

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. 68939**

### **RECOMMENDATION**

Recommendation of the Community Development Director that the City Council approve Final Tract Map No. 68939. The Final Tract Map creates three duplex buildings for a total of six condominium units on a one lot subdivision. This project, subdivided by Pine Meadows, LLC, is located at 2319 Apple Avenue, and substantially conforms to and meets all conditions of approval of the Tentative Map.

### **FUNDING**

No funding required.

### **BACKGROUND AND ANALYSIS**

Tentative Tract Map No. 68939 (Attachment A) was denied by the Planning Commission on March 5, 2008. This decision was appealed to the City Council and on July 8, 2008, the construction of six condominium units on a one-lot subdivision was approved. The Tentative Tract Map was automatically extended by the latest revision of the Subdivision Map Act to July 8, 2015. This property is located in the R-3 (Limited Multiple Family Residential) Zone at 2319 Apple Avenue.

On September 17, 2012, Pine Meadows, LLC entered into a Subdivision Agreement and posted a Certificate of Deposit (CD) for \$55,900 for Tract Map No. 68939. The CD is required to guarantee completion of the following required public improvements:

1. Construct curb, gutter, sidewalk, driveway, make-up paving and irrigated parkway.
2. Install a street tree.
3. Modify water system
4. Install marbelite street light

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.

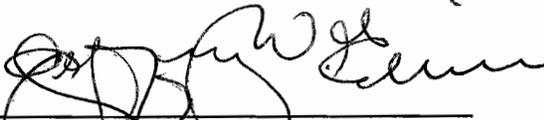
Respectfully submitted,

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 Tract Map No. 68939  
B. Vicinity Map

CW/cks2509

1 LOT  
14,734 SQ.FT.

SHEET 1 OF 2 SHEETS

# TRACT NO. 68939

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

BEING A SUBDIVISION OF A PORTION OF LOTS  
21 AND 22, TRACT NO. 10185, AS PER MAP  
RECORDED IN BOOK 145, PAGES 27 THROUGH  
34, 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.

PINE MEADOWS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)  
BY: MIRALEST PINES, INC., A CALIFORNIA CORPORATION (MANAGING MEMBER)

William Meyer  
WILLIAM MEYER, VICE PRESIDENT

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

ON September 17th 2009 BEFORE ME, HANIF C. TRAKOR, A NOTARY PUBLIC, PERSONALLY APPEARED WILLIAM MEYER, 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: [Signature]  
NAME: HANIF C. TRAKOR



MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NO. 1798929

MY COMMISSION EXPIRES: MAY 31st, 2012

**SIGNATURE OMISSION NOTE:**

THE SIGNATURE OF CHANSLOR-CANFIELD MIDWAY OIL COMPANY, A CALIFORNIA CORPORATION, OWNER OF MINERAL, PETROLEUM, OIL, ASPHALTUM, GAS AND OTHER HYDROCARBON SUBSTANCES AS CONVEYED IN DEEDS RECORDED ON APRIL 27, 1948 IN BOOK 27031 PAGE 3809, AND DECEMBER 5, 1947 AS INSTRUMENT NO. 2621, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(C) OF THE SUBDIVISION MAP ACT.



**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 JULY, 2008, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BILL MEYER ON JULY 8, 2008. 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 SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Gary J. Roehl 9/17/2009  
DATE  
GARY J. ROEHL  
R.C.E. NO. 30826

**CONDOMINIUM NOTE:**

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 6 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 N16°19'30"E OF THE CENTERLINE OF APPLE AVENUE, AS SHOWN ON TRACT NO. 3757, AS PER MAP RECORDED IN BOOK 41, PAGES 24 AND 25, OF MAPS, RECORDS OF SAID COUNTY.

**CITY ENGINEER'S CERTIFICATE:**

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT SUBSTANTIALLY CONFORMS 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, CITY OF TORRANCE  
P.L.S. NO. 8041

**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.

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

**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 \_\_\_\_ 2010, APPROVED THE ANNEXED MAP.

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

**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. \_\_\_\_\_

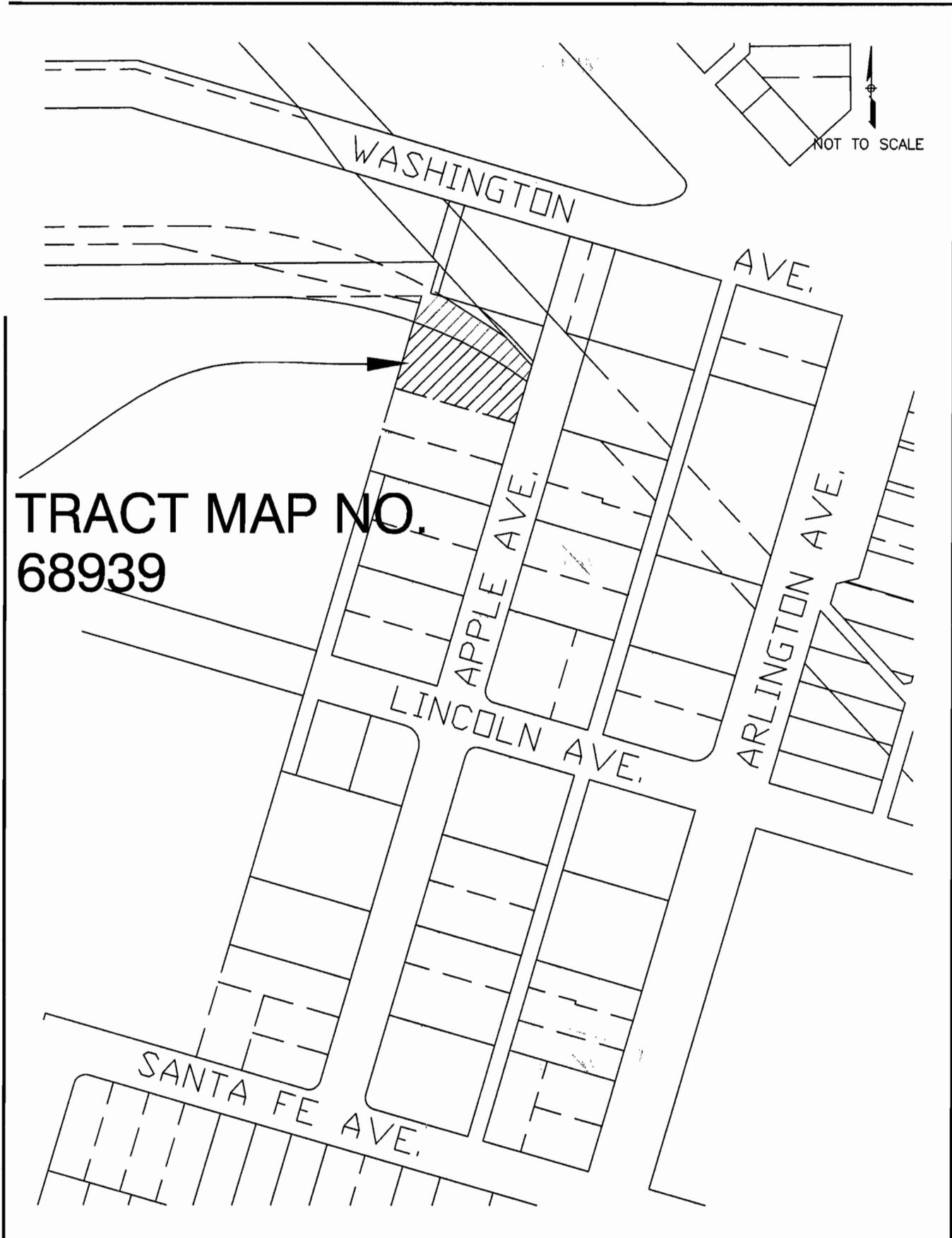
I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 68939 AS REQUIRED BY LAW.

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





**TRACT MAP NO.  
68939**

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

MAY 2011

VICINITY MAP