

Council Meeting of
August 21, 2007

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

Members of the Council

SUBJECT: Community Development - Recommendation to Approve Final Tract Map No. 61463, accept a three foot (3') wide street easement and abandon a portion of former Vine Street

RECOMMENDATION

The Community Development Director recommends that the City Council:

1. Approve Final Tract Map No. 61463;
2. Accept a three foot (3') wide street easement on Jefferson Street; and
3. Abandon a portion of former Vine Street.

This Final Map will create one lot with 33 condominium units. The project was subdivided by Standard Pacific Homes and located at 2303 Jefferson Street, which conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 61463 (Attachment A) was denied by the Planning Commission on September 7, 2005. On September 27, 2005, the City Council

approved Tentative Tract Map No. 61463 to allow the construction of 30 condominiums on a one-lot subdivision. On October 16, 2006, a Minor Modification (MIS06-00270) was administratively approved reducing the number of condominium units previously approved for Tract 54266, the development to the north, by three units, and allowing the numbers of units approved for Tract 61463 to increase from 30 to 33 units. The property is located in PD Planned Development zone (Attachment B).

Approval of the Final Map will accept a three foot (3') wide street easement along the north side of Jefferson Street for the width of the property frontage to allow for future widening of Jefferson Street.

A 30 foot by 151 foot street easement (formerly Vine Street) located on the easterly side of the subject lot was abandoned by the City Council on May 7, 1985. The curb radius on the southwest corner of the former Vine Street was not vacated at that time. This curb radius will be abandoned on Final Tract Map No. 61463 as a clean-up action. Section 66434 (g) of the Subdivision Map Act provides for the abandonment of right-of-way and easements on the Final Tract Map.

On April 16, 2007, Standard Pacific Homes entered into a Subdivision Agreement for street improvements and posted the following subdivision bonds for Tract map No. 61463:

| | |
|------------------|--------------|
| Performance Bond | \$102,355.44 |
| Payment Bond | \$ 51,177.72 |

The above subdivision bonds were required to guarantee completion of the following public improvements for Tract Map No. 61463:

1. Construct sidewalk, curb, gutter and irrigated parkway along the project frontage on the north side of Jefferson Street.
2. Reconstruct pavement for the north half of Jefferson Street along the property frontage.
3. Install street trees.
4. Construct sewer lateral.
5. Re-stripe Jefferson Street along project frontage.
6. Construct public water line.

Undergrounding the existing adjacent overhead-serviced utilities and removing the existing utility poles are a condition of Tentative Tract Map 61463. The City is in discussion with the developer on the extents/limits of the proposed undergrounding.

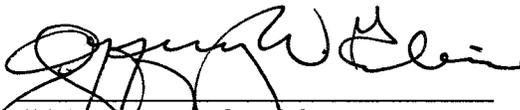
All public improvements will be completed prior to occupancy. The developer has paid all the appropriate fees and all conditions required to be completed prior to recording the Final Map have been met.

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. 61463
B. Vicinity Map

CW/cks1968

1 LOT
95,667 SQ. FT.

SHEET 1 OF 3 SHEETS

VESTING

TRACT NO. 61463

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

BEING A SUBDIVISION OF THOSE PORTIONS OF LOTS 5, 6, 7, 8 AND B OF TRACT NO. 10185, AS PER MAP RECORDED IN BOOK 145 PAGES 27 TO 34 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF THE 2279.35 ACRE TRACT OF THE RANCHO SAN PEDRO, ALLOTTED TO ANA JOSEFA DOMINGUEZ DE GUYER BY FINAL DECREE OF PARTITION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 3284.

FOR CONDOMINIUM PURPOSES
DEVELOPMENT RESOURCE CONSULTANTS

OWNER'S STATEMENT

WE HEREBY STATE THAT 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 PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

STANDARD PACIFIC CORP., A DELAWARE CORPORATION

BY: Michael C. Battaglia BY: Gary Jones
PRINT NAME: MICHAEL C. BATTAGLIA PRINT NAME: GARY JONES
PRINT TITLE: Auth Rep PRINT TITLE: ATTY REP

SURVEYOR'S STATEMENT

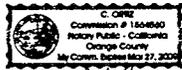
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF STANDARD PACIFIC CORP., A DELAWARE CORPORATION IN JULY, 2006. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS MAY 20 2009 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 AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS TO BE SET WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN 24 MONTHS FROM THE FILING DATE SHOWN HEREON.

Pascal R. Aptheloz 5-3-07 DATE
PLS NO. 7734 EXPIRES: 12/31/2007



NOTARY ACKNOWLEDGMENT

STATE OF California
COUNTY OF Orange



ON 05/07/2007 BEFORE ME, C. ORTIZ A NOTARY PUBLIC, PERSONALLY APPEARED Michael Battaglia & Gary Jones 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR 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: C. Ortiz MY COMMISSION EXPIRES 2009
PRINT: C. ORTIZ MY COMMISSION NUMBER 124840
MY PRINCIPAL PLACE OF BUSINESS IS Orange COUNTY

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 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.

Theodore C. Symons DATE
PLS NO. 8041 EXPIRES: 6/30/09

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.

CITY TREASURER OF THE CITY OF TORRANCE DATE

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 _____, 20____ APPROVED THE ATTACHED MAP AND ACCEPTED THE DEDICATION OF THE PUBLIC STREET AS SHOWN ON SAID MAP.

DATE CITY CLERK OF THE CITY OF TORRANCE

NOTARY ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON _____ BEFORE ME, _____ A NOTARY PUBLIC, PERSONALLY APPEARED _____ 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/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR 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 _____ MY COMMISSION EXPIRES _____
PRINT _____ MY COMMISSION NUMBER _____
MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

SIGNATURE OMISSIONS

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (a)(3)(A)-(VII) 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 CITY OF TORRANCE.

DOMINGUEZ WATER COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES PER DOCUMENTS RECORDED IN BOOK 1552 PAGE 153 AND IN BOOK 1515 PAGE 265, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY. SAID EASEMENT IS INDETERMINATE IN NATURE.

THE CITY OF TORRANCE, A MUNICIPAL CORPORATION, HOLDER OF AN EASEMENT FOR WATER MAIN PER DOCUMENT RECORDED JUNE 6, 2006 AS INSTRUMENT NO. 06-1246947, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

CYPRESS-SOUTHBAY, LLC, HOLDER OF AN EASEMENT FOR WATER LINE AND ACCESS PER DOCUMENTS RECORDED FEBRUARY 8, 2006 AS INSTRUMENT NO. 06-292101 AND FEBRUARY 8, 2006 AS INSTRUMENT NO. 06-292102, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

THE SIGNATURES OF THE FOLLOWING HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT.

DOMINGUEZ LAND CORPORATION, HOLDER OF AN EASEMENT FOR RIGHT TO ALL PETROLEUM, OIL, GAS, AND OTHER KINDRED SUBSTANCES IN OR UNDER SAID LAND AS PER DOCUMENT RECORDED IN BOOK 4720, PAGE 227, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

CHANDLOR-CANFIELD MIDWAY OIL COMPANY, A CORPORATION, OWNER OF ALL MINERALS, PETROLEUM, OIL, ASPHALTUM, GAS AND/OR OTHER HYDROCARBON SUBSTANCES, INCLUDING HELIUM AS PER DOCUMENT RECORDED MAY 3, 1950 AS INSTRUMENT NO. 827 IN BOOK 33021, PAGE 192 AND AS PER DOCUMENT RECORDED JANUARY 12, 1959 AS INSTRUMENT NO. 803 IN BOOK D238, PAGE 582, BOTH OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

ABANDONMENT NOTE

PURSUANT TO SECTION 66434 (G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT CONSTITUTES ABANDONMENT OF THE EASEMENT FOR PUBLIC STREETS AND HIGHWAYS ACQUIRED BY THE CITY OF TORRANCE, BY DEED RECORDED JUNE 6, 1962, AS INSTRUMENT NO. 4628 IN BOOK D-1638, PAGE 1, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, NOT SHOWN ON THIS MAP.

COUNTY ENGINEER'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.

DATE BY COUNTY ENGINEER

DATE BY DEPUTY
L.S. NO. EXPIRES

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 DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, 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. 61463 AS REQUIRED BY LAW.

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

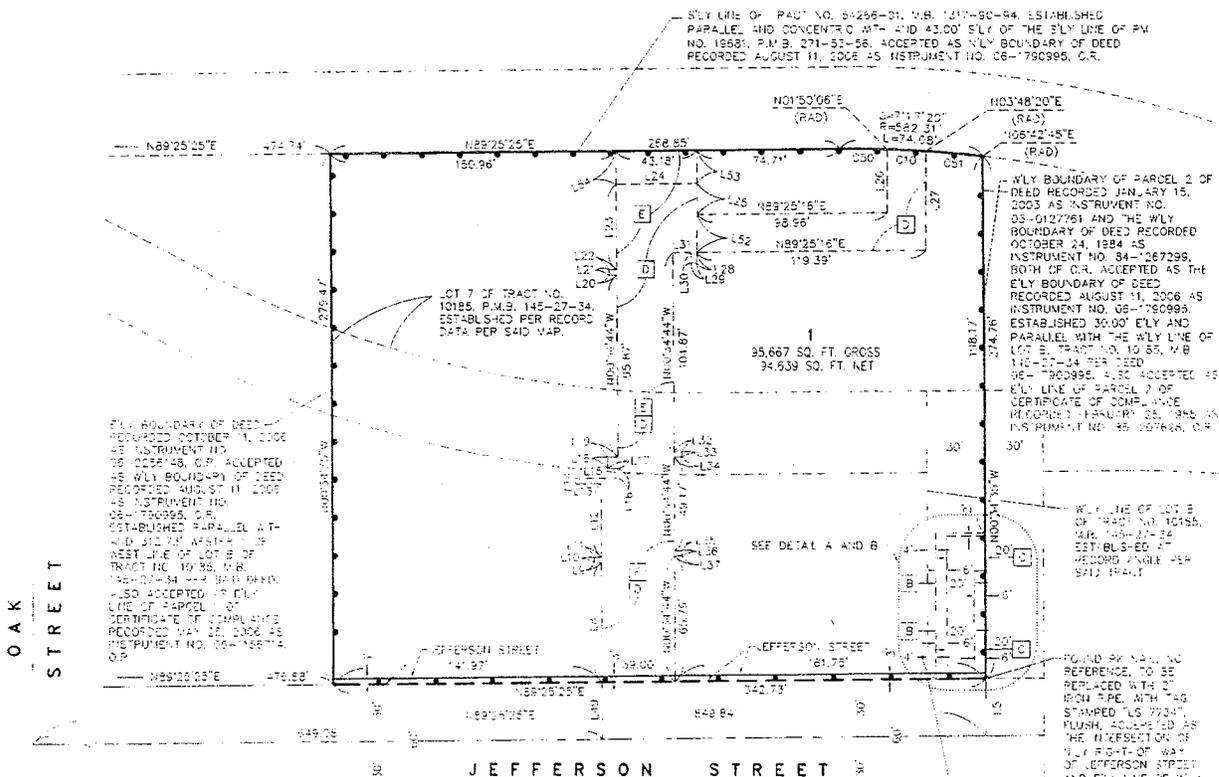
BY DEPUTY

CONDOMINIUM NOTE

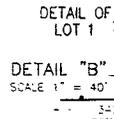
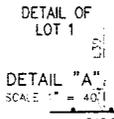
THIS SUBDIVISION TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 33 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

VESTING
TRACT NO. 61463
 IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES,
 STATE OF CALIFORNIA

FOR CONDOMINIUM PURPOSES.
 DEVELOPMENT RESOURCE CONSULTANTS
 EASEMENT DETAIL SHEET



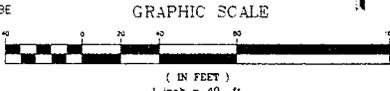
| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L5 | N00°34'35"W | 30.00' |
| L8 | N00°34'44"W | 62.79' |
| L9 | N89°25'16"E | 4.00' |
| L10 | N00°34'44"W | 2.83' |
| L11 | N89°25'16"E | 4.00' |
| L12 | N00°34'44"W | 2.83' |
| L13 | N89°25'16"E | 14.00' |
| L14 | N00°34'44"W | 2.83' |
| L15 | N89°25'16"E | 23.00' |
| L16 | N00°34'44"W | 5.17' |
| L17 | N89°25'16"E | 5.51' |
| L18 | N00°34'44"W | 6.00' |
| L19 | N89°25'16"E | 5.51' |
| L20 | N89°25'16"E | 4.00' |
| L21 | N00°34'44"W | 2.83' |
| L22 | N89°25'16"E | 4.00' |
| L23 | N00°34'44"W | 45.08' |
| L24 | N89°25'16"E | 43.18' |
| L25 | N00°34'44"E | 16.50' |
| L26 | N00°08'45"W | 33.46' |
| L27 | N00°08'45"W | 52.27' |
| L28 | N00°34'44"W | 5.51' |
| L29 | N89°25'16"E | 2.83' |
| L30 | N00°34'44"W | 5.51' |
| L31 | N89°25'16"E | 5.76' |
| L32 | N89°25'16"E | 4.00' |
| L33 | N00°34'44"W | 2.83' |
| L34 | N89°25'16"E | 4.00' |
| L35 | N89°25'16"E | 4.00' |
| L36 | N00°34'44"W | 2.83' |
| L37 | N89°25'16"E | 4.00' |
| L38 | N00°34'35"W | 75.00' |
| L39 | N00°34'35"W | 78.60' |
| L40 | N89°25'25"E | 25.80' |
| L41 | N00°34'35"W | 20.00' |
| L42 | N89°25'25"E | 5.80' |
| L43 | N00°34'35"W | 56.60' |
| L44 | N89°25'25"E | 20.00' |
| L46 | N89°25'25"E | 20.00' |
| L47 | N00°34'35"W | 75.00' |
| L48 | N89°25'25"E | 20.00' |
| L49 | N00°34'35"W | 30.00' |
| L52 | N01°05'09"W | 20.01' |
| L53 | N00°34'44"W | 17.48' |
| L54 | N00°34'44"W | 17.48' |



LEGEND
 _____ INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

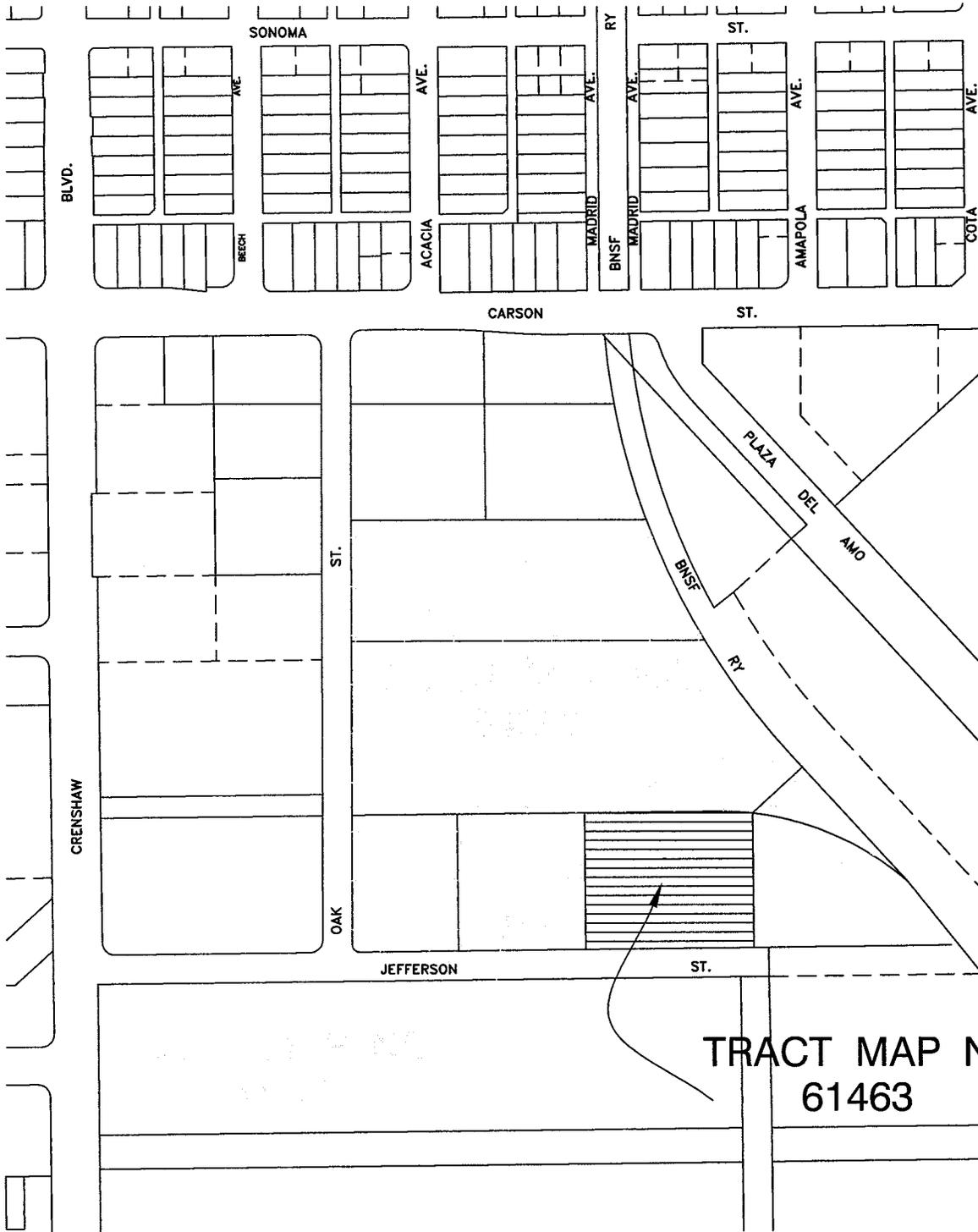
- EASEMENT NOTES**
- [B] INDICATES AN EASEMENT GRANTED TO CYPRESS-SOUTHBAY, LLC FOR WATER LINES PER DOCUMENT RECORDED FEBRUARY 8, 2006 AS INSTRUMENT NO. 06-292101, BOTH OF OFFICIAL RECORDS.
 - [C] INDICATES AN EASEMENT GRANTED TO CYPRESS-SOUTHBAY, LLC FOR ACCESS PER DOCUMENT RECORDED FEBRUARY 8, 2006 AS INSTRUMENT NO. 06-292102, OF OFFICIAL RECORDS.
 - [D] INDICATES AN EASEMENT GRANTED TO THE CITY OF TORRANCE FOR WATER MAIN PURPOSES PER DOCUMENT RECORDED JUNE 6, 2006 AS INSTRUMENT NO. 06-1246947, OF OFFICIAL RECORDS.
 - [E] INDICATES A PRIVATE DRIVEWAY ACCESS, SEWER AND STORM DRAIN EASEMENT FOR THE BENEFIT OF THE PROPERTY TO THE NORTH TO BE RESERVED IN DOCUMENTS.

| CURVE | DELTA | RADIUS | LENGTH |
|-------|----------|---------|--------|
| C10 | 1°58'12" | 582.31' | 20.03' |
| C50 | 2°24'41" | 582.31' | 24.51' |
| C51 | 2°54'25" | 582.31' | 29.54' |





NOT TO SCALE



TRACT MAP NO.
61463

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JUNE 2007

VICINITY MAP