

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

Members of the Council

SUBJECT: Community Development - Approve Final Tract Map No. 60560

RECOMMENDATION

The Community Development Director recommends that the City Council:

- 1) Approve Final Tract Map No. 60560, creating 2 lots for mixed-use development with retail building on Lot 1 and 14-unit condominium on Lot 2; subdivided by Hawthorne Newton, LLC, and located at 24510 Hawthorne Boulevard, which substantially conforms to and meets all conditions of approval of the Tentative Map; and
- 2) Abandon existing slope easement on the Final Tract Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 60560 (Attachment A) was approved by the Planning Commission on May 19, 2004. Two 1-year Time Extensions were granted by the Planning Commission for the Tentative Map. The project is subdivided by Hawthorne Newton, LLC and located in the HBCSP-W, Hawthorne Boulevard Corridor Specific Plan Zone – Walteria Subdistrict and Hillside Overlay District at 24510 Hawthorne Boulevard (Attachment B).

On November 5, 2007, Hawthorne Newton, LLC entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 60560:

Performance Bond	\$30,000.00
Payment Bond	\$15,000.00
Inspection Bond	\$ 1,700.00

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

1. Construct PCC sidewalk and driveways.
2. Construct wheelchair ramp at the southeast corner of Hawthorne Boulevard and Newton Street.
3. Construct parkway drain.
4. Install grass sod with irrigation system in parkway.
5. Install street trees.
6. Install water/sewer laterals.

The Final Map will also abandon the existing slope easement along the west side of the property which is no longer needed.

All public improvements will be completed prior to occupancy. It was determined that the existing adjacent utility poles could not feasibly be undergrounded by this project. 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. 60560
B. Vicinity Map

CW/cks1940

2 LOTS
26,016 SQ. FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 60560

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

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 199 AS PER MAP
RECORDED IN BOOK 11, PAGE 44 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOT 2 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 DISTINCTIVE BORDER LINES AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

HAWTHORNE NEWTON, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
OWNER

DM Manager
BY DALE M. MALCOLM

ENGINEER'S CERTIFICATE:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN NOVEMBER 2002, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HAWTHORNE NEWTON, LLC ON APRIL 26, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT ALL THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.T. Quinn 9-28-07
ROBERT T. QUINN P.C.E. 24984 DATE
MY REGISTRATION EXPIRES 12-31-07



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N64°10'02"W OF THE CENTER LINE OF NEWTON STREET AS SHOWN ON TRACT NO. 32145, RECORDED IN BOOK 856 PAGES 1 THROUGH 3 OF MAPS, RECORDS OF THE COUNTY OF LOS ANGELES.

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, 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.

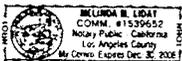
DATE THEODORE C. SYMONS
CITY ENGINEER OF THE CITY OF TORRANCE
P.L.S. NO. 8341
EXPIRES:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES:

ON 9-18-07 BEFORE ME Melinda M. Liday, A NOTARY PUBLIC
PERSONALLY APPEARED Dale M. Malcolm PERSONALLY
KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE), TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT
HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON
THE INSTRUMENT, THE PERSONS OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED
EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Melinda M. Liday
NAME OF NOTARY Melinda M. Liday
DATE COMMISSION EXPIRES 12-30-08
COMMISSION NUMBER 1587658
MY PRINCIPAL PLACE OF BUSINESS IS IN
Los Angeles COUNTY



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 CITY CLERK OF THE CITY OF TORRANCE

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

SIGNATURE OMISSION NOTES:

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF A EASEMENT FOR PUBLIC UTILITY PURPOSES BY THE DEED RECORDED AUGUST 27, 1962 AS INSTRUMENT NO. 4471 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (b) (3) (4) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY. SAID EASEMENT IS INDETERMINATE IN NATURE.

THE SIGNATURE OF THE CITY OF TORRANCE, HOLDER OF A EASEMENT FOR AVIGATION PURPOSES BY THE DOCUMENT RECORDED MARCH 6, 1967 AS INSTRUMENT NO. 1504 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a) (3) (4) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY. SAID EASEMENT IS INDETERMINATE IN NATURE.

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. 60560 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY _____ DEPUTY _____ DATE _____

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66452 AND 66453 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY _____ DEPUTY _____ DATE _____

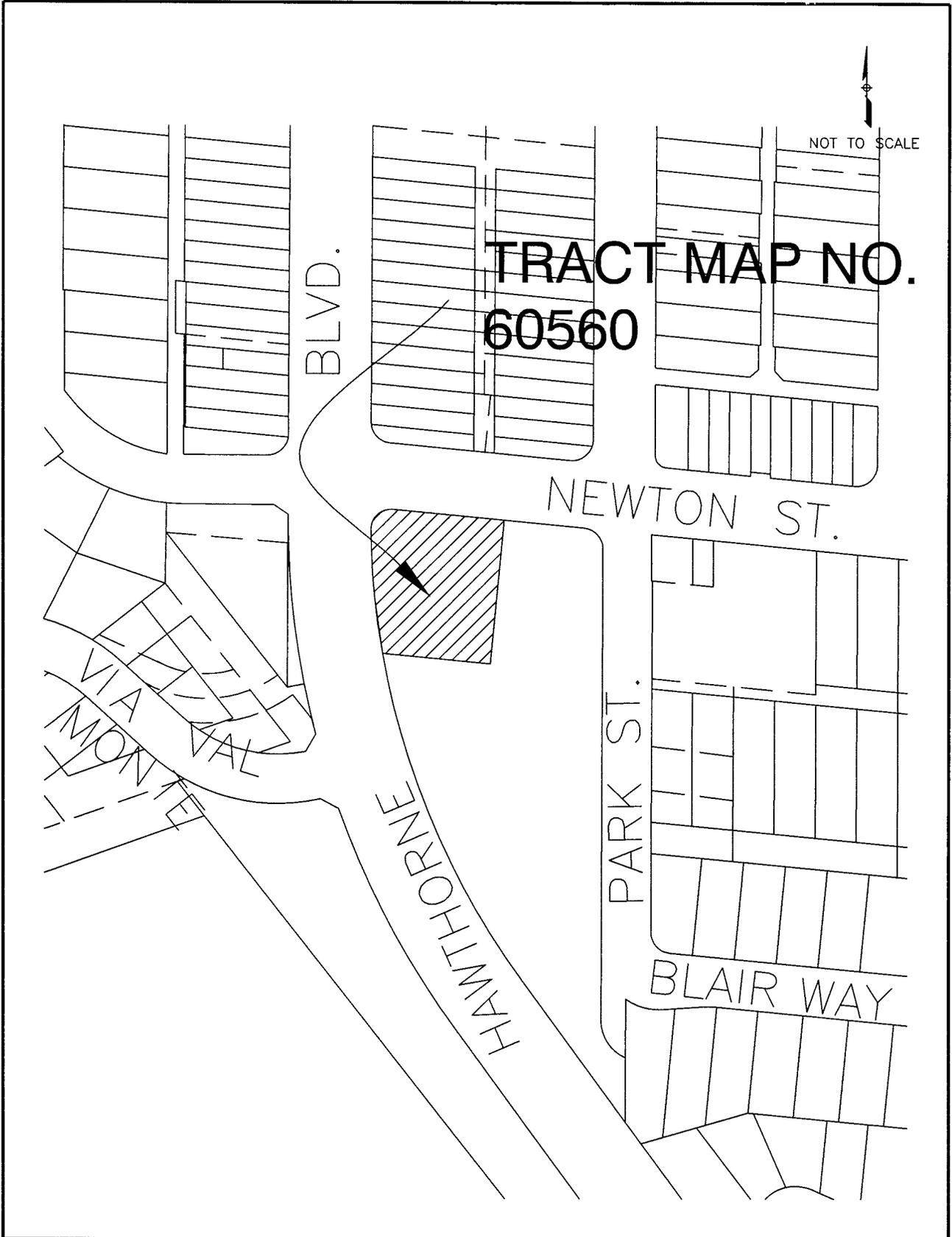
I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLES WITH ALL PROVISIONS OF STATE LAW APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

COUNTY ENGINEER
BY _____ DEPUTY _____
DATE _____ L.S. NO. _____ EXPIRES: _____

I HEREBY CERTIFY THAT, PURSUANT TO SECTION 66434 (g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THAT EASEMENT FOR SLOPE PURPOSES ACQUIRED BY CITY OF TORRANCE BY THE DOCUMENT RECORDED DECEMBER 17, 1984 AS INSTRUMENT NO. 2955 OF OFFICIAL RECORDS, NOT SHOWN ON THIS MAP.

DATE CITY CLERK OF THE CITY OF TORRANCE

LOT 1 OF THIS SUBDIVISION TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 42 UNITS WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS THAT WILL, IN TURN, PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JUNE 2007

VICINITY MAP