

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

Members of the Council

**SUBJECT: Community Development - Approve Final Tract Map No. 67326,
accept a twenty foot (20') wide public water easement and abandon a
six foot (6') wide public sewer easement**

RECOMMENDATION

The Community Development Director recommends that the City Council:

1. Approve Final Tract Map No. 67326;
2. Accept a twenty foot (20') wide public water easement; and
3. Abandon a six foot (6') wide public sewer easement.

This Final Tract Map will convert an existing professional office complex into 54 medical and professional condominium units. The project is a one-lot subdivision. It was subdivided by LA-Peninsula Medical LLC and located at 25550 Hawthorne Boulevard, which conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 67326 (Attachment A) was approved by the Planning Commission on October 4, 2006 to allow an existing professional complex to be converted into 54 medical and professional units on a one-lot subdivision. The project is subdivided by LA-Peninsula Medical, LLC and located in the Hawthorne Boulevard Corridor Specific Plan – WALTERIA DISTRICT (HBCSP-WT) at 25550 Hawthorne Boulevard (Attachment B).

Approval of the Final Map will accept a twenty foot (20') wide public water easement located over the existing on-site public water main and public water facilities.

Approval of the Final Map will abandon a six foot (6') wide sewer easement on the north side of the property which was dedicated on Tract Map No. 31331, recorded in 1975. There is no existing public sewer line in the subject easement. Section 66434(g) of the Subdivision Act provides for the abandonment of rights-of-way and easements on the map.

On September 11, 2007, LA-peninsula Medical, LLC entered into a Subdivision Agreement for public improvements and posted the following subdivision bonds for Tract Map No. 67326:

Performance Bond	\$53,000.00
Payment Bond	\$26,500.00

The above subdivision bonds were required to guarantee completion of the following public improvements for Tract Map No. 67326:

1. Upgrade wheelchair ramp at the corner of Hawthorne Boulevard and Rolling Hills Road.
2. Construct fire hydrant, water valve and upgrade existing water service.

All public improvements will be completed prior to finalizing the building permit. There are no existing adjacent utility poles to be undergrounded and no requirement to install public street lights. 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

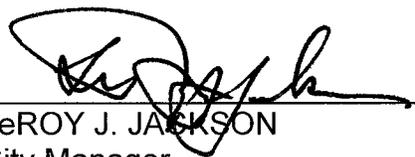
CONCUR:



JEFFERY W. GIBSON
Community Development Director

By: 

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



LEROY J. JACKSON
City Manager

Attachment: A. Final Tract Map No. 67326
B. Vicinity Map

CW/cks1978

1 LOT
115,096 S.F.

SHEET 1 OF 2 SHEETS

TRACT NO. 67326

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

BEING A SUBDIVISION OF LOT 71 OF TRACT NO. 31331, AS PER MAP
RECORDED IN BOOK 852, PAGES 61 TO 66 INCLUSIVE OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNER'S 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.

AND ALSO DEDICATE TO THE CITY OF TORRANCE THE EASEMENTS FOR ~~SEWER AND WATER~~ WATER LINE PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

LA-PENINSULA MEDICAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

BY: [Signature] BY: [Signature]
NAME: John Law NAME: William E. Snow
TITLE: MANAGER TITLE: PROFESSIONAL LAND SURVEYOR

WACHOVIA BANK, N.A. as agent for
LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE MARATHON REAL ESTATE CDO
2005-1 GRANTOR TRUST AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 26, 2006
AS INSTRUMENT NO. 06-1653225, OFFICIAL RECORDS.

BY: [Signature] BY: [Signature]
NAME: Robert T. Uhlin NAME: Dawn Eggar
TITLE: Director TITLE: Associate

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Orange)

ON September 14, 2007 BEFORE ME,
Peteina Ann McNulty

A NOTARY PUBLIC, PERSONALLY APPEARED John Law & P. Archibald AND
TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE
NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY
EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE
INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED
THE INSTRUMENT.

WITNESS MY HAND: MY PRINCIPAL PLACE OF BUSINESS IS
SIGNATURE Peteina Ann McNulty IN Orange COUNTY

NOTARY PUBLIC IN AND FOR SAID STATE
Peteina Ann McNulty
(NAME PRINTED) MY COMMISSION EXPIRES: 5/11/08
MY COMMISSION NO. 1489033

NOTARY ACKNOWLEDGMENT:

STATE OF ~~CALIFORNIA~~ NORTH CAROLINA)
COUNTY OF Mecklenburg)

ON September 20, 2007 BEFORE ME,
B. Nicole Hunter

A NOTARY PUBLIC, PERSONALLY APPEARED Robert T. Uhlin AND
Dawn Eggar PERSONALLY KNOWN
TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE
NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY
EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE
INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED
THE INSTRUMENT.

WITNESS MY HAND: MY PRINCIPAL PLACE OF BUSINESS IS
SIGNATURE [Signature] IN Mecklenburg COUNTY

NOTARY PUBLIC IN AND FOR SAID STATE
B. Nicole Hunter
(NAME PRINTED) MY COMMISSION EXPIRES: 10/24/2011
MY COMMISSION NO. NA

SIGNATURE OMISSION NOTES:

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436 (a) JA (I-VII) AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

COUNTY OF LOS ANGELES, EASEMENT HOLDER FOR STORM DRAIN PURPOSES, RECORDED BY DEED DECEMBER 10, 1964, IN BOOK D-2728 PAGE 439 OF OFFICIAL RECORDS.

~~CITY OF TORRANCE, EASEMENT HOLDER FOR WATER MAIN PURPOSES RECORDED MARCH 25, 1977, AS INSTRUMENT NO. 77-304549 OF OFFICIAL RECORDS.~~

~~CITY OF TORRANCE, EASEMENT HOLDER FOR WATER MAIN PURPOSES RECORDED MARCH 25, 1977, AS INSTRUMENT NO. 77-304549 OF OFFICIAL RECORDS.~~

GENERAL TELEPHONE COMPANY OF CALIFORNIA CORPORATION, EASEMENT HOLDER FOR UNDERGROUND CONDUITS PURPOSES RECORDED JUNE 14, 1977 AS INSTRUMENT NO. 77-625108 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, EASEMENT HOLDER FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS PURPOSES RECORDED FEBRUARY 25, 1982 AS INSTRUMENT NO. 82-201825 OF OFFICIAL RECORDS.

CITY OF TORRANCE, A MUNICIPAL CORPORATION, EASEMENT HOLDER FOR AVIGATION PURPOSES RECORDED FEBRUARY 29, 1975 AS INSTRUMENT NO. 5710 OF OFFICIAL RECORDS. (BLANKET IN NATURE).

THE SIGNATURE OF PHILIP R. NICHOLSON, OWNER OF OIL AND MINERAL RIGHTS PER DEED RECORDED MAY 16, 1974 AS INSTRUMENT NO. 419 HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3C) OF SUBDIVISION MAP ACT AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF SCOTTFIELD CORP, A CALIFORNIA CORPORATION, OWNER OF OIL AND MINERAL RIGHTS PER DEED RECORDED MAY 16, 1974 AS INSTRUMENT NO. 435 HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3C) OF SUBDIVISION MAP ACT AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

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 LAW AND ARCHIBALD REAL ESTATE GROUP ON NOVEMBER, 2006. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RE-TRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT THE NOTES TO ALL CENTER LINE MONUMENTS SHOWN AS SET ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

[Signature] 09/25/07
DATE
WILLIAM E. SNOW
P.L.S. NO. 4725
REG. EXP. 09-30-07



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 ALTERATION THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION ORDINANCE 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
CITY ENGINEER, CITY OF TORRANCE
P.L.S. NO. 8041
REG. EXP. 07/30/09

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.

COUNTY ENGINEER

BY _____ DATE _____
DEPUTY
L.S. NO. _____
REG. EXP. _____

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 ANNEXED MAP AND ACCEPTED ON BEHALF OF THE CITY OF TORRANCE, EASEMENTS FOR ~~SEWER AND WATER~~ WATER LINE PURPOSES SHOWN ON SAID MAP.

AND HEREBY CERTIFY PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT CONSTITUTES ABANDONMENT OF A SEWER EASEMENT ACQUIRED BY THE CITY OF TORRANCE AS DEDICATED ON TRACT NO. 31331; M. B. 852 PAGES 61 TO 66 INCLUSIVE, NOT SHOWN ON THIS MAP.

CITY CLERK OF THE CITY OF TORRANCE _____ DATE _____

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 _____

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 54 UNITS, WHEREBY THE OWNER'S 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.

SEE BASIS OF BEARINGS, MONUMENT NOTES AND EASEMENT NOTES ON SHEET 2.

TRACT NO. 67326

IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES

SCALE 1" = 60'

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

WHIFFLETREE LANE

10. C. J. AND L. J. RUSK, JR. TRACT NO. 31331, M.B. 852/81-66, AS SHOWN ON TRACT MAP OF ROLLING HILLS ROAD, CITY OF TORRANCE, CALIFORNIA, RECORDED FEBRUARY 25, 1982 AS INSTRUMENT NO. 82-20162A, O.K.

11. S. & W. W. AND L. J. RUSK, JR. TRACT NO. 31331, M.B. 852/81-66, AS SHOWN ON TRACT MAP OF ROLLING HILLS ROAD, CITY OF TORRANCE, CALIFORNIA, RECORDED FEBRUARY 25, 1982 AS INSTRUMENT NO. 82-20162A, O.K.

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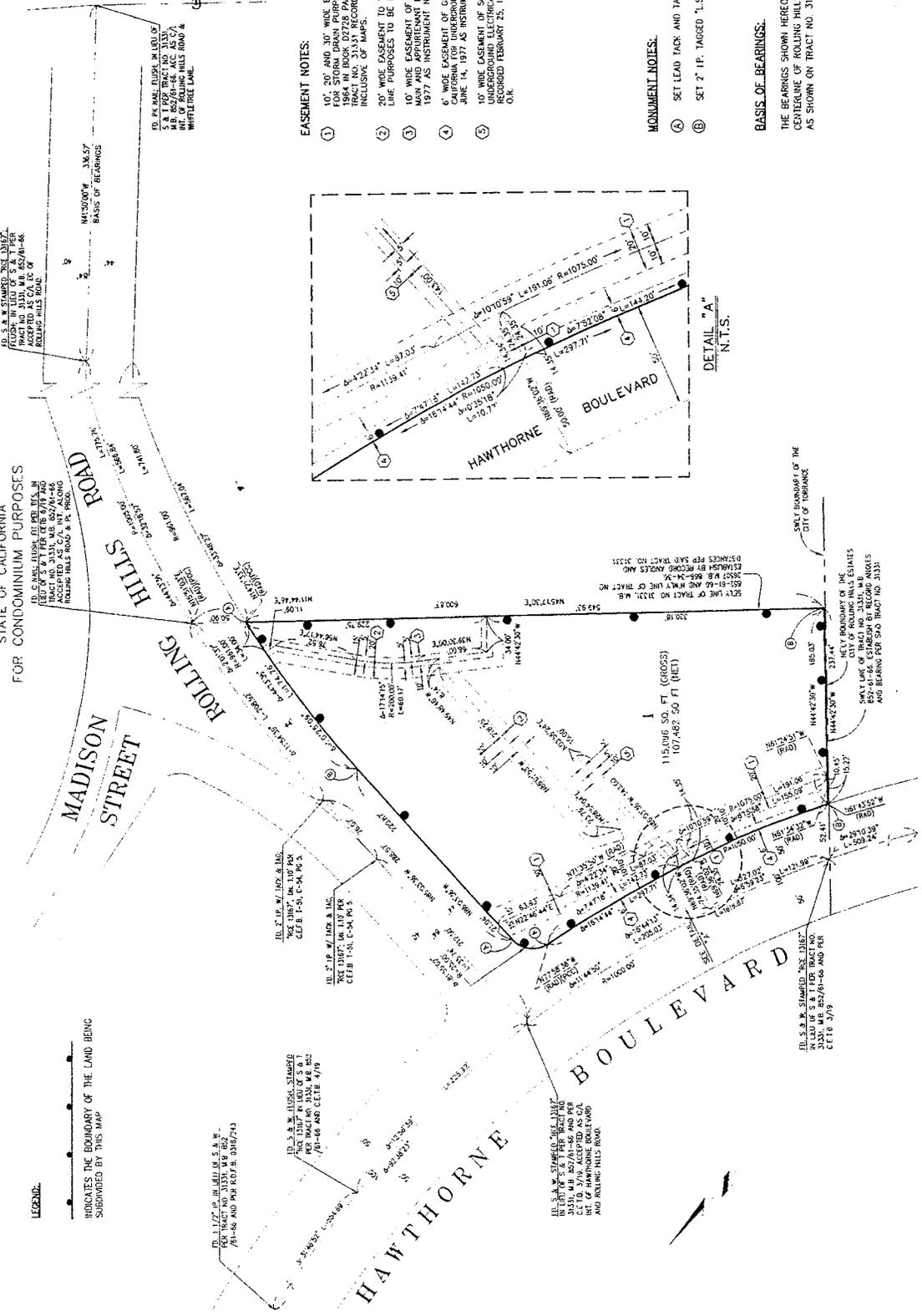
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EASEMENT NOTES:

1. 10', 20' AND 30' WIDE EASEMENT OF CITY OF TORRANCE FOR WATER MAIN AND APPURTENANT PURPOSES, RECORDED MARCH 25, 1984 IN BOOK 02728 PAGE 438, O.R. AND DEDICATED ON TRACT NO. 31331, RECORDED IN BOOK 652, PAGES 61-66 INCLUSIVE OF MAPS.
2. 20' WIDE EASEMENT TO THE CITY OF TORRANCE FOR WATER LINE PURPOSES TO BE DEDICATED HEREON.
3. 10' WIDE EASEMENT OF CITY OF TORRANCE FOR WATER MAIN AND APPURTENANT PURPOSES, RECORDED MARCH 25, 1984 AS INSTRUMENT NO. 77-346-96, O.R.
4. 6' WIDE EASEMENT OF GENERAL TELEPHONE COMPANY, AS SHOWN ON TRACT MAP OF ROLLING HILLS ROAD, RECORDED JUNE 14, 1977 AS INSTRUMENT NO. 77-625108, O.R.
5. 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA Edison FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS PURPOSES, RECORDED FEBRUARY 25, 1982 AS INSTRUMENT NO. 82-20162A, O.K.

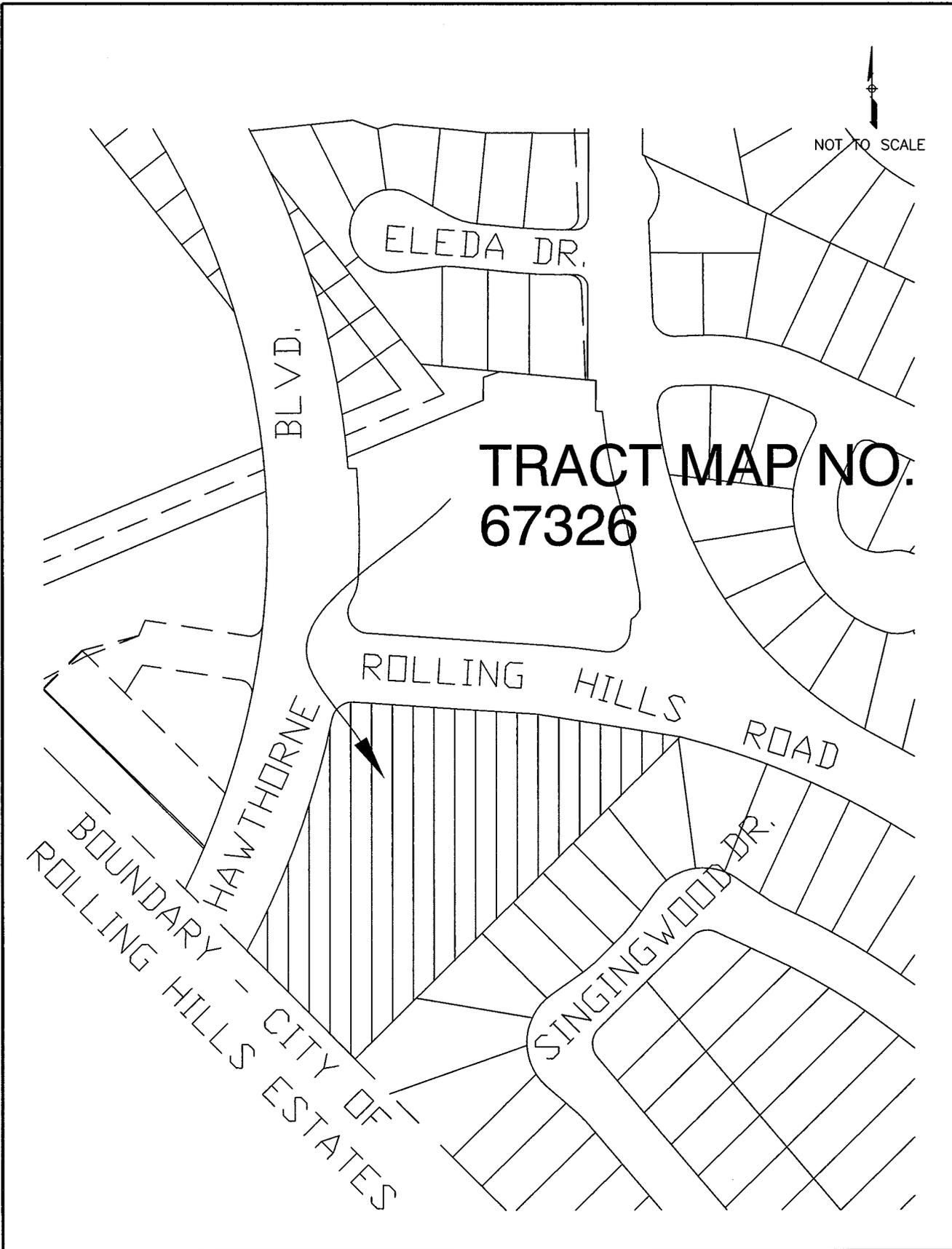
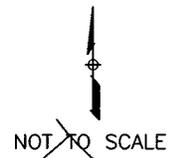
MONUMENT NOTES:

- A SET LEAD TACK AND TAG IN CONCRETE; "L.S. 4725"; FLUSH.
- B SET 2" I.P. TAGGED "L.S. 4725"; FLUSH.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTRELINE OF ROLLING HILLS ROAD BEING N 41°50'00" W AS SHOWN ON TRACT NO. 31331, M.B. 852/81-66.

DETAIL "A"
N.T.S.



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

SEPTEMBER 2007

VICINITY MAP