

Council Meeting of
September 25, 2007

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

Members of the Council

**SUBJECT: Community Development – Approve Release of Subdivision Bonds
for Tract Map No. 53477**

RECOMMENDATION

The Community Development Director recommends that the City Council approve the release of three subdivision bonds for Tract Map No. 53477, which was subdivided by Silzan Co., Inc., and located at 2200 – 2248 Dominguez Street.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Final Tract Map No. 53477 was approved by the City Council on October 25, 2005, to allow the construction of 13 attached condominium units on one lot located in the R-3 Zone at 2200 – 2248 Dominguez Street (Attachment A).

On September 19, 2005, Silzan Co., Inc. entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 53477:

Performance Bond	\$45,000.00
Payment Bond	\$22,500.00
Inspection Bond	\$2,200.00

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

1. Construct wheelchair ramp at the southwest corner of Dominguez Street and Cota Avenue.
2. Reconstruct curb and sidewalk along project frontage on Dominguez Street and Cota Avenue.
3. Reconstruct asphalt pavement on the west side of Cota Avenue along project frontage.
4. Reconstruct alley approach, concrete center gutter and asphalt pavement abutting the project in the alley.

The above public improvements have been constructed. There are no existing adjacent utility poles to be undergrounded and no requirement to install public street lights. The Community Development Department has verified with each involved division and City department that all subdivision requirements have been completed and accepted; therefore, the subdivision bonds are no longer needed and may be released.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

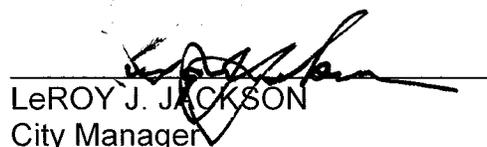
By: 

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

CONCUR:

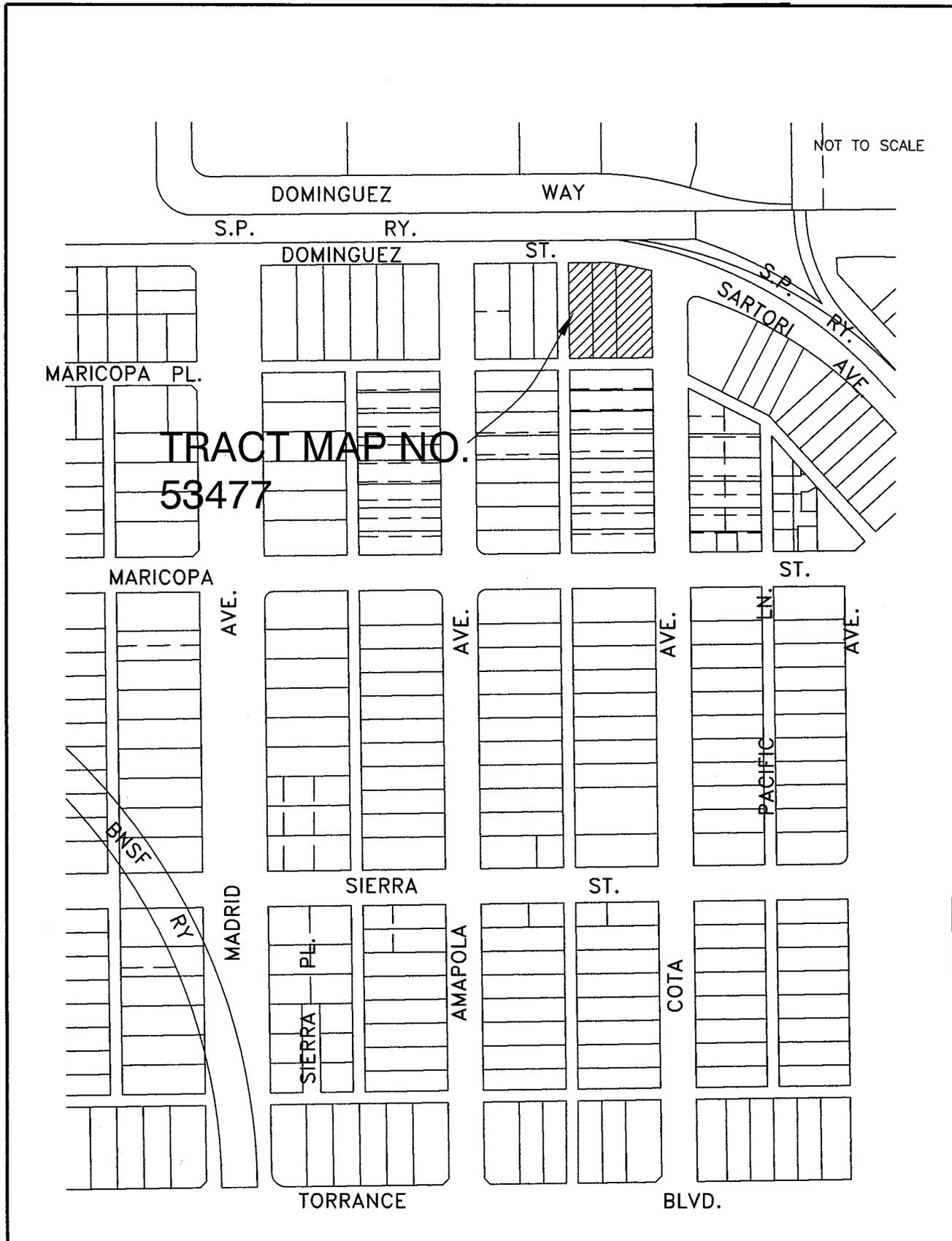


JEFFERY W. GIBSON
Community Development Director



LeROY J. JACKSON
City Manager

Attachment: A. Vicinity Map
CW/cks1946



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JUNE 2007

VICINITY MAP