

Council Meeting of
January 9, 2007

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

Members of the Council

SUBJECT: Community Development - Recommendation to
1) Approve Final Tract Map No. 63585;
2) Accept building restriction; and
3) Accept a 25' corner radius easement

RECOMMENDATION

The Community Development Director recommends that the City Council 1) approve Final Tract Map No. 63585, creating 25 lots, subdivided by Headlands Realty Corporation, and located at 2920 Columbia Street, which substantially conforms to and meets all conditions of approval of the Tentative Map 2) accept the right to restrict the erection of buildings or other structures within Lot A of said Tract Map; and 3) accept a 25' corner radius street easement at the southeast corner of Maple Avenue and Columbia Street.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 63585 (Attachment A) was approved by the Planning Commission on December 7, 2005 to create 25 lots; one common lot for access and 24 individually owned industrial lots as a Planned Unit Development on property located in the M-2 zone at 2920 Columbia Street (Attachment B).

Approval of the Final Map will accept a 25' corner radius street easement at the southeast corner of Columbia Street and Maple Avenue for new wheelchair ramp and sidewalk. The right for the City of Torrance to restrict the erection of structures within Lot A of this Tract Map will also be accepted with the approval of Final Tract Map 63585.

On December 14, 2006, Headlands Realty Corporation entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 63585:

Performance Bond	\$125,000
Payment Bond	\$ 62,500
Inspection Bond	\$ 5,500

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

1. Install street lighting system with marblelite street poles along Columbia Street.
2. Reconstruct curb, gutter, sidewalk and driveways.
3. Construct parkway drains
4. Install grass sod with irrigation system in parkway.
5. Reconstruct curb return with wheelchair ramp at the southeast corner of Maple Avenue and Columbia Street.
6. Slurry seal Columbia Street along the project frontage.

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.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

By: 
 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. 63585
 B. Vicinity Map

for
 CW/cks1844

25 LOTS
9 ACRES

SHEET 1 OF 3 SHEETS

TRACT NO. 63585

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

BEING A SUBDIVISION OF A PORTION OF LOT 7 OF TRACT NO. 7873 PER MAP RECORDED IN BOOK 109 PAGES 99 AND 100 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

THIENES ENGINEERING, INC.

OWNER'S STATEMENT:

WE HEREBY STATE 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.

WE HEREBY DEDICATE TO THE CITY OF TORRANCE THE EASEMENT FOR STREET PURPOSES AS SHOWN ON SAID MAP. WE HEREBY DEDICATE TO THE CITY OF TORRANCE THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THOSE AREAS DESIGNATED ON THE MAP AS LOT A.

HEADLANDS REALTY CORPORATION, A MARYLAND CORPORATION, (OWNER)

BY: Martin J Coyne BY: Kim Snyder
MARTIN COYNE KIM SNYDER
SENIOR VICE PRESIDENT, REGIONAL MANAGER, SOUTHWEST REGION SENIOR VICE PRESIDENT, MANAGING DIRECTOR, SOUTHWEST REGION

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

ON THIS November 27, 2006 BEFORE ME HANG LE A NOTARY PUBLIC, PERSONALLY APPEARED MARTIN J COYNE PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/IT) EXECUTED THE SAME IN (HIS/HER/ITS) AUTHORIZED CAPACITY(IES) AND THAT BY (HIS/HER/ITS) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND [Signature] HANG LE
NOTARY PUBLIC IN AND FOR SAID STATE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.

MY COMMISSION EXPIRES APRIL 5, 2007



MY COMMISSION NO. IS 1409227

NOTARY ACKNOWLEDGMENT:

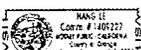
STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss

ON THIS November 27, 2006 BEFORE ME HANG LE A NOTARY PUBLIC, PERSONALLY APPEARED KIM S NYDER PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (IS/ARE) SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/IT) EXECUTED THE SAME IN (HIS/HER/ITS) AUTHORIZED CAPACITY(IES) AND THAT BY (HIS/HER/ITS) SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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SIGNATURE OMISSIONS:

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c) 3A (I-VIII) OF THE SUBDIVISION MAP ACT AS THEIR INTERESTS CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION HOLDER OF AN EASEMENT FOR ELECTRIC LINE AND POLES, FOR THE PURPOSE OF ELECTRIC ENERGY CONVEYANCE, AS DISCLOSED BY DEED RECORDED AUGUST 7, 1959 AS INSTRUMENT NO. 3177 IN BOOK D-564 PAGE 656, OFFICIAL RECORDS.

THE SIGNATURE OF CHANSLOR-WESTERN OIL AND DEVELOPMENT COMPANY, A DELAWARE CORPORATION, SUCCESSOR OR ASSIGNEE, THE OWNER OF OIL AND MINERAL RIGHTS PER DEED RECORDED JANUARY 13, 1959 AS INSTRUMENT NO. 1746 IN BOOK D-330 PAGE 557, OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c) 3C OF THE SUBDIVISION MAP ACT.

SURVEYOR'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 SHERIDAN-EBBERT DEVELOPMENT, ON OCTOBER 5, 2005. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE OCTOBER 5, 2007, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature] 11/27/06
BRIAN L. THIENES DATE
P.L.S. NO. 5750
REG. EXP. 12/31/07



CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY 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 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.

DATE _____
CITY ENGINEER
CITY OF TORRANCE
P.L.S. _____ R.C.E. _____
EXPIRATION DATE _____

COUNTY ENGINEER'S STATEMENT:

I HEREBY STATE 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 _____ DEPUTY _____
R.C.E. NO. _____ EXP. _____

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 _____ 2006 APPROVED THE ATTACHED MAP AND ACCEPTED THE DEDICATION FOR STREET PURPOSES AS SHOWN ON SAID MAP AS WELL AS THE RIGHT TO RESTRICT THE ERECTION OF BUILDINGS OR OTHER STRUCTURES WITHIN THE RESTRICTED USE AREAS.

DATE _____ CITY CLERK FOR THE CITY OF TORRANCE _____

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.

DATE _____ CITY TREASURER OF THE CITY OF TORRANCE _____

THIS SUBDIVISION IS A PLANNED UNIT DEVELOPMENT. LOT A INDICATED HEREON SHALL BE UTILIZED AS A COMMON AREA TO BENEFIT LOTS 1 THROUGH 24, INCLUSIVE. THE USES ALLOWED FOR LOT A SHALL INCLUDE BUT SHALL NOT BE LIMITED TO VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, SURFACE AND SUBSURFACE DRAINAGE, UTILITIES, SANITARY SEWER PIPES, LANDSCAPING, CONCRETE FEATURES, VARIOUS INCIDENTAL PURPOSES AND MAINTENANCE, TO BE RESERVED IN DOCUMENTS. THE COMMON AREA (LOT A) SHALL BE HELD IN FEE BY THE ASSOCIATION OF HOMEOWNERS OF THE COMMONS OF THE INDIVIDUAL LOTS. MEMBERSHIP IN THE ASSOCIATION TO INDIVIDUAL LOTS OWNERSHIP IN THE COMMONS SHALL BE AS FOLLOWS: _____

SCALE: 1" = 120'

TRACT NO. 63585

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

BOUNDARY ESTABLISHMENT

SHEET 2 OF 3 SHEETS

MONUMENT & ESTABLISHMENT NOTES:

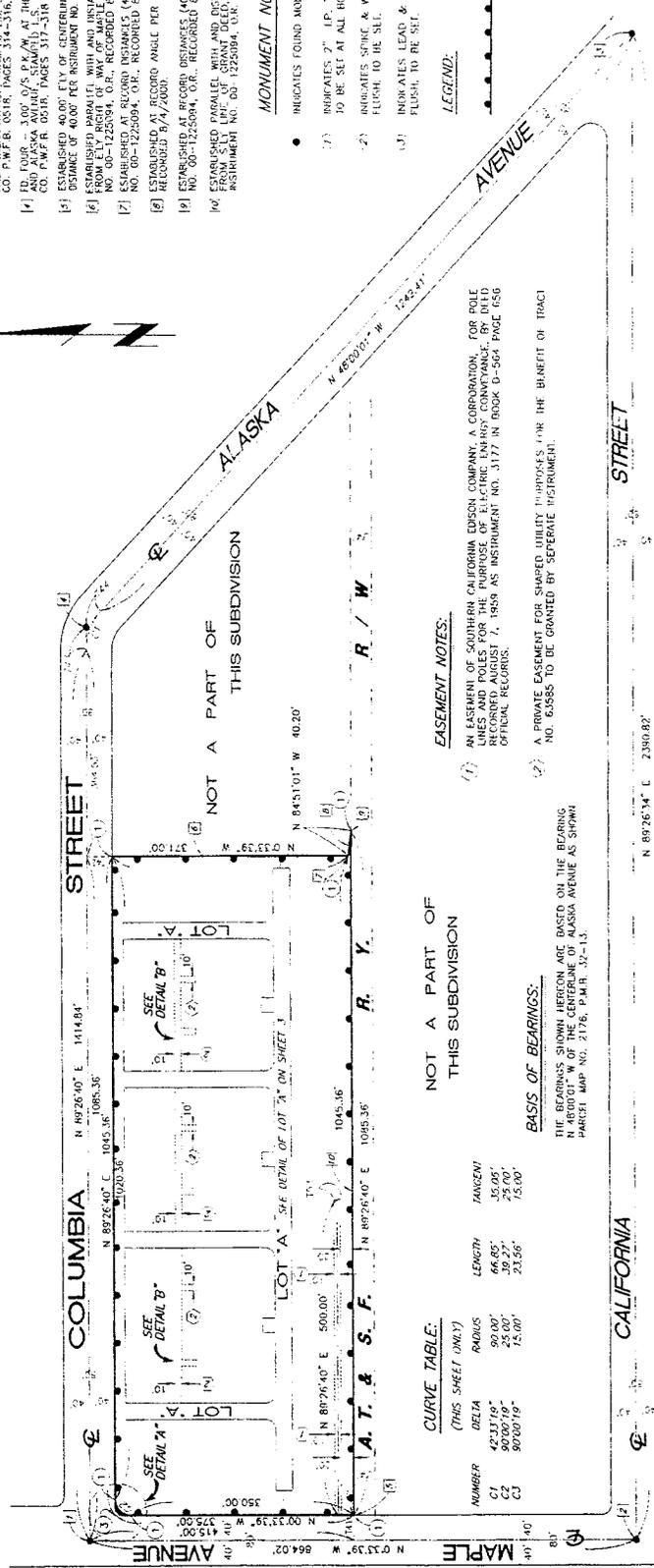
- (1) 1/4" IRON SPIKE WITH PUNCH, AT INTERSECTION OF MAPLE AVENUE AND COLUMBIA STREET, BORN 0.10', 1" R. V. CO. T.B. 1988, PAGE 32.
- (2) 1/4" IRON SPIKE WITH PUNCH, DOWN 0.10', AT INTERSECTION OF MAPLE AVENUE AND CALIFORNIA STREET, P.P. L.A. CO. T.B. 1988, PAGE 31.
- (3) 1/4" IRON SPIKE WITH PUNCH, DOWN 0.10', AT INTERSECTION OF COLUMBIA STREET AND ALASKA AVENUE, STARTED L.S. 5411, P.L.R. CORNER RECORDED IN L.A. CO. P.W.F.B. 0518, PAGES 314-316, INCLUSIVE.
- (4) 1/4" IRON SPIKE WITH PUNCH, DOWN 0.10', AT THE INTERSECTION OF COLUMBIA STREET AND ALASKA AVENUE, STARTED L.S. 5411, P.L.R. CORNER RECORDED IN L.A. CO. P.W.F.B. 0518, PAGES 314-316, INCLUSIVE.
- (5) ESTABLISHED 40.00' ELY OF CENTERLINE OF MAPLE AVENUE ALSO AT RECORD DISTANCE OF 40.00' PER INSTRUMENT NO. 00-122504, O.R., RECORDED 8/4/2000.
- (6) ESTABLISHED PARALLEL WITH AND INSTANT ELY 1845.86', AT RIGHT ANGLES TO CENTERLINE OF COLUMBIA STREET, PER INSTRUMENT NO. 00-122504, O.R., RECORDED 8/4/2000.
- (7) ESTABLISHED AT RECORD DISTANCES 140.20' AND 311.00' PER INSTRUMENT NO. 00-122504, O.R., RECORDED 8/4/2000.
- (8) ESTABLISHED AT RECORD ANGLE PER INSTRUMENT NO. 00-122494, O.R., RECORDED 8/4/2000.
- (9) ESTABLISHED AT RECORD DISTANCES 140.20' AND 1,065.85' PER INSTRUMENT NO. 00-122504, O.R., RECORDED 8/4/2000.
- (10) ESTABLISHED PARALLEL WITH AND INSTANT ELY 935.00' AT RIGHT ANGLES TO CENTERLINE OF COLUMBIA STREET, PER INSTRUMENT NO. 00-122504, O.R., RECORDED 8/4/2000.

MONUMENT NOTES:

- INDICATES FOUND MONUMENT AS NOTED.
- (1) INDICATES 2" I.P. TAGGED L.S. 5750', FLUSH, TO BE SET AT ALL HOUNDARY CORNERS.
- (2) INDICATES SPOT & WASHER STAMPED L.S. 5750', FLUSH, TO BE SET.
- (3) INDICATES LEAD & TACK TAGGED L.S. 5750', FLUSH, TO BE SET.

LEGEND:

INDICATES THE BOUNDARY BY THIS MAP.



EASEMENT NOTES:

- (1) AN EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR ROPE LINES AND POLES FOR THE PURPOSE OF ELECTRIC ENERGY CONVEYANCE, BY DEDICATION RECORDED AUGUST 7, 1959 AS INSTRUMENT NO. 3177 IN BOOK D-564 PAGE 458 OFFICIAL RECORDS.
- (2) A PRIVATE EASEMENT FOR SHARPER UTILITY PURPOSES FOR THE BENEFIT OF TRACT NO. 63585 TO BE GRANTED BY SEVERAL INSTRUMENTS.

BASES OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 89°26'41" W OF THE CENTERLINE OF ALASKA AVENUE AS SHOWN PARCELS MAP NO. 2176, P.M.H. 32-13.

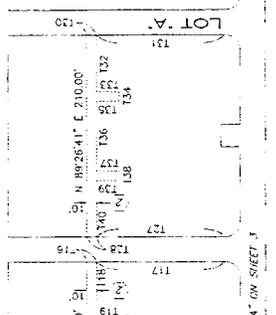
CURVE TABLE:

NUMBER	DELTA	RADIUS	LENGTH	TANGENT
C1	42°33'19"	90.00'	66.85'	35.05'
C2	90°00'19"	25.00'	39.25'	25.00'
C3	90°00'19"	15.00'	23.56'	15.00'

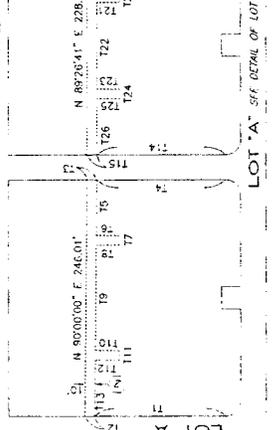
LINE TABLE:

(THIS SHEET ONLY)		(THIS SHEET ONLY)		
NUMBER	BEARING	NUMBER	BEARING	
71	133.61'	N 00°33'19" W	124	10.00'
72	10.00'	N 00°33'19" W	125	23.10'
73	10.00'	N 00°33'19" W	126	58.41'
74	57.80'	N 00°33'19" W	127	131.05'
75	21.30'	N 00°00'00" W	128	25.00'
76	10.00'	N 90°00'00" W	129	10.00'
77	10.00'	N 00°00'00" E	130	10.00'
78	102.58'	N 00°00'00" E	131	34.03'
79	102.58'	N 00°00'00" E	132	23.10'
80	10.00'	N 00°33'19" W	133	10.00'
81	10.00'	N 00°33'19" W	134	10.00'
82	10.00'	N 00°33'19" W	135	22.48'
83	10.00'	N 00°33'19" W	136	23.10'
84	10.00'	N 00°33'19" W	137	10.00'
85	10.00'	N 00°33'19" W	138	10.00'
86	10.00'	N 00°33'19" W	139	10.00'
87	10.00'	N 00°33'19" W	140	58.45'
88	10.00'	N 00°33'19" W	141	40.00'
89	23.10'	N 00°33'19" W	142	40.00'
90	23.10'	N 00°33'19" W	143	23.10'
91	23.10'	N 00°33'19" W	144	35.05'
92	23.10'	N 00°33'19" W	145	25.00'
93	23.10'	N 00°33'19" W		

DETAIL 'A'



DETAIL 'B'

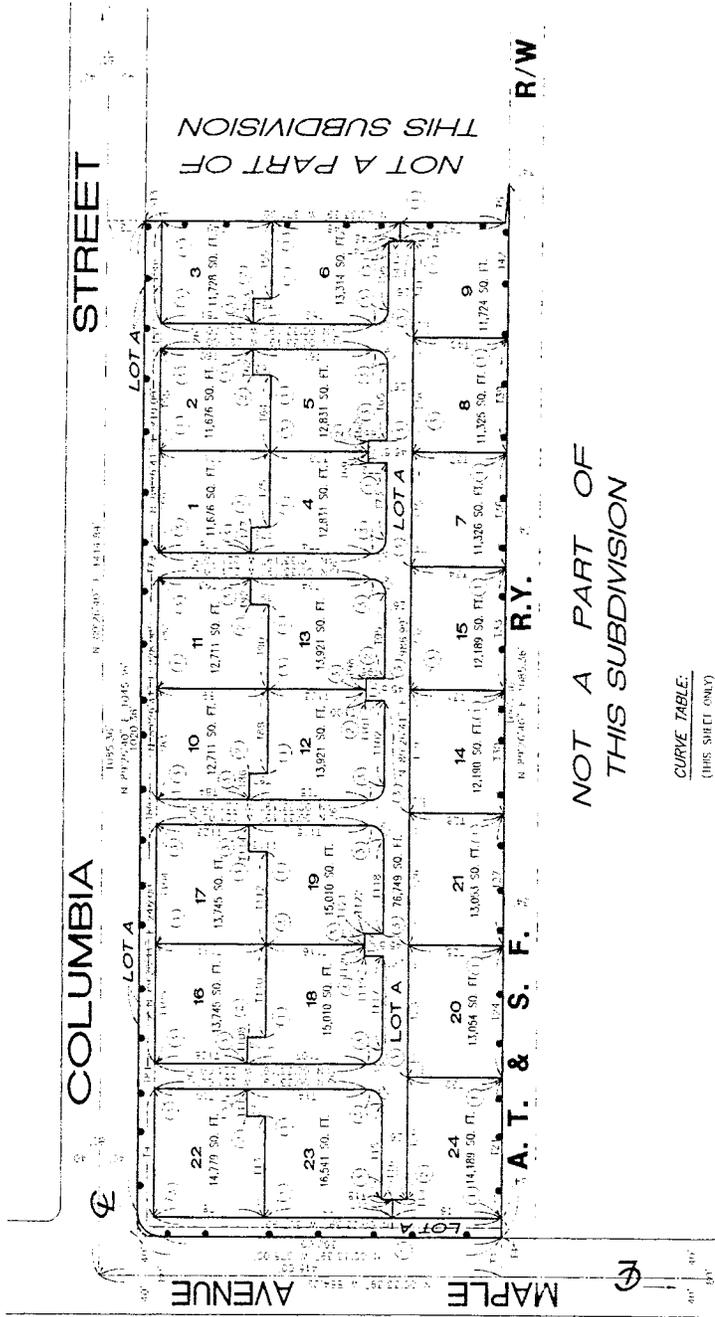


SEE LOT DETAILS ON SHEET 3

TRACT NO. 63585

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

SCALE: 1" = 80'



NUMBER	DELTA	RADIUS	LENGTH
C1	90°00'19"	25.00'	39.27'
C2	90°00'00"	15.00'	23.56'
C3	90°00'00"	15.00'	23.56'
C4	90°00'00"	15.00'	23.56'
C5	90°00'00"	15.00'	23.56'
C6	90°00'00"	15.00'	23.56'
C7	90°00'00"	15.00'	23.56'
C8	90°00'00"	15.00'	23.56'
C9	90°00'00"	15.00'	23.56'

NOT A PART OF THIS SUBDIVISION

LEGEND:
 ———— INDICATES THE BOUNDARY OF THE LMD BEING SUBDIVIDED BY THIS MAP.
 ———— NOTES:
 SEE SHEET 2 FOR MONUMENT NOTES.

LINE TABLE (THIS SHEET ONLY)

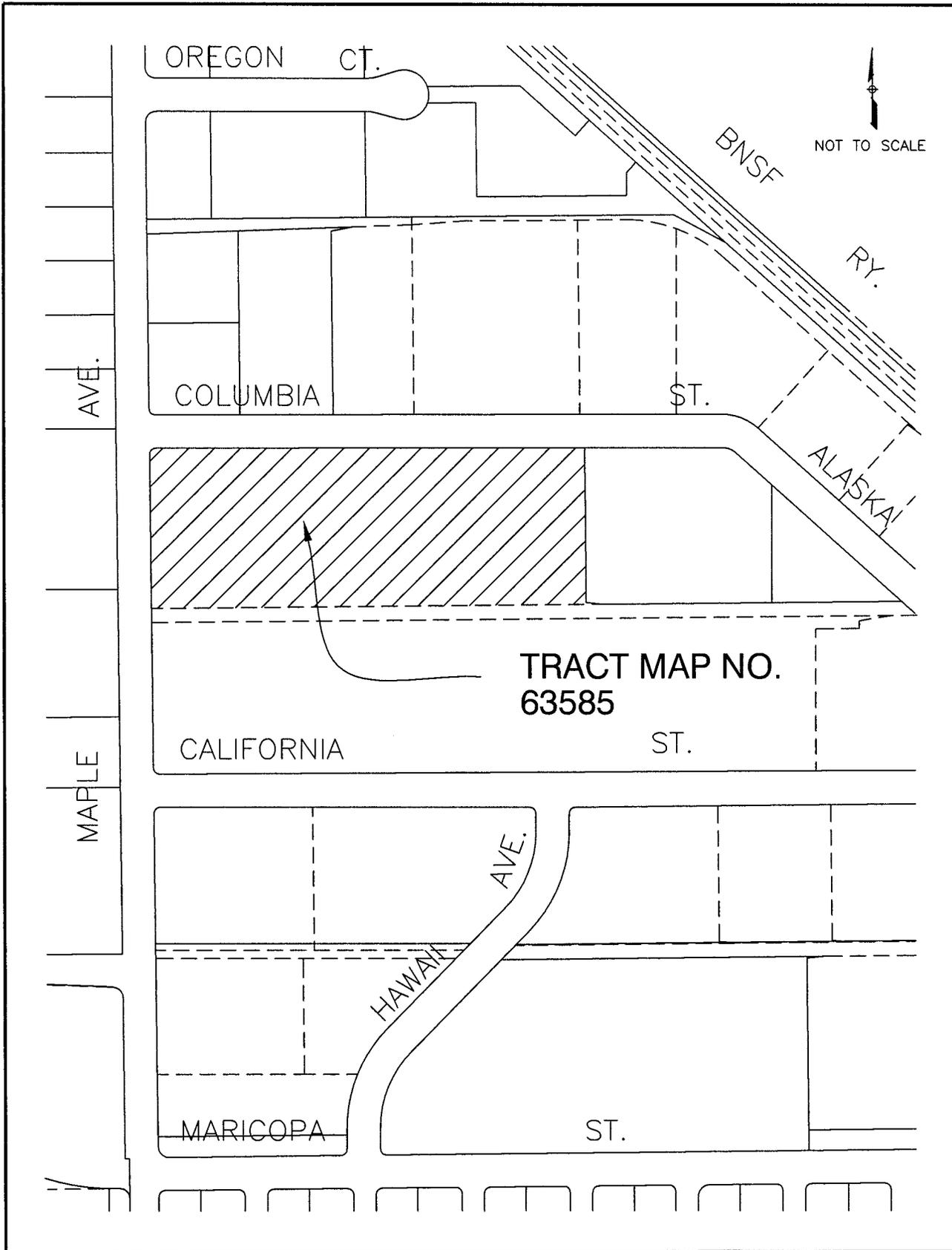
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CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

OCT. 2006

VICINITY MAP

