

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

Members of the Council

**SUBJECT: Community Development – Approve Final Tract Map No. 54171, and
Accept a 10’ corner cut-off street easement**

RECOMMENDATION

The Community Development Director recommends that the City Council:

1. Approve Final Tract Map No. 54171, creating 20 condominium units on one lot, subdivided by Cravens Building, LLC, and located at 1021 Cravens Avenue, which substantially conforms to and meets all conditions of approval of the Tentative Map;
2. Accept a 10’ corner cut-off street easement at the alley intersection.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 54171 (Attachment A) was approved by the Planning Commission on March 3, 2003 and by the City Council on April 15, 2003 to allow the construction of 20 condominium units on a one lot subdivision. Two time extensions were approved by the Planning Commission thereby extending the Tentative map life to expire on April 15, 2007. The property is located in the R-3, Limited Multiple-Family Residential District at 1021 Cravens Avenue (Attachment B).

Approval of the Final Map will also accept a 10’ corner cut-off street easement at the northerly corner of the lot to enhance access for larger vehicles and allow for proper sight distance at the alley intersection.

On July 17, 2006, Cravens Building LLC entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 54171:

Performance Bond	\$142,000
Payment Bond	\$ 71,000
Inspection Bond	\$ 4,700

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

1. Reconstruct curb, gutter, alley approach and sidewalk along project frontage on Cravens Avenue.
2. Patch and slurry seal northwest half of Cravens Avenue along project frontage.
3. Reconstruct alleys on west and east project frontages.
4. Abandon unused water services.
5. Install new water and fire services.

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 be undergrounded and no requirement to install public street lights.

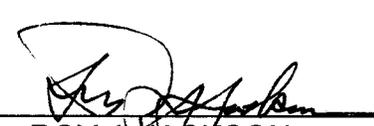
Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

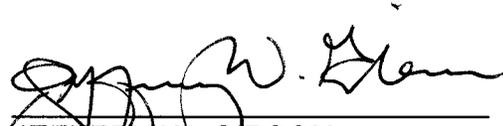
By: 

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

CONCUR:



LeROY J. JACKSON
City Manager



JEFFERY W. GIBSON
Community Development Director

Attachment: A. Final Tract Map No. 54171
B. Vicinity Map

TS/cks1895

SCALE: 1" = 60'

SHEET 2 OF 2 SHEETS

TRACT NO. 54171

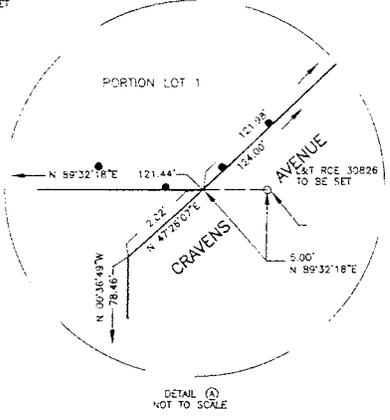
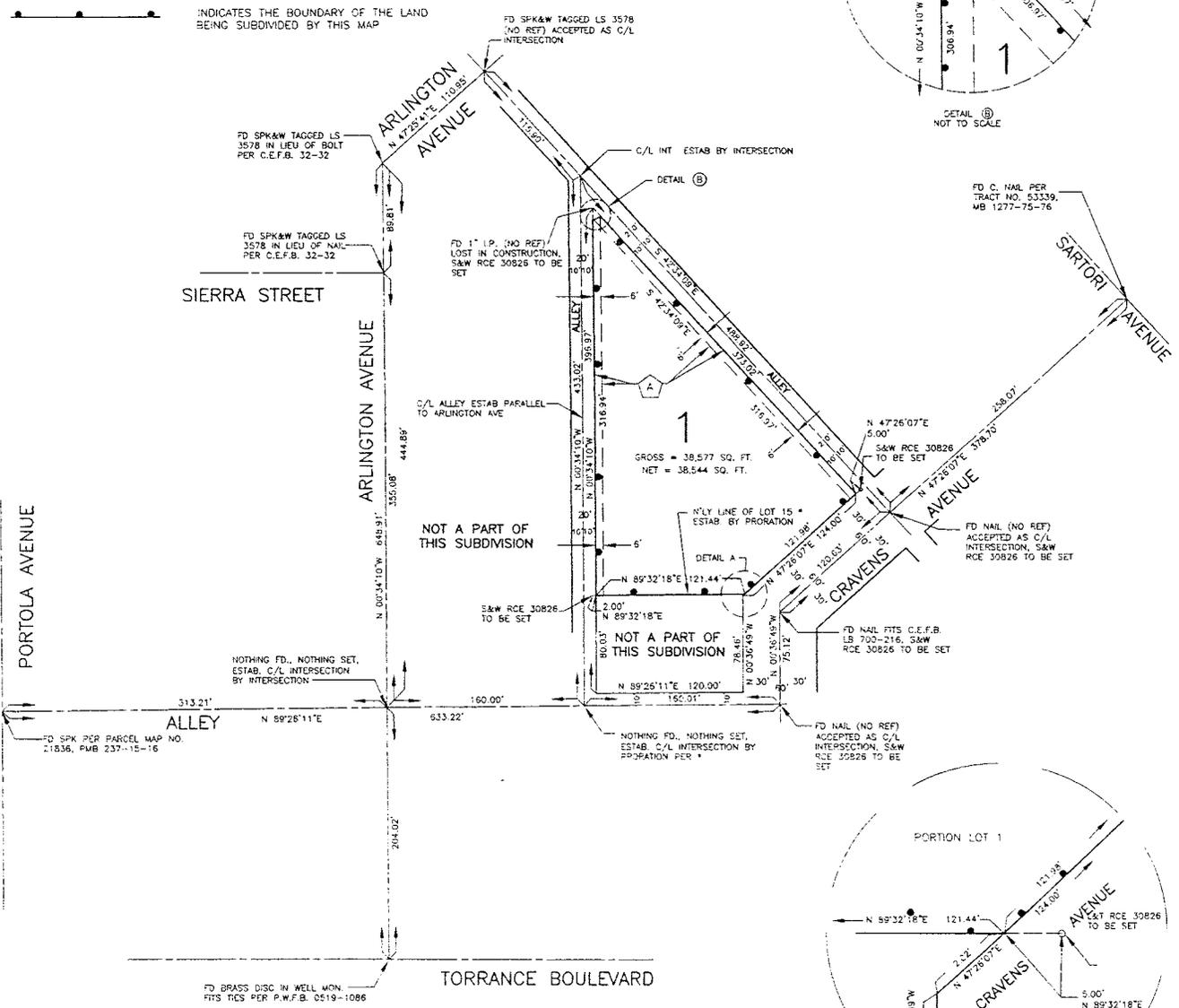
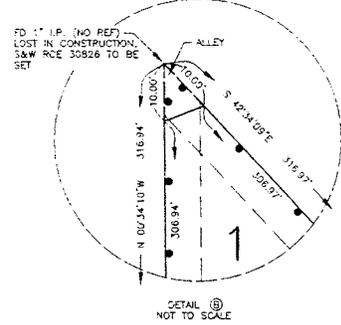
IN THE CITY OF TORRANCE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES

BLOCK 59
TORRANCE TRACT
M.B. 22-94-95

A 6' WIDE EASEMENT OF LOUIS WARD, WALTER WARD, FRED A. WARD AND EUGENE WARD FOR AERIAL CIRCUITS BY DEED RECORDED IN BOOK 5565 PAGE 30 OF DEEDS, RECORDS OF SAID COUNTY

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE CLERK OF THE 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. 54171 AS REQUIRED BY LAW.

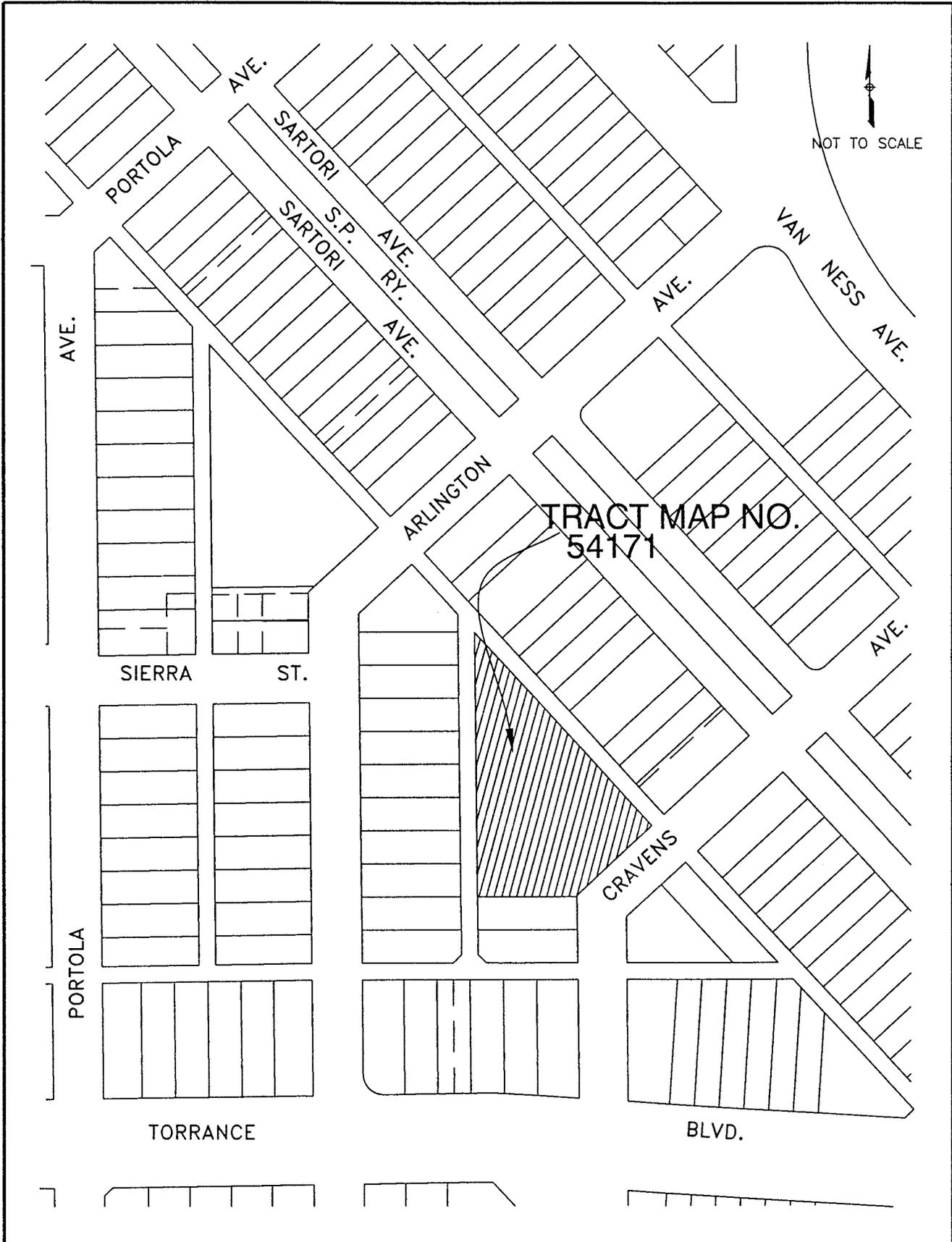
EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY _____ DEPUTY

I HEREBY CERTIFY THAT 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-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY _____ DEPUTY



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JULY 2006

VICINITY MAP

