

Council Meeting of  
October 3, 2006

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

Members of the Council

**SUBJECT: Community Development - Approve release of subdivision bonds for Tract Map No. 53955**

**RECOMMENDATION**

The Community Development Director recommends that the City Council approve the release of three subdivision bonds for Tract Map No. 53955, which was subdivided by Centex Homes and located at 3520 Torrance Boulevard.

**FUNDING**

No funding required.

**BACKGROUND AND ANALYSIS**

Final Tract Map No. 53955 was approved by the City Council on May 18, 2004, to allow the construction of a 60-unit senior condominium and a 100-unit townhome project on two lots, located in the Hawthorne Boulevard Corridor Specific Plan – Del Amo Sub-District One Zone. The project was subdivided by Centex Homes and is located at 3520 Torrance Boulevard (Attachment A).

On April 23, 2004, Centex Homes entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 53955:

Performance Bond	\$73,000.00
Payment Bond	\$36,000.00
Inspection Bond	\$ 3,000.00

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

1. Realign westerly curb and sidewalk on the south side of Torrance Boulevard.
2. Construct commercial radius type driveway.
3. Close abandoned driveway.
4. Abandon the force main pipeline which runs in Torrance Boulevard from the subject site westerly to Anza Avenue.
5. Upgrade traffic signals at the intersection of Amie Avenue and Torrance Boulevard.
6. Abandon existing oil lines in the public right-of-way.

All public improvements have been constructed. The Community Development Department has verified with each City department that all subdivision requirements have been completed and accepted; therefore, the subdivision bonds are no longer needed and may be released.

Respectfully submitted,

JEFFERY W. GIBSON  
Community Development Director

By: 

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

CONCUR:



LeROY J. JACKSON

City Manager

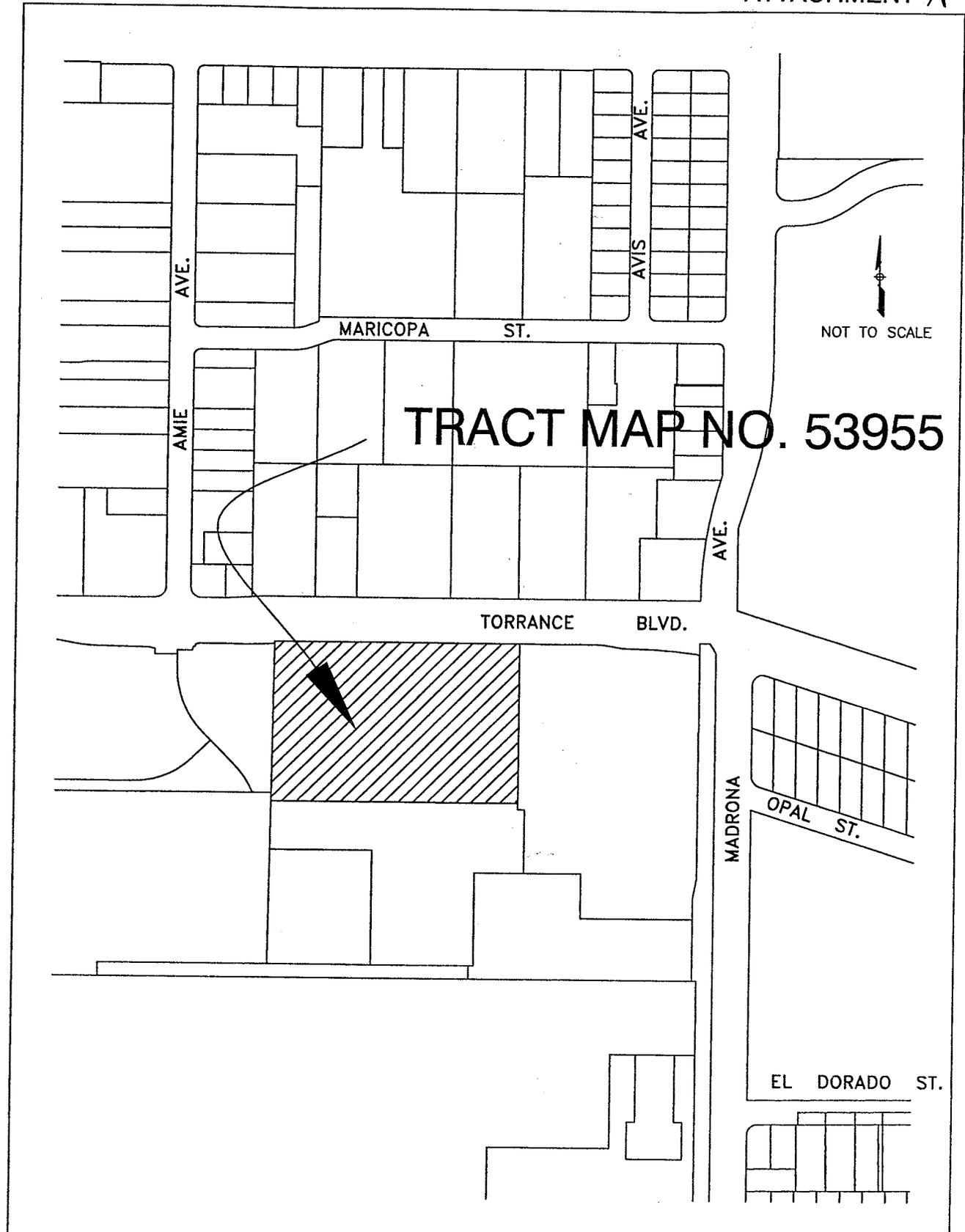
Attachment: A. Vicinity Map

CW/cks1828-1



JEFFERY W. GIBSON

Community Development Director



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

APRIL 2004

VICINITY MAP