

Council Meeting of
December 18, 2007

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

Members of the Council

**SUBJECT: Community Development - Recommendation to Release a cash bond
for Tract Map No. 66741**

RECOMMENDATION

Recommendation of the Community Development Director that the City Council approve the release of a \$40,000 cash bond for Tract Map No. 66741, which was subdivided by Madrona Medical Plaza, LLC. The project is located at 3220 – 3302 Sepulveda Boulevard.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Final Tract Map No. 66741 was approved by the City Council on June 12, 2007, allowing an existing professional and service office complex to be converted into 71 medical and professional condominium units on a one lot subdivision located in the C-3 Zone (Soley Commercial District) at 3220 – 3302 Sepulveda Boulevard (Attachment A).

On May 29, 2007, Madrona Medical Plaza, LLC entered into a Subdivision Agreement and posted a \$40,000 cash bond to guarantee completion of the required public improvements. The subdivider has replaced broken sidewalk, installed new driveway apron and curb drains, and installed irrigated parkway along project frontage on Sepulveda Boulevard.

The required public improvements have been constructed. The Community Development Department has verified with each concerned division and City

department that all subdivision requirements have been completed and accepted; therefore, the cash bond is no longer needed and may be released.

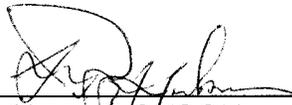
Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

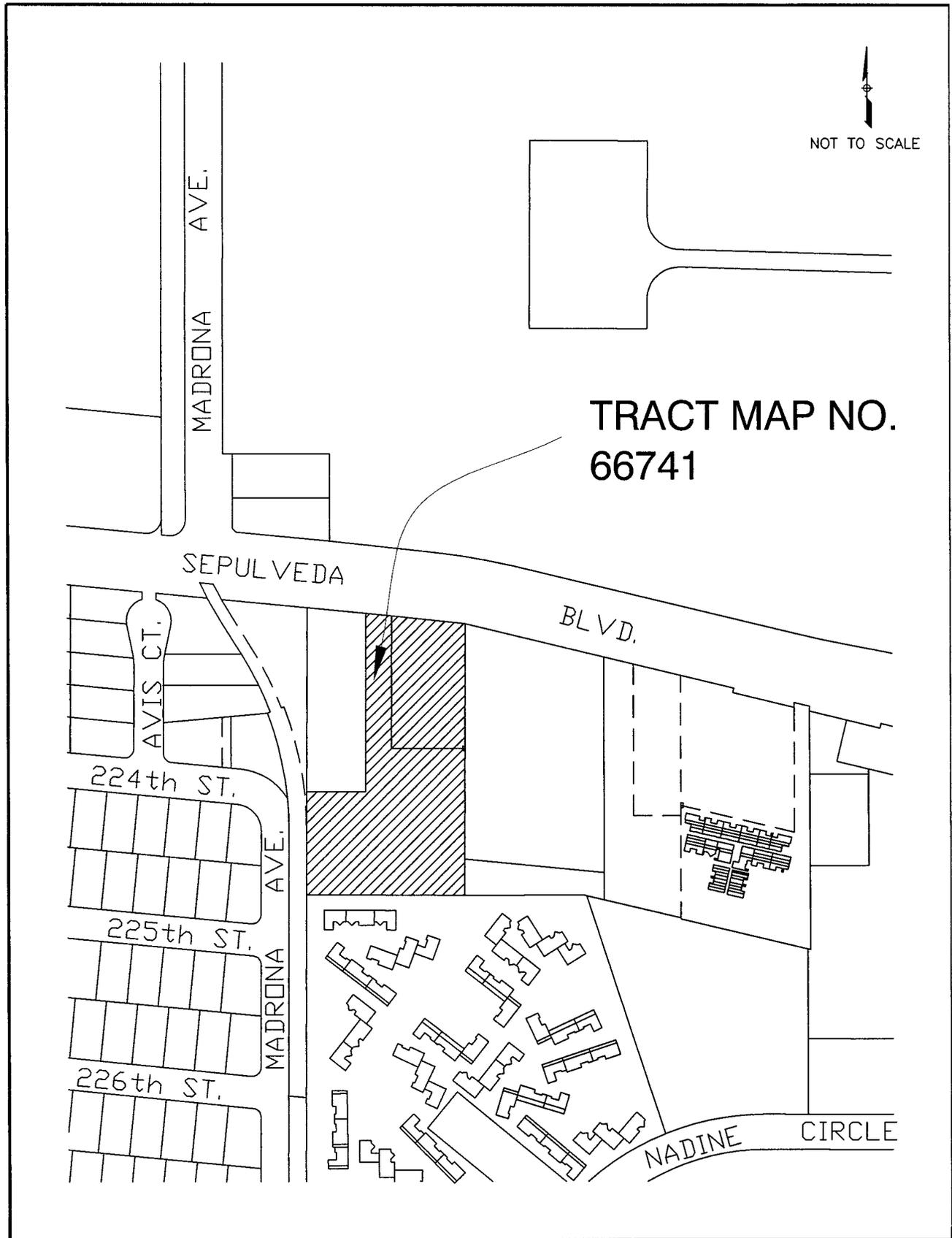
By: 
TED SEMAAN, Manager
Transportation Planning,
Development Engineering &
Records Division

CONCUR:


JEFFERY W. GIBSON
Community Development Director


LeROY J. JACKSON
City Manager

Attachment: A. Vicinity Map
CW/cks2025



TRACT MAP NO.
66741

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JANUARY 2007

VICINITY MAP