

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 - Approve Final Tract Map No. 66754**

**RECOMMENDATION**

The Community Development Director recommends that the City Council approve Final Tract Map No. 66754, creating 10 condominium units on a one lot subdivision. The project, subdivided by 23015 Samuel, LLC, is located at 23015 Samuel Street, and conforms to and meets all conditions of approval of the Tentative Map.

**FUNDING**

No funding required.

**BACKGROUND AND ANALYSIS**

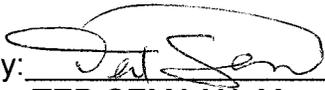
Tentative Tract Map No. 66754 (Attachment A) was approved by the Planning Commission on June 21, 2006 to allow the construction of 10 condominium units on a one-lot subdivision. The project is subdivided by 23015 Samuel, LLC and located in the R-3, Limited Multiple-Family Residential District at 23015 Samuel Street (Attachment B).

Construction is underway on the project buildings and the subdivider has obtained a Construction & Excavation permit for the sewer laterals for the project. It was determined that the condition to underground the existing overhead-serviced public utilities was not feasible due to the existence of several existing aerial service drops from the existing public overhead lines. The developer has paid the Development Impact Fee (DIF) for this project, which includes a component for the undergrounding of public utilities.

All required 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. 66754  
B. Vicinity Map

One Lot

Sheet 1 of 2 Sheets

Area = 21,436 Sq. Feet

# TRACT NO. 66754

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

Being a Subdivision of Lot 10 of the Subdivision of part of Lot 27 of the Meadow Park Tract, as per map recorded in Book 19, Page 88 of Miscellaneous Records, in the Office of the County Recorder of said County.

## FOR CONDOMINIUM PURPOSES

### 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 distinct border lines, and we consent to the preparation and filing of said map and subdivision.

23015 Samuel, LLC, A California Limited Liability Company (owner).

By [Signature]  
Athar Ashai, Managing Member

State of California )  
County of Los Angeles )  
On this 10<sup>th</sup> day of July, 2007, before me, Diana Lee, Notary Public, personally appeared Athar Ashai, 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.

Diana Lee, Diana Lee  
Notary Public, State of California, Print Name  
My commission expires on March 22, 2010  
My commission Number is 1654808  
My principal place of business is in Los Angeles County.

Vineyard Bank, N.A., Beneficiary under a deed of trust recorded July 11, 2006 as instrument No. 06-1521558, Official Records.

By [Signature] By [Signature]  
David M Johnson, R. W. Hill,  
Executive Vice President, Executive Vice President

State of California )  
County of Los Angeles )  
On this 27<sup>th</sup> day of July, 2007, before me, Carolyn J. Thompson, Notary Public, personally appeared David M. Johnson and R. W. Hill, 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.

[Signature], Carolyn J. Thompson  
Notary Public, State of California, Print Name  
My commission expires on Feb. 22, 2009  
My commission Number is 1554692  
My principal place of business is in Los Angeles County.

Red Curb Investments, a California Limited Liability Company, beneficiary under a Deed of Trust recorded July 9, 2007 as Instrument No. 07-1609269, of Official Records.

By [Signature] By [Signature]  
Robert McConnell, Robert McConnell,  
Managing Member, Managing Member

State of California )  
County of Los Angeles )  
On this 24<sup>th</sup> day of July, 2007, before me, C. Fontes, a Notary Public, personally appeared Robert McConnell and Robert McConnell, 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.

C. Fontes, C. Fontes  
Notary Public, State of California, Print Name  
My commission expires on Nov. 5, 2009  
My commission Number is 1616231  
My principal place of business is in Los Angeles County.

### CONDOMINIUM NOTE:

This subdivision is approved as a condominium project for ten units whereby the owners of the units or spaces will hold an undivided interest in the common area which will in turn provide the necessary access and utility easements for the units.

### BASIS OF BEARINGS NOTE:

The bearing shown hereon are based on the bearing N 54° 40' 13" W of the centerline of 230<sup>th</sup> Street, as shown on Tract No. 66754 as per map recorded in Book 1202, Pages 46 and 47, Records of Los Angeles County.

### 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 Athar Ashai on January 20, 2007.

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 within twenty four months from the filing date of this map 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] Date July 10, 2007  
John H. Riahi, L.S. No. 5850, Expires 12-31-2008



### 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.

By \_\_\_\_\_ Date \_\_\_\_\_  
Theodore C. Symons  
City Engineer of the city of Torrance  
L.S. No. 9041, Expires \_\_\_\_\_

### 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 \_\_\_\_\_ By \_\_\_\_\_  
City Treasurer of the city of Torrance

### 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 \_\_\_\_\_, 2007, approved the annexed map.

Date \_\_\_\_\_ By \_\_\_\_\_  
City Clerk of the city of Torrance

### 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 by the City Engineer.

County Engineer  
By \_\_\_\_\_ Date \_\_\_\_\_  
Deputy  
L.S. No. \_\_\_\_\_

I hereby certify that all certificates have been filed and deposits have been made that are required under the provisions of Section 65492 and 65493 of the Subdivision Map Act.

Executive Officer, Board of Supervisors of the County of Los Angeles, State of California  
Date \_\_\_\_\_ 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. 66754 as required by law.

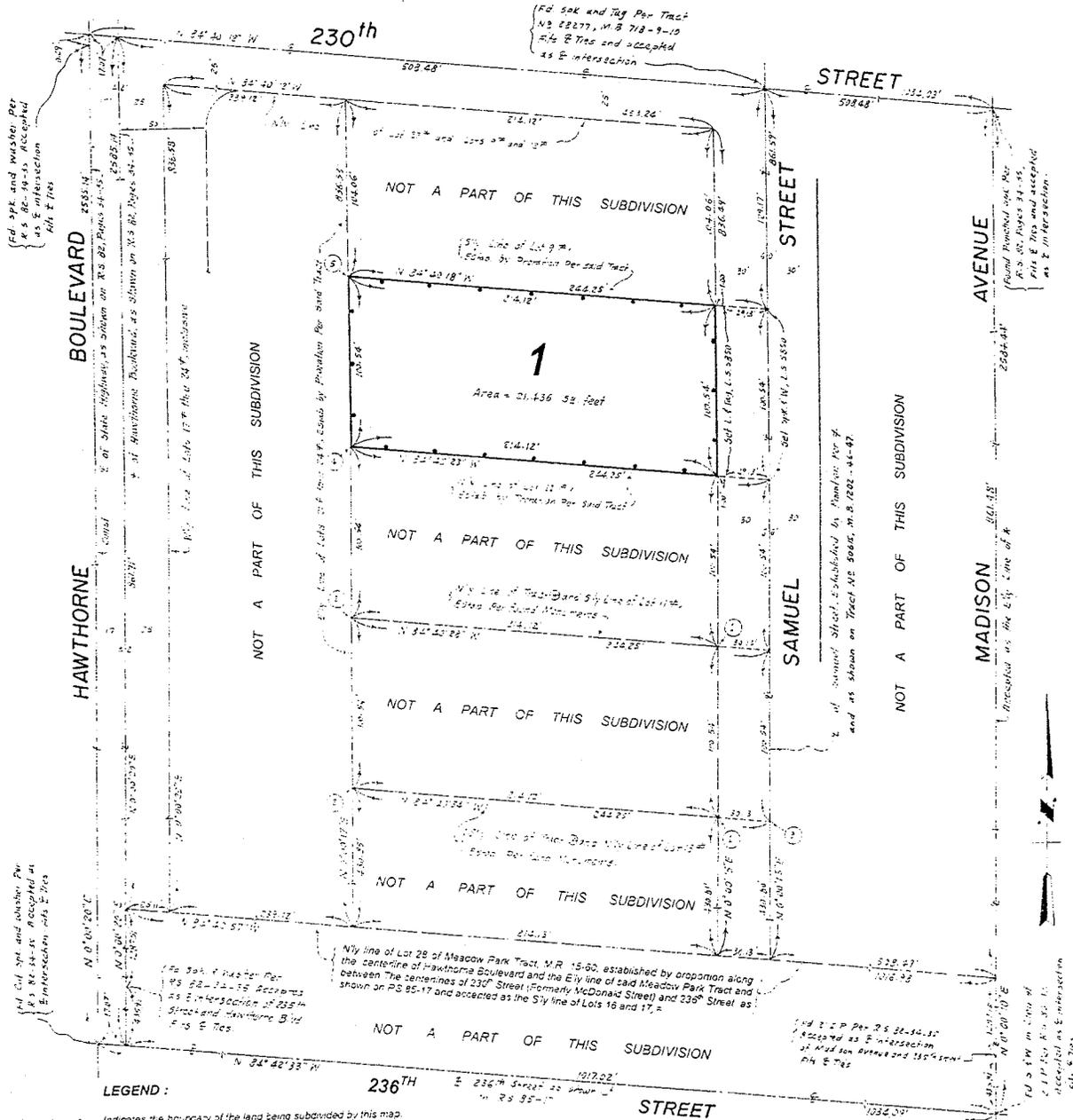
Executive Officer, Board of Supervisors of the County of Los Angeles, State of California  
Date \_\_\_\_\_ By \_\_\_\_\_  
Deputy

Scale : 1" = 40'

# TRACT NO. 66754

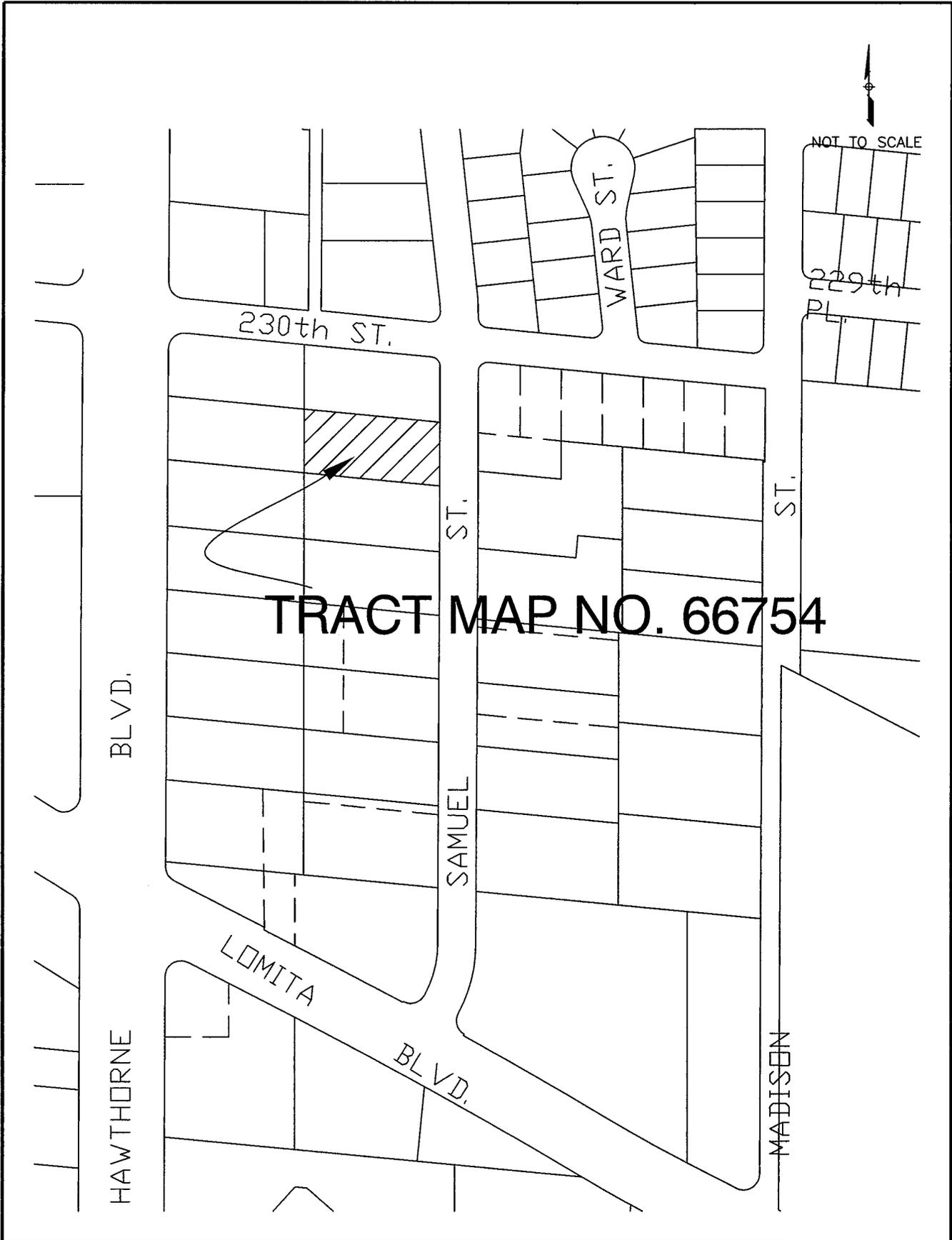
IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

## FOR CONDOMINIUM PURPOSES



### LEGEND :

- Indicates the boundary of the land being subdivided by this map.
- Refers to Meadow Park Tract, M.R. 15-60
- Refers to map of the subdivision of part of Lot 27 of Meadow Park Tract, M.R. 15-60
- Refers to Tract No. 50615, M.B. 1202, Pages 46-47.
- indicates found Lead and Tag, R.C.E. No. 22024, per Tract No. 50615, M.B. 1202-46-47.
- indicates found 2" Iron pipe, tagged R.C.E. No. 22024, per Tract No. 50615, M.B. 1202-46-47
- indicates found punched spike, no reference, accepted as the centerline intersection of Samuel Street and easterly prolongation of the southerly line of Tract No. 50615, M.B. 1202-46-47. Replaced with S.F.W. L.S. No. 5850.
- indicates set Lead and tag, L.S. No. 5850, on top of existing Concrete Block Wall at Property Center.
- indicates set lead and tag, L.S. No. 5850, on existing wall Concrete Facing, 2.50 feet E1/4 of property corner on the northerly property line



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

AUGUST 2007

VICINITY MAP