

Council Meeting of
May 6, 2008

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

Members of the Council

SUBJECT: Community Development - Recommendation to Approve Final Parcel Map No. 64494, and accept a two and half foot (2.5') wide and a five foot (5') wide street easement

RECOMMENDATION

Recommendation of the Community Development Director that the City Council:

- 1) Approve Final Parcel Map No. 64494;
- 2) Accept a 2.5' wide street easement along the westerly property line for the width of the property; and
- 3) Accept a 5' wide street easement along Madison Street for the width of the property frontage.

This Final Parcel Map (Attachment A) will create one lot with two detached condominium units. The project was subdivided by Charles C. Fu and located at 24221 Madison Street, which conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Parcel Map No. 64494 was approved by the Planning Commission on January 18, 2006 to allow the construction of two (2) detached condominium units on a

one-lot subdivision. A one year time extension was approved by the Planning Commission on February 6, 2008. This property is located in the R-2 (Two Family Residential District) at 24221 Madison Street.

Approval of the Final Parcel Map by the City Council will accept a 2.5' street easement along the westerly property line. The easement is required to widen the easterly half of the alley to the standard width of 10'. The City Council will also accept a 5' wide street easement along the property frontage on Madison Street for the existing sidewalk.

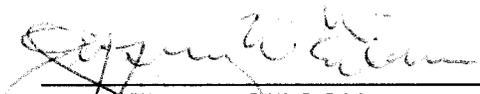
All required public improvements will be completed prior to occupancy. The developer has paid all the appropriate fees and all conditions required to be completed prior to recording the Final Map have been met. There is no existing, adjacent, overhead utilities to be undergrounded and no requirement to install public street lights.

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 Parcel Map No. 64494
B. Vicinity Map
CW/cks2033

1 PARCEL
GROSS 6051 SQ. FT.
NET 5691 SQ. FT.

SHEET 1 OF 2 SHEETS

PARCEL MAP NO. 64494

IN THE CITY OF TORRANCE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF LOT 6, BLOCK 1, OF THE SUBDIVISION
OF LOT 33, MEADOW PARK TRACT, AS PER MAP RECORDED IN
BOOK 19, PAGE 97 OF MISCELLANEOUS RECORDS, IN THE OFFICE
OF THE COUNTY RECORDER OF SAID COUNTY
TORRANCE DIV 05-00023
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.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE FURTHER STATE THAT WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENT.


CHARLES C. FU (OWNER)


MARY ZHAO (OWNER)


NENG-TZE YANG (OWNER)


YOW YUN YANG (OWNER)

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS

ON 2-05-2007 BEFORE ME WINSTON ALBERTO GARCIA NOTARY PUBLIC, PERSONALLY APPEARED CHARLES C. FU, MARY ZHAO, NENG-TZE YANG, AND YOW YUN YANG 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 CAPACITY 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 AND OFFICIAL SEAL


NOTARY PUBLIC IN AND FOR SAID STATE CALIFORNIA

NAME PRINTED WINSTON ALBERTO GARCIA
MY COMMISSION EXPIRES: NOV 3, 2007
MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES: NOV 3, 2007
MY COMMISSION NO.: 1449078



BASIS OF BEARING NOTE:

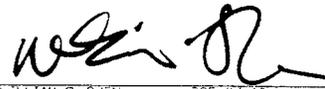
THE BEARINGS SHOWN HEREIN ARE BASED ON THE BEARING N84°40'53"W OF THE CENTERLINE OF 244TH STREET AS SHOWN ON PARCEL MAP NO 24818. P.M.B. 286-85-96

CONDOMINIUM NOTE:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 2 UNITS, WHEREBY THE OWNERS 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.

ENGINEER'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 MARY ZHAO ON APRIL 5, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON WILL BE IN PLACE WITHIN TWENTY-FOUR MONTHS AFTER THE FILING OF THIS MAP, THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.


WILLIAM C. CHEN
SCE 27460
EXPIRES: 6-30-2009



CITY ENGINEER'S CERTIFICATE:

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 STATE LAW AND 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 _____ CITY ENGINEER, CITY OF TORRANCE
THEODORE C. SYMONS PLS NO 8041
EXPIRES: 6/30/2009

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 _____ CITY TREASURER -
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 AND DID ACCEPT THE RIGHT OF WAY AS SHOWN ON SAID MAP.

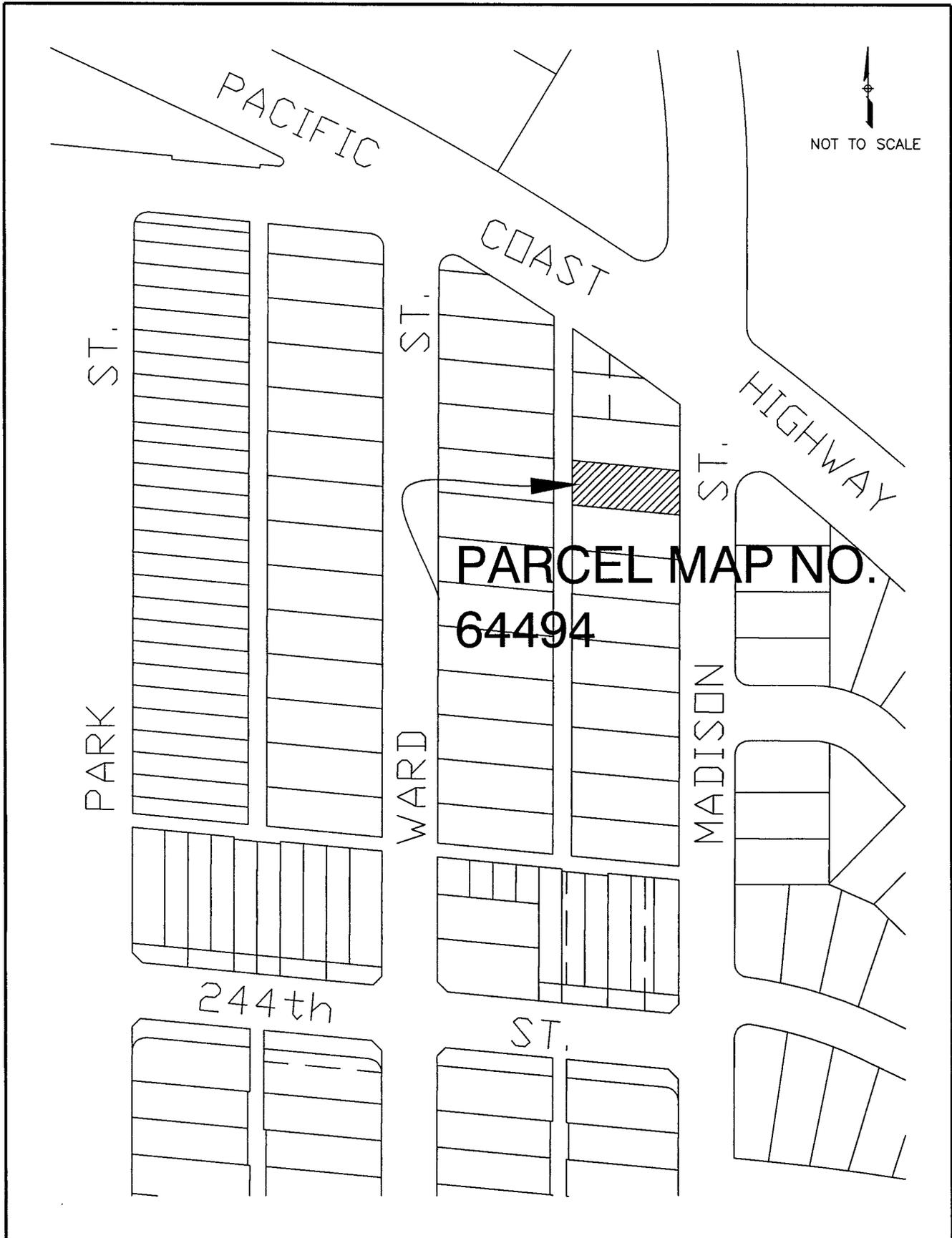
DATE _____ CITY CLERK OF THE CITY OF TORRANCE

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 TO BY THE CITY ENGINEER.

COUNTY ENGINEER

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



**PARCEL MAP NO.
64494**

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

DECEMBER 2007

VICINITY MAP