

Council Meeting of
September 12, 2006

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

Members of the Council

SUBJECT: Community Development - Approve Final Tract Map No. 61655

RECOMMENDATION

The Community Development Director recommends that the City Council approve Final Tract Map No. 61655, creating 23 residential condominium units and one commercial condominium unit, subdivided by George Krikorian, and located at 115 and 131 Palos Verdes Boulevard, which substantially conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 61655 (Attachment A) was approved by the Planning Commission on December 15, 2004 to allow the construction of 23 residential condominium units and one commercial condominium unit on a one-lot subdivision. The property is located in the C-1, General Commercial, Hillside Overlay District at 115 and 131 Palos Verdes Boulevard (Attachment B).

On July 24, 2006, the Krikorian Family Trust entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 61655:

| | |
|------------------|--------------|
| Performance Bond | \$154,000.00 |
| Payment Bond | \$ 77,000.00 |
| Inspection Bond | \$ 5,100.00 |

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

- 1) Underground the existing public utility lines on the west and east sides of Palos Verdes Boulevard.
- 2) Close abandoned driveways along the property frontage on Palos Verdes Boulevard.
- 3) Reconstruct the existing public alley and alley apron along the property frontage.
- 4) Install grass sod parkway and trees along the property frontage on Palos Verdes Boulevard.
- 5) Install new street light.

There is an existing code requirement on this case to remove all existing structures prior to Final Map recordation. The developer has requested to occupy the existing building until November of this year when their new office space is ready (see Attachment C). The existing building will be removed at that time.

All 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 (except for the requirement to remove the existing building described above) have been met.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

By: 

 TED SEMAAN, Manager
 Transportation Planning,
 Development Engineering &
 Records Division

CONCUR:



 LeROY J. JACKSON
 City Manager



 JEFFERY W. GIBSON
 Community Development Director

- Attachment: A. Final Tract Map No. 61655
 B. Vicinity Map
 C. Letter from Coory Engineering

CW/cks1805

1 LOT
42,758 SQ. FT.

TRACT NO. 61655

SHEET 1 OF 2 SHEETS

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

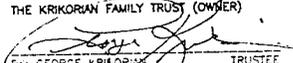
BEING A SUBDIVISION OF LOTS 4,5,6,7,8,9,10 AND 11 OF BLOCK "A" OF TRACT No. 10300 AS PER MAP RECORDED IN BOOK 146, PAGES 86 TO 89 INCLUSIVE, OF MAPS, TOGETHER WITH THAT PORTION OF PALOS VERDES PARKWAY VACATED BY AN ORDINANCE OF THE CITY OF TORRANCE, RECORDED IN BOOK 53682, PAGE 274 OF OFFICIAL RECORDS, RECORD OF LOS ANGELES COUNTY.

FOR CONDOMINIUM PURPOSES
COORY ENGINEERING JUNE 2006

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.

THE KRIKORIAN FAMILY TRUST (OWNER)


BY: GEORGE KRİKORIAN TRUSTEE

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON June 30, 2006 BEFORE ME William Baltazar NOTARY PUBLIC, PERSONALLY APPEARED GEORGE KRİKORIAN, PERSONALLY KNOWN TO ME OR 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.

WITNESS MY HAND William Baltazar
SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE

William Baltazar
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY.

MY COMMISSION EXPIRES December 19, 2008

MY COMMISSION No. 1631510



ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF GEORGE KRİKORIAN, ON MARCH 22, 2006. 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 TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE TRACED AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OF TORRANCE, WITHIN TWENTY-FOUR MONTHS FROM FILING DATE SHOWN HEREON.

Samir M. Khoury 6-30-06
SAMIR M. KHOURY, R.C.E. 30567 DATE
LICENSE EXPIRATION DATE 3-31-2008



CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE STATE LAW AND LOCAL SUBDIVISION ORDINANCE OF THE CITY OF TORRANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

CITY ENGINEER OF TORRANCE John J. Wisz DATE
LICENSE NUMBER 22516
LICENSE EXPIRATION DATE 12/31/2007

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 TO BY THE CITY ENGINEER.

COUNTY ENGINEER _____ DATE _____
LICENSE NUMBER _____
LICENSE EXPIRATION DATE _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF TORRANCE BY MOTION PASSED ON _____, APPROVED THE ATTACHED MAP.

CITY CLERK OF TORRANCE _____ DATE _____

CITY TREASURER'S STATEMENT

I HEREBY STATE 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 TORRANCE _____ DATE _____

CONDOMINIUM NOTE

23 RESIDENTIAL & 1 COMMERCIAL

THIS SUBDIVISION (TRACT) IS APPROVED AS CONDOMINIUM PROJECT FOR 24 UNITS WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED "INTEREST" IN THE COMMON AREAS WHICH 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 NORTH 40°15'16" EAST OF PALOS VERDES BOULEVARD (FORMERLY HOLLYWOOD PALOS VERDES PARKWAY) AS SHOWN ON TRACT No. 10300 AS PER MAP RECORDED IN BOOK 146, PAGES 86 TO 89 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66428, (C) 34 (1)-(VIII) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

SECURITY FIRST NATIONAL BANK OF LOS ANGELES, EASEMENT HOLDER FOR PUBLIC UTILITY PURPOSES BY THE FOLLOWING DEEDS: DEED RECORDED SEPTEMBER 7, 1938 IN BOOK 10688 PAGE 47; DEED RECORDED MARCH 21, 1930 IN BOOK 9807 PAGE 234; DEED RECORDED MARCH 29, 1932 IN BOOK 11503 PAGE 172; DEED RECORDED NOVEMBER 19, 1934 AS INSTRUMENT NO 597 IN BOOK 13055 PAGE 244. ALL OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY AND ASSOCIATED TELEPHONE COMPANY LTD., EASEMENT HOLDER FOR PUBLIC UTILITY PURPOSES BY DEED RECORDED JULY 9, 1945 AS INSTRUMENT NO 1783 IN BOOK 27673 PAGE 13, OFFICIAL RECORDS.

SCALE 1"=40'

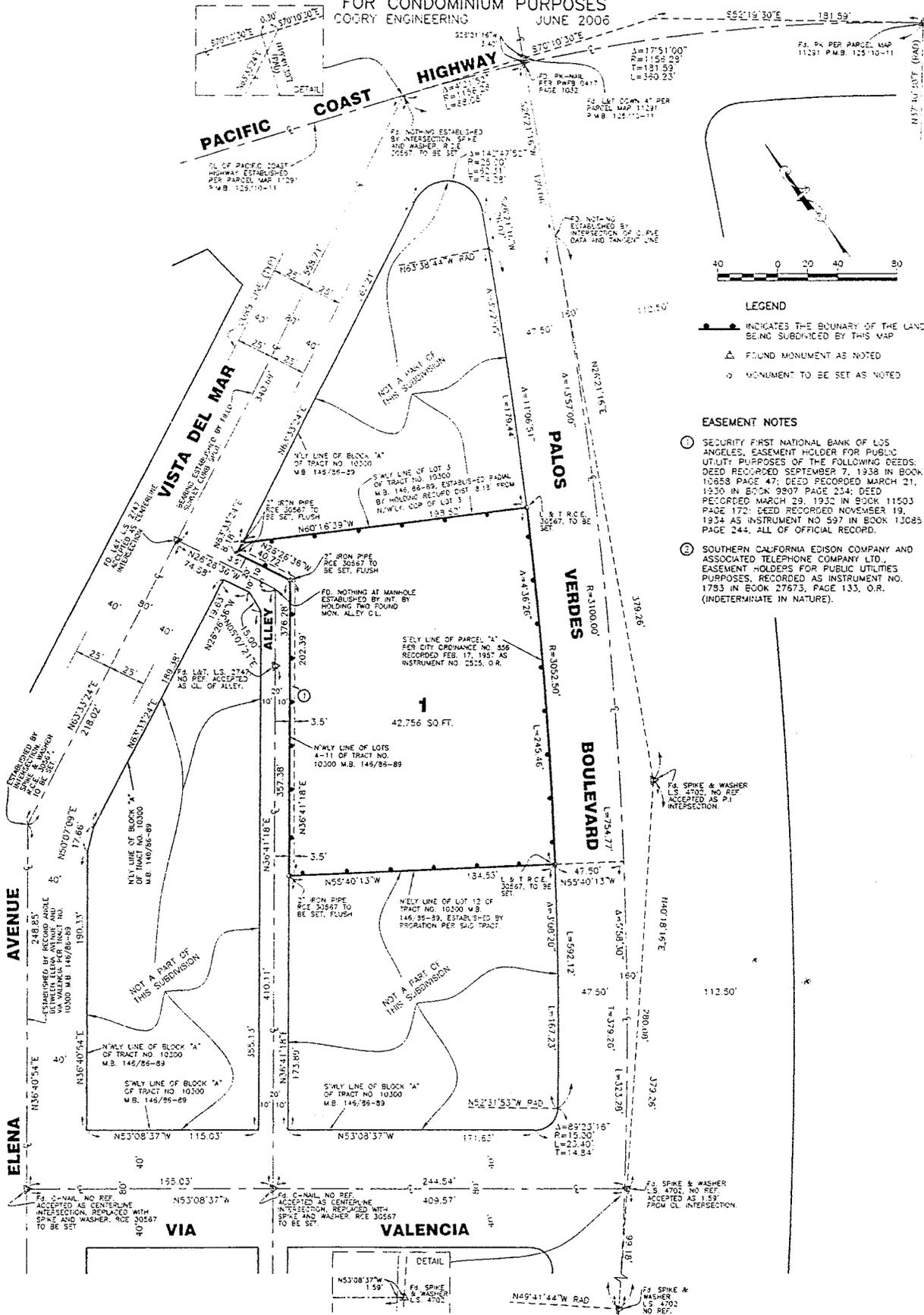
SHEET 2 OF 2 SHEETS

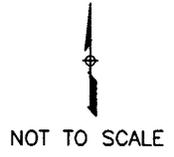
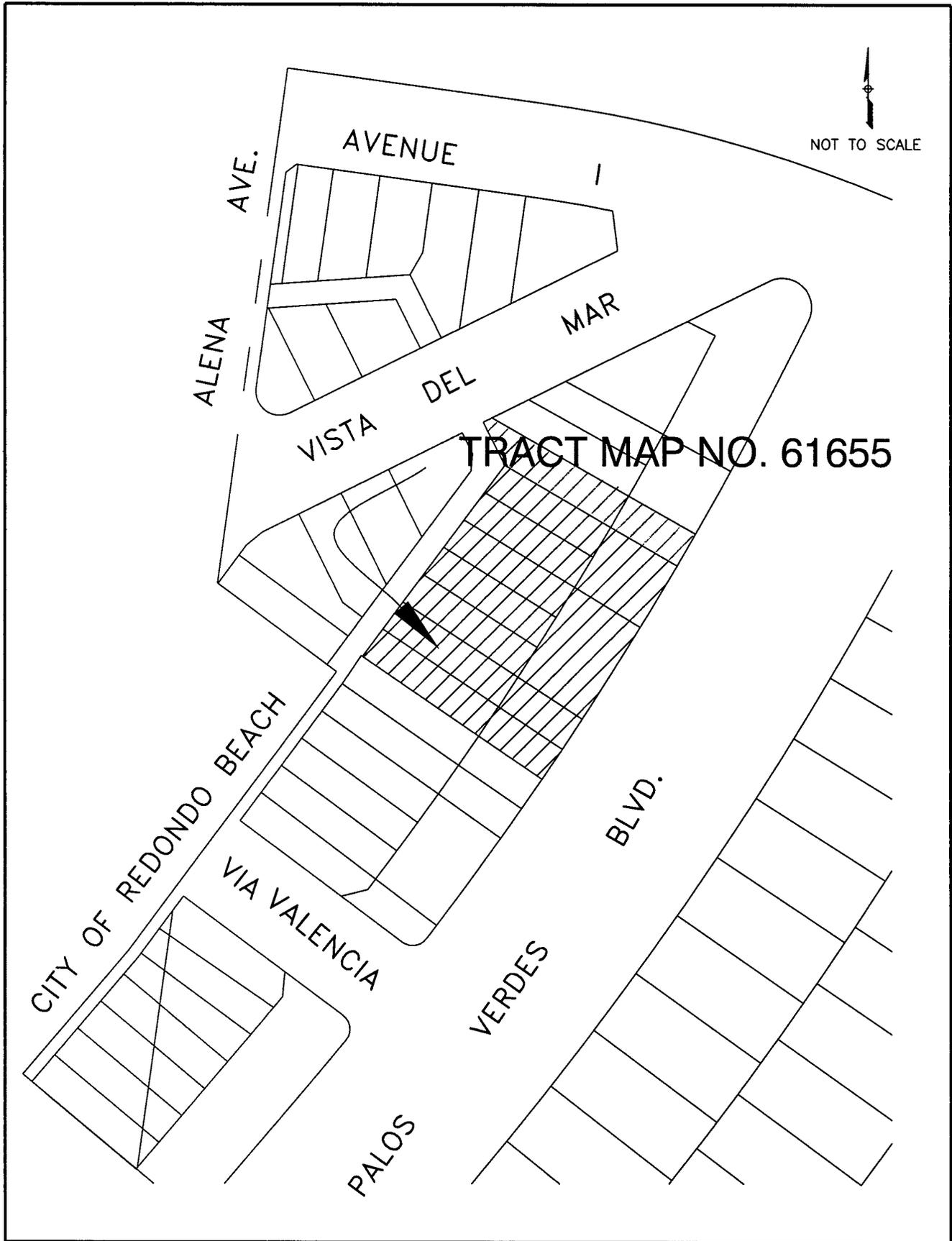
TRACT NO. 61655

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

FOR CONDOMINIUM PURPOSES

COOBY ENGINEERING JUNE 2006





TRACT MAP NO. 61655

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

AUGUST 2006

VICINITY MAP



COORY ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING

August 9, 2006

Ted Simon
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503-2970

Subject: Tract 61655 - 131 Palos Verdes Boulevard

Dear Mr. Simon,

As we discussed by phone today, the subject map is for a single parcel and the existing building will not be in conflict of being over property lines. We are asking approval of the map prior to demolition of the existing building as the building will continue to be used for the corporate offices of Krikorian Theatres until their new corporate headquarters is ready for occupancy in October or November of this year. The new office is located at 190th and Van Ness in the City of Torrance. The existing building will be demolished as soon as the new offices can be occupied.

I have enclosed a copy of the CC&R's pages calling out that "no trees, shrubs or structures shall be installed or constructed within the line of sight area south of the driveway".

Thank you for your help in resolving this issue.

Very truly yours,

Samir M. Khoury, P.E.

Enclosures

Cc: John Price
George Krikorian
Steve Bowen

