

Council Meeting of
May 1, 2007

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

Members of the Council

**SUBJECT: Community Development - Recommendation to Approve Final Parcel
Map No. 67059**

RECOMMENDATION

The Community Development Director recommends that the City Council approve Final Parcel Map No. 67059, creating 2 lots and abandoning one public water easement. The map is subdivided by Pacific Bell Telephone Company and Kintetsu Enterprise Company of America, and located at 21241 Western Avenue, which substantially conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Parcel Map No. 67059 (Attachment A) was approved by the Planning Commission on August 16, 2006 to allow a two lot subdivision. The property is located in the Industrial Redevelopment Project Area IRPA, M-1 Light Manufacturing Zone and M-2 Heavy Manufacturing Zone at 21241 Western Avenue (Attachment B).

Approval of the Final Parcel Map will also abandon a 5' wide unutilized water easement recorded on December 6, 1950 which runs north to south in Parcel B. Section 66445(j) of the Subdivision Map Act provides for the abandonment of rights-of way and easements on the map.

A deed restriction on the newly created parcels will be recorded concurrently with the Final Parcel Map to provide for the required maintenance easement for the existing buildings to remain.

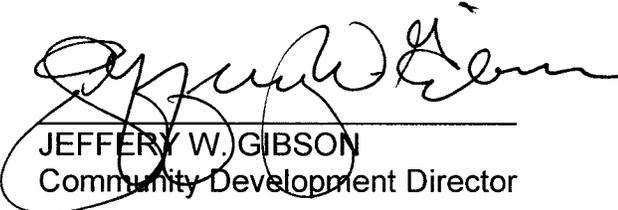
All public improvements are completed. The developer has paid all the appropriate fees and all conditions required to be completed prior to recording the final map have been met. There are no existing adjacent utility poles to be undergrounded and no requirement to install public street lights.

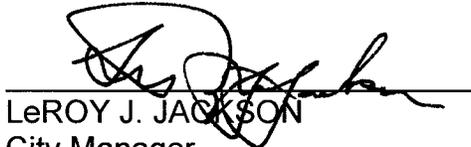
Respectfully submitted,

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 Parcel Map No. 67059
B. Vicinity Map
CW/cks1930

2 PARCELS
4.76 ACRES

SHEET 1 OF 3 SHEETS

PARCEL MAP NO. 67059

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

BEING A SUBDIVISION OF PARCEL 3 OF PARCEL MAP NO. 20405, AS SHOWN ON MAP
FILED IN BOOK 238, PAGES 6 THROUGH 8, INCLUSIVE, OF PARCEL MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DULIN & BOYNTON

DOUGLAS BOYNTON, P.L.S. 4787

RECORD OWNER: PACIFIC BELL TELEPHONE COMPANY and
KINTETSU ENTERPRISE COMPANY OF AMERICA,
a California corporation

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 PACIFIC BELL ON FEBRUARY 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 ARE IN PLACE; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Douglas A. Boynton
DOUGLAS BOYNTON, P.L.S. 4787
REGISTRATION EXPIRES 6-30-2008



EASEMENT NOTES

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(A)-(VIII) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE, AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

CITY OF TORRANCE, HOLDER OF AN EASEMENT FOR SANITARY SEWER PURPOSES DEDICATED ON PARCEL MAP 17243 IN BOOK 263, PAGE 67 THROUGH 70, INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

DOMINGUEZ WATER COMPANY, HOLDER OF AN EASEMENT FOR IRRIGATION PURPOSES AS DISCLOSED BY A DEED RECORDED JUNE 6, 1911, IN BOOK 4575, PAGE 256, AND JUNE 9, 1911, IN BOOK 4604, PAGE 88, BOTH OF DEEDS, RECORDS OF LOS ANGELES COUNTY. LOCATION OF SAID EASEMENTS ARE INDETERMINATE IN NATURE.

DOMINGUEZ LAND CORPORATION, HOLDER OF AN EASEMENT FOR SEWER PIPE AND AERIAL CIRCUITS PURPOSES AS DISCLOSED BY A DEED RECORDED SEPTEMBER 14, 1942, IN BOOK 19551, PAGE 224 AND 225 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY. LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY PURPOSES AS DISCLOSED BY DEED RECORDED FEBRUARY 13, 1948, AS INSTRUMENT NO. 3432 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

SOUTHERN CALIFORNIA GAS COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS DISCLOSED BY A DEED RECORDED JUNE 12, 1987, AS INSTRUMENT NO. 87-937745 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS DISCLOSED BY A DEED RECORDED AUGUST 4, 1988 AS INSTRUMENT NO. 88-1230308 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY. LOCATION OF SAID EASEMENT IS INDETERMINATE IN NATURE.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS DISCLOSED BY A DEED RECORDED FEBRUARY 4, 1953 AS INSTRUMENT NO. 2774 IN BOOK 40897, PAGE 258 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

CITY OF TORRANCE, HOLDER OF AN EASEMENT FOR SANITARY SEWER PURPOSES AS DISCLOSED BY A DEED RECORDED OCTOBER 24, 1958 AS INSTRUMENT NO. 75 IN BOOK D254, PAGE 648 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

CITY OF TORRANCE, HOLDER OF AN EASEMENT FOR SANITARY SEWER PURPOSES AS DISCLOSED BY A DEED RECORDED DECEMBER 12, 2005 AS INSTRUMENT NO. 06-275454 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

THE FOLLOWING SIGNATURE HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT:

SOUTHERN PACIFIC TRANSPORTATION COMPANY, A DELAWARE CORPORATION, HOLDER OF AN INTEREST IN, OR RIGHTS TO, MINERALS, WHICH MAY INCLUDE BUT WHICH MAY NOT BE LIMITED TO OIL, GAS, OR OTHER HYDROCARBON SUBSTANCES AS WELL AS METALLIC OR OTHER SOLID MINERALS, PER DEED RECORDED MARCH 17, 1988 AS INSTRUMENT NO. 58-560296 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66445 (J) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES ABANDONMENT OF THE WATER EASEMENT ACQUIRED BY THE CITY OF TORRANCE PER DOCUMENTS RECORDED DECEMBER 6, 1950 AS INSTRUMENT NO. 1995, BOOK 35035, PAGE 105 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

BY _____ DATE _____
CITY CLERK OF THE CITY OF TORRANCE

I HEREBY CERTIFY THAT ALL 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, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ DATE _____
DEPUTY

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 STATE LAW AND LOCAL 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 _____

THEODORE C. SYMONS, L.S. 8041
CITY ENGINEER, CITY OF TORRANCE
REGISTRATION EXPIRES 6-30-2007

COUNTY SURVEYOR'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.

DATED THIS _____ DAY OF _____ 2007

DEPUTY COUNTY SURVEYOR, P.L.S.
REGISTRATION EXPIRES

SPECIAL ASSESSMENT 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

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER 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 PARCEL MAP NO. 67059 AS REQUIRED BY LAW.

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

BY _____ DATE _____
DEPUTY

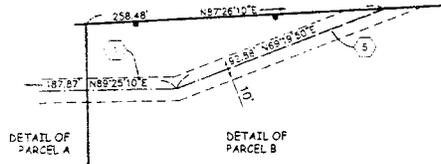
PARCEL MAP NO. 67059

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

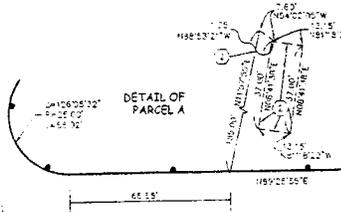
EASEMENT DETAILS

- ① C.L. OF 10'-WIDE EASEMENT OF THE CITY OF TORRANCE FOR SANITARY SEWER PURPOSES AS DEDICATED ON PARCEL MAP NO. 17243, P.M.B. 203-67-80.
- ② C.L. OF 6'-WIDE EASEMENT AND 13.15' BY 37.00' EASEMENT FOR SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITY PURPOSES PER INSTRUMENT NO. 2774, RECORDED FEBRUARY 4, 1953 IN BOOK 40897, PAGE 258, O.R., RESPECTIVELY.
- ③ C.L. OF 6'-WIDE EASEMENT FOR SOUTHERN CALIFORNIA GAS COMPANY FOR GAS LINE PURPOSES PER INSTRUMENT NO. 87-937745, O.R.
- ④ C.L. EASEMENT FOR SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL PURPOSES PER INSTRUMENT NO. 3432 RECORDED IN BOOK 26451 PAGE 215, O.R.
- ⑤ 10'-WIDE SANITARY SEWER EASEMENT OF THE CITY OF TORRANCE PER INSTRUMENT NO. 75 RECORDED IN BOOK D254 PAGE 648, O.R.
- ⑥ C.L. OF 10'-WIDE EASEMENT OF THE CITY OF TORRANCE FOR SANITARY SEWER PURPOSES PER INSTRUMENT NO. 06-2754454, O.R.

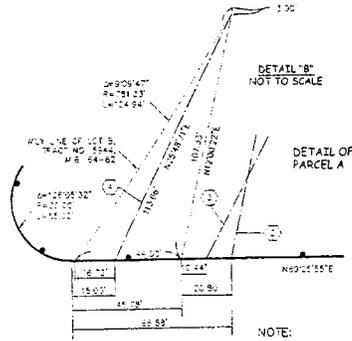
DETAIL 'C'
NOT TO SCALE



DETAIL 'A'
NOT TO SCALE

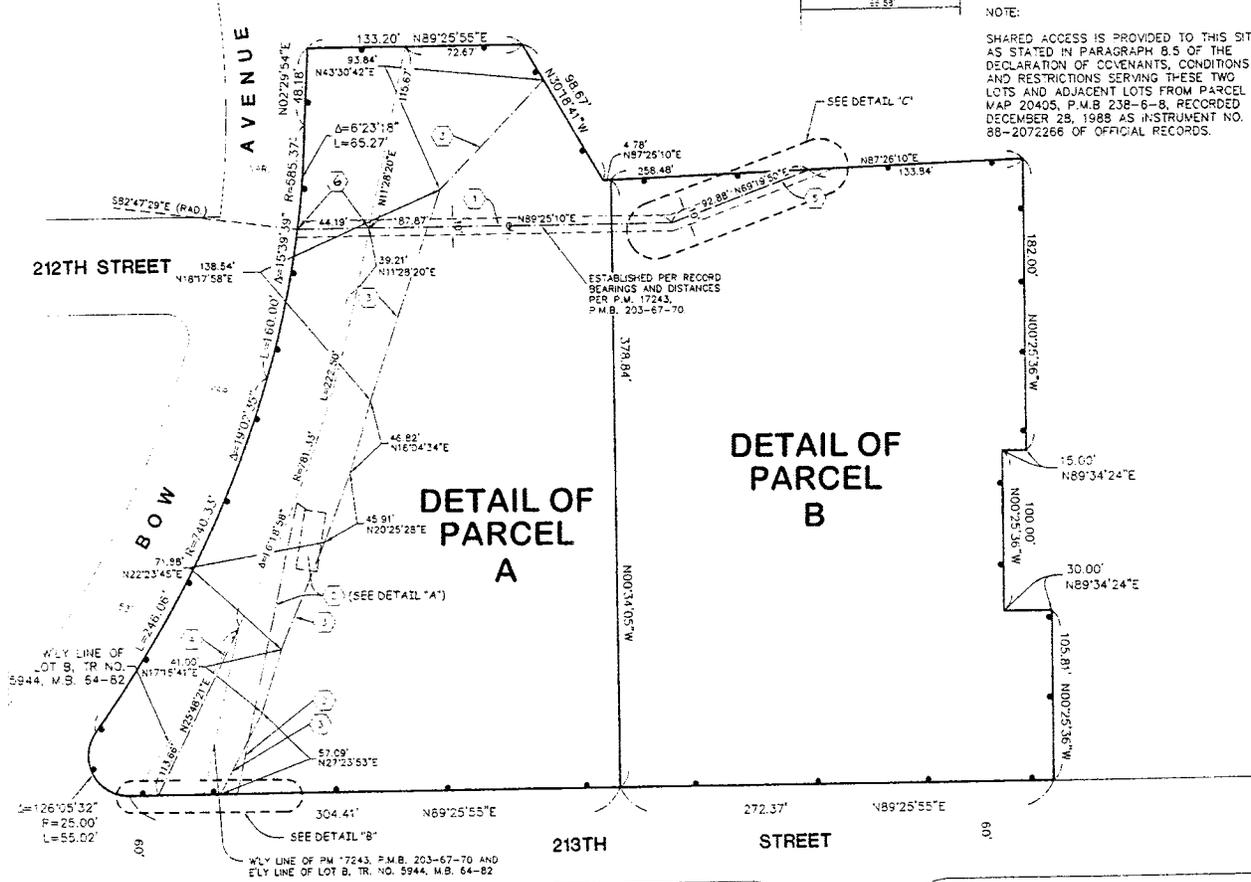


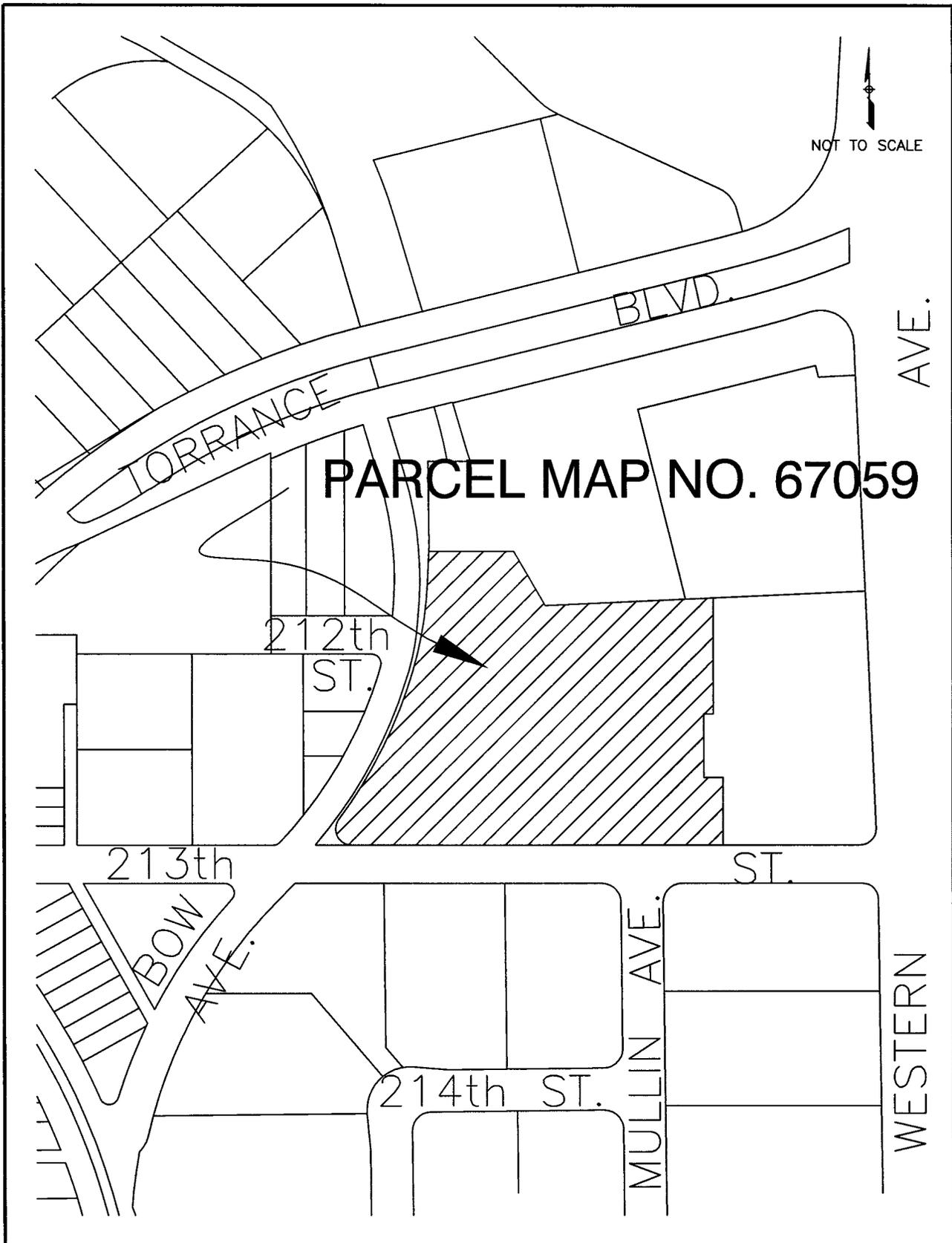
DETAIL 'B'
NOT TO SCALE



NOTE:

SHARED ACCESS IS PROVIDED TO THIS SITE, AS STATED IN PARAGRAPH 8.5 OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS SERVING THESE TWO LOTS AND ADJACENT LOTS FROM PARCEL MAP 20405, P.M.B. 238-6-8, RECORDED DECEMBER 28, 1988 AS INSTRUMENT NO. 88-2072266 OF OFFICIAL RECORDS.





CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

APRIL 2007

VICINITY MAP

