments:           A. Tract Map No. 69601  
                                  B. Vicinity Map

TS/cks2476

1 LOT  
12,312 SQ.FT.

SHEET 1 OF 2 SHEETS

# TRACT NO. 69601

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

BEING A SUBDIVISION OF PORTION OF LOT  
1, AND ALL OF LOTS 2, 3, AND 4, BLOCK  
A, TRACT NO. 7506, AS PER MAP RECORDED  
IN BOOK 90, PAGES 31 THROUGH 33  
INCLUSIVE OF MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

**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 PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

AL-CHASE PROPERTIES, LLC, (OWNER)

BY: MICHAEL J. PICKETT, MANAGING MEMBER

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON 09-16-08 BEFORE ME TARA GOODS CLARDY  
A NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL J. PICKETT, 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 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: Tara Goods Clardy

NAME: TARA GOODS CLARDY

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NO: 1696172

MY COMMISSION EXPIRES: 09/26/10

**SIGNATURE OMISSION NOTES:**

THE SIGNATURES OF JOHN CUSOLITO, JOSEPHINE CUSOLITO AND DOMENICO CUSOLITO, FRANCES CUSOLITO, EASEMENT HOLDERS FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES BY DOCUMENT RECORDED IN BOOK 4757, PAGE 299, OF OFFICIAL RECORDS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.  
SAID EASEMENT IS INDETERMINATE IN NATURE.



**ENGINEER'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN NOVEMBER, 2007, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MICHAEL J. PICKETT ON NOVEMBER 7, 2007. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Gary J. Roehl 9/10/2008  
DATE  
GARY J. ROEHL  
R.C.E. NO. 30826, EXPIRES: MARCH 31, 2010

**CONDOMINIUM NOTE:**

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 10 (ten) UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 01°18'30"W OF THE CENTERLINE OF HAWTHORNE BOULEVARD, AS SHOWN ON TRACT NO. 7506, AS PER MAP RECORDED IN BOOK 90, PAGES 31 THROUGH 33 INCLUSIVE 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 \_\_\_\_\_ DATE  
THEODORE C. SYMONS  
CITY ENGINEER OF THE CITY OF TORRANCE  
P.L.S. NO. 8041, EXPIRES: JUNE 30, 2013

**CITY TREASURER'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.

\_\_\_\_\_  
CITY TREASURER OF THE 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 \_\_\_\_\_ 2012 APPROVED THE ATTACHED MAP.

\_\_\_\_\_  
CITY CLERK OF THE CITY OF TORRANCE DATE

**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 Dennis F. Hunter, Deputy \_\_\_\_\_ DATE  
L.S. NO. 8539, EXPIRES: DECEMBER 31, 2012

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 TRACT NO. 69601 AS REQUIRED BY LAW.

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

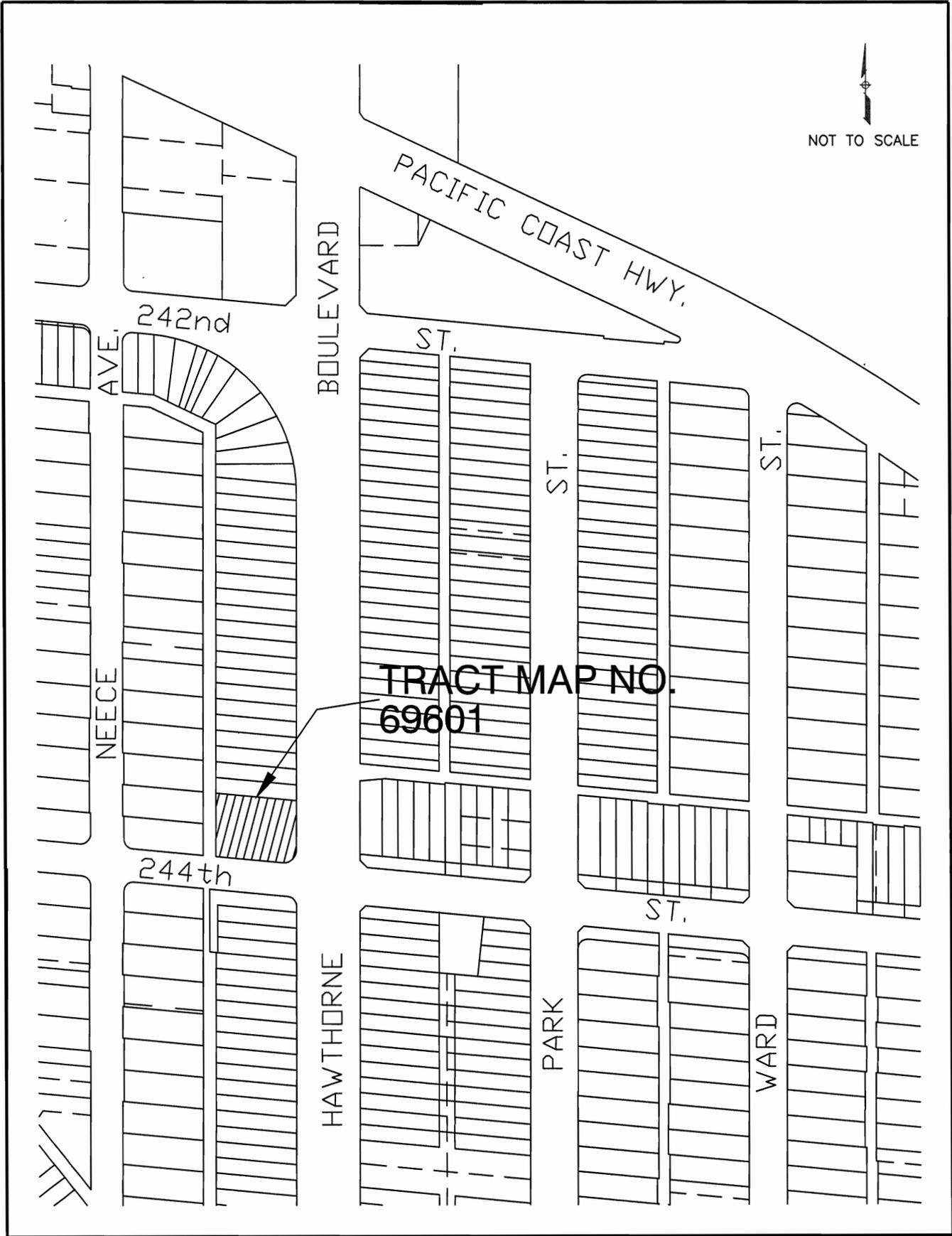
BY \_\_\_\_\_ DEPUTY \_\_\_\_\_ DATE

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





CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

MARCH 2012

VICINITY MAP