

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

Members of the Council

**SUBJECT: Community Development Department - Recommendation to Approve  
Final Tract Map No. 54196**

### **RECOMMENDATION**

The Community Development Director recommends that the City Council:

1. Abandon a sidewalk and landscaping easement on the Final Tract Map;
2. And approve Final Tract Map No. 54196, creating 42 senior condominium units on one lot, subdivided by Courtyard Villa Estates, and located at 4004 Sepulveda 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. 54196 (Attachment A) was denied by the Planning Commission on October 15, 2003. This decision was appealed to the City Council and on December 2, 2003, the construction of 43 senior condominium units on a one-lot subdivision was approved (the number of units was later reduced to 42 by the owner). A one year time extension was granted by the Planning Commission for the Tentative Map extending Tentative Tract Map No. 54196 to December 2, 2006. The applicant has applied for a second one year time extension due to delays with Los Angeles County in processing the map. Pursuant to Government Code Section 66452.6 (E), the map is automatically extended for 60 days once an applicant has requested the extension. The County has now completed their review of the map. The property is located in the C-2, General Commercial District at 4004 Sepulveda Boulevard (Attachment B).

Approval of the Final Tract Map will also abandon an easement for sidewalk and landscaping purposes. This easement is not needed because the existing parkway width is sufficient for these purposes.

The owner had applied for a minor lot line adjustment on the original entitlements application and had shown this on the approved Tentative Tract Map. During the course of the project, this proposal was not pursued and is therefore not shown on the Final Tract Map. The Community Development Director still recommends approval of the map as the lot line adjustment was not a condition of the Final Map nor impacts the integrity of this project.

Construction is underway on the buildings and the subdivider has obtained permits and posted bonds to complete the new driveway approaches, parkway drain and curb drain on Sepulveda Boulevard.

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 have been met. There is no requirement that the existing, adjacent, overhead utilities to be undergrounded and no requirement to install public street lights.

Respectfully submitted,

JEFFERY W. GIBSON  
Community Development Director

By:   
for TED SEMAAN, Manager  
Transportation Planning, Development  
Engineering & Records Division

CONCUR:

  
JEFFERY W. GIBSON  
Community Development Director

  
LeROY J. JACKSON  
City Manager

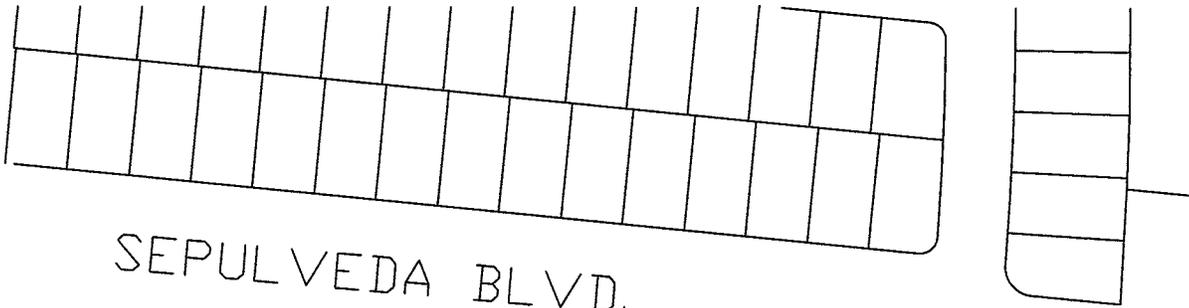
Attachment: A. Final Tract Map No. 54196  
B. Vicinity Map  
C. Tentative Map Time Extension Request Letter

CW/cks1858

**ATTACHMENT A**  
**(FINAL TRACT MAP NO. 54196)**  
**WILL BECOME AVAILABLE**  
**ON MONDAY, 12/18/06**



NOT TO SCALE



SEPULVEDA BLVD.



**TRACT MAP NO. 54196**

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

NOV. 2006

VICINITY MAP

**COURTYARD VILLA ESTATES, L.L.C.**

*Unique Homes For Seniors Who Desire The Utmost In Comfort & Quality*

2370 West Carson St.  
Suite # 142  
Torrance, CA 90501

Phone: 310 787-9447  
Fax: 310 212-0893  
Email: CourtyardVillas@aol.com

November 28, 2006

**Mr. Jeffrey Gibson**  
Community Development Director  
3031 Torrance Blvd.  
Torrance, CA 90503

NOV 29 2006

Dear Jeff,

As per our previous conversation, this is a formal written request for an extension on our Parcel Map, Tract # 54196, for Courtyard Villa Estates, at 3970 Sepulveda Blvd., Torrance, CA. 90505. This extension is due to the County of Los Angeles still being in the process of checking the map, in conjunction with our Civil Engineer.

Thank You for your help and courtesy in this matter.

Respectfully Yours,



Richard Greene, Owner  
Courtyard Villa Estates, L.L.C.