

Council Meeting of
June 10, 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. 26151 and accept a sewer easement**

RECOMMENDATION

Recommendation of the Community Development Director that the City Council:

1. Approve Final Parcel Map No. 26151 creating two lots, subdivided by Magellan Group, Inc., and located at 4300 – 4320 190th Street, which substantially conforms to and meets all conditions of approval of the Tentative Parcel Map; and
2. Accept an additional 2' public sewer easement to an existing 10' public sewer easement.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Parcel Map No. 26151 (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 property is subdivided by the Magellan Group, Inc. and located in the M-2 zone at 4300 – 4320 190th Street. There is one pre-existing building on each of the two proposed lots.

Approval of the Final Parcel Map will also accept a 2' wide sewer easement adjacent to the existing 10' wide sewer easement which runs from north to south

through the middle of the property. The widening of the sewer easement to 12 feet total is required by the Public Works Department to allow for modern maintenance equipment.

All required public improvements have been completed. There are existing adjacent utility poles but no undergrounding is required.

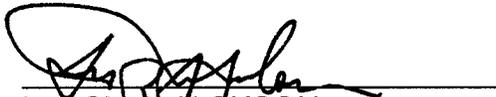
Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

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

CONCUR:


JEFFERY W. GIBSON
Community Development Director


LeROY J. JACKSON
City Manager

Attachment: A. Final Parcel Map No. 26151
B. Vicinity Map
CW/cks2071

SHEET 1 OF 4 SHEETS
2 PARCELS
AREA: 8.84 ACRES

PARCEL MAP NO. 26151

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

BEING A SUBDIVISION OF A PORTION OF THE 1028.61 ACRE TRACT OF LAND IN THE RANCHO SAN PEDRO,
ALLOTTED TO MARIA DE LOS REYES DOMINGUEZ IN THE FINAL DECREE OF PARTITION
MADE IN CASE NO. 3284 OF THE SUPERIOR COURT,
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

DIV04-00008

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

SOIF PCH LLC, A DELAWARE LIMITED LIABILITY COMPANY, owner

BY: SOUTHERN CALIFORNIA INDUSTRIAL FUND LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,
ITS: MANAGING MEMBER

BY: MAGELLAN GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
ITS: MANAGING MEMBER

BY: [Signature]
NAME: KEVIN STALEY
TITLE: MANAGING MEMBER

BY: [Signature]
NAME: MARTIN SLUSSER
TITLE: MANAGING MEMBER

SOIF TORRANCE I, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, owner

BY: THE MAGELLAN GROUP, INC., A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: [Signature]
NAME: KEVIN STALEY
TITLE: PRESIDENT

BY: [Signature]
NAME: MARTIN SLUSSER
TITLE: CHAIRMAN OF THE BOARD

LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2006-LMPP, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-LMPP, AS BENEFACTORY UNDER DEED OF TRUST RECORDED SEPTEMBER 27, 2006 AS INSTRUMENT NO. 0006-2148209 BY ASSIGNMENT RECORDED NOVEMBER 19, 2007 AS INSTRUMENT NO. 0007-0747174, BOTH OF OFFICIAL RECORDS.

BY: CAPMARK FINANCE INC., AS MASTER SERVICER NO. 1 UNDER THE PSA

BY: CERE MELODY OF TEXAS, LP, AS SUB-SERVICER PURSUANT TO THAT CERTAIN SUB-SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006.

BY: GEMSA LOAN SERVICES, L.P., AS SUB-SERVICER

BY: [Signature]
NAME: David Hodel
TITLE: Director, Bethel Management

SEE SHEET 2 FOR NOTARY ACKNOWLEDGMENTS

SIGNATURE OMISSIONS:

- THE SIGNATURE OF THE COUNTY OF LOS ANGELES, AS DISCLOSED BY DEED RECORDED AS INSTRUMENT NO. 17-170858 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66426(A)(1)(VII) 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.
- THE SIGNATURE OF THE CITY OF TORRANCE, AS DISCLOSED BY DEED RECORDED IN BOOK 1850, PAGE 721 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66426(A)(1)(VII) 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.
- THE SIGNATURE OF STANFORD OIL COMPANY, AS DISCLOSED BY DEED RECORDED IN BOOK 8041, PAGES 45 AND 47 AS INSTRUMENT NO. 0005 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66426(A)(1)(VII) 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.
- THE SIGNATURE OF SOUTHERN CALIFORNIA Edison COMPANY, AS DISCLOSED BY DEED RECORDED AS INSTRUMENT NO. 78-108169 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66426(A)(1)(VII) 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.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AS IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN APRIL, 2008 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE MAGELLAN GROUP ON SEPTEMBER 27, 2008. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

[Signature] 05-05-08
JEFFREY A. WALDEN
P.L.S. 7314
EXPIRATION DATE: 12-31-09



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 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.

CITY ENGINEER OF THE CITY OF TORRANCE _____ DATE _____
P.C.E. _____ 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 _____ APPROVED THE ATTACHED MAP AND ACCEPTED THE 'SANITARY SEWER EASEMENT AS SHOWN ON' SAID MAP.

DATE: _____ BY: _____
CITY CLERK OF THE CITY OF TORRANCE

SPECIAL ASSESSMENTS CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF TORRANCE TO WHICH THE LAND INCLUDED WITHIN THE 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 _____

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 BY THE CITY ENGINEER.

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

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66422 AND 66423 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 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 PARCEL MAP NO. 26151 AS REQUIRED BY LAW.

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

PARCEL MAP NO. 26151

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

NOTARY ACKNOWLEDGMENT

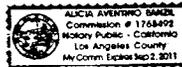
STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

ON April 07, 2008 BEFORE ME, Alicia Aventino-Banzil
Notary Public PERSONALLY APPEARED Kevin Joseph Staley
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I WAS SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED
CAPACITY, AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Alicia Aventino-Banzil
NOTARY PUBLIC IN AND FOR SAID STATE.
Alicia Aventino-Banzil
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Los Angeles COUNTY.

MY COMMISSION NUMBER 1765492
MY COMMISSION EXPIRES Sept. 2, 2011



NOTARY ACKNOWLEDGMENT

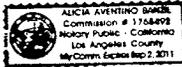
STATE OF CALIFORNIA }
COUNTY OF Los Angeles }

ON April 07, 2008 BEFORE ME, Alicia Aventino Banzil
Notary Public PERSONALLY APPEARED Martin Gonzalez
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I WAS SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED
CAPACITY, AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Alicia Aventino-Banzil
NOTARY PUBLIC IN AND FOR SAID STATE.
Alicia Aventino-Banzil
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Los Angeles COUNTY.

MY COMMISSION NUMBER 1765492
MY COMMISSION EXPIRES Sept. 2, 2011



NOTARY ACKNOWLEDGMENT

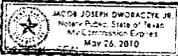
STATE OF TEXAS }
COUNTY OF HARRIS }

ON April 4, 2008 BEFORE ME, Jacob Dworaczek Jr.
Notary Public PERSONALLY APPEARED David Allen Dector
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I WAS SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED
CAPACITY, AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF Texas THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE: Jacob Dworaczek Jr.
NOTARY PUBLIC IN AND FOR SAID STATE.
Jacob Dworaczek Jr.
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS
IS IN Harris COUNTY.

MY COMMISSION NUMBER 2570769-0
MY COMMISSION EXPIRES May 26, 2010



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF _____ }

ON _____ BEFORE ME _____
PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY
EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) I WAS SUBSCRIBED TO THE WITHIN INSTRUMENT AND
ACKNOWLEDGED TO ME THAT HE/SHE/IT EXECUTED THE SAME IN HIS/HER/ITS AUTHORIZED
CAPACITY, AND THAT BY HIS/HER/ITS SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE
ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.
I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE _____
NOTARY PUBLIC IN AND FOR SAID STATE.
(NAME PRINTED)

MY PRINCIPAL PLACE OF BUSINESS
IS IN _____ COUNTY.

MY COMMISSION NUMBER _____
MY COMMISSION EXPIRES _____

SHEET 3 OF 4 SHEETS
SCALE: 1"=40'

PARCEL MAP NO. 26151

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



BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF 180TH STREET BEING NORTH 89°56'35" EAST AS SHOWN ON PARCEL MAP 4265 AND FILED IN BOOK 50, PAGE 32 OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

MONUMENT NOTES:

- INDICATES MONUMENT AS NOTED
- ① 2" IRON PIPE WITH CONCRETE PLUG AND BRASS TAG STAMPED "P.L.S. 7914", 0.5' DOWN, TO BE SET.
- ② SPIKE AND WASHER STAMPED "P.L.S. 7914", 0.5' DOWN, TO BE SET.

EASEMENT LEGEND:

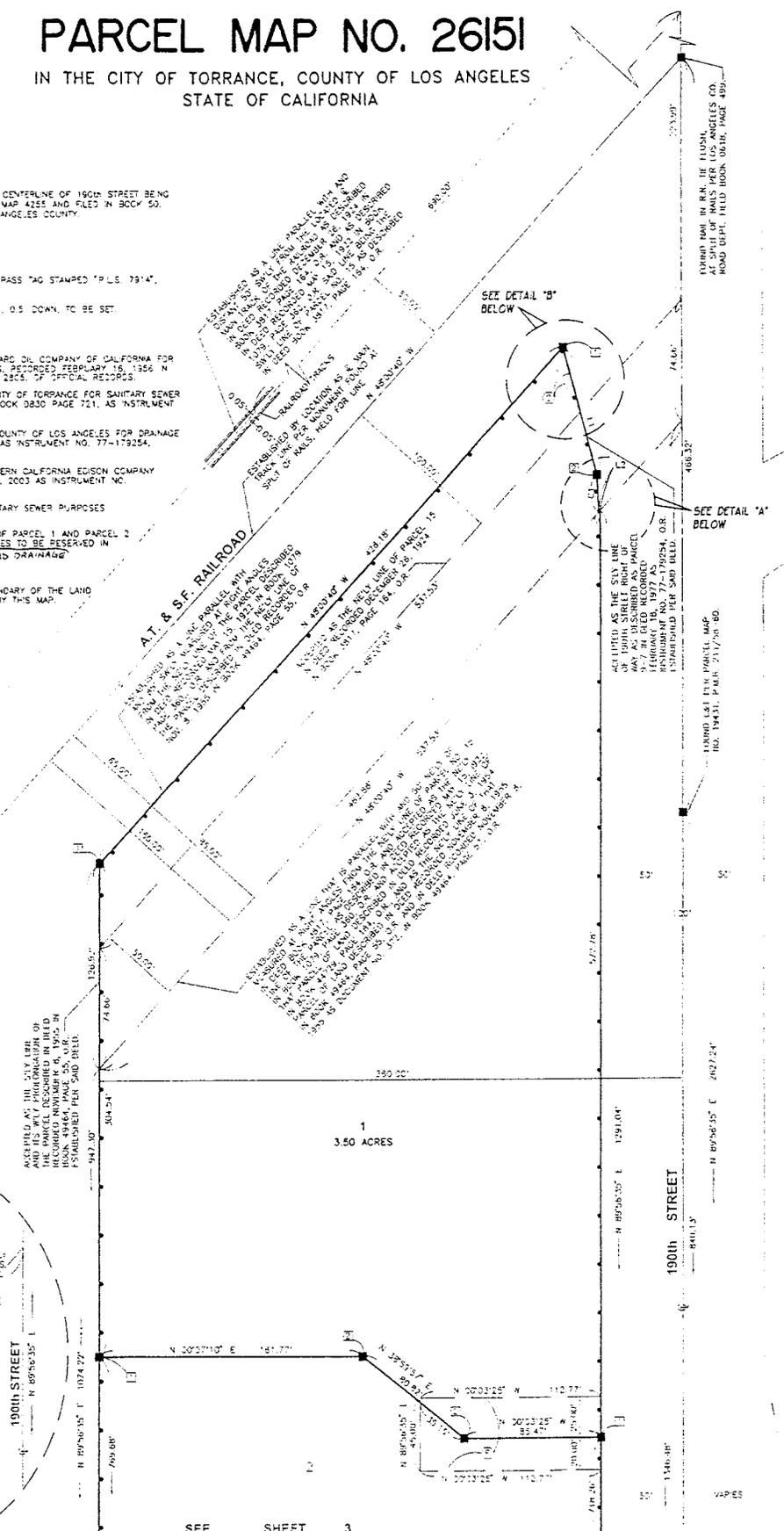
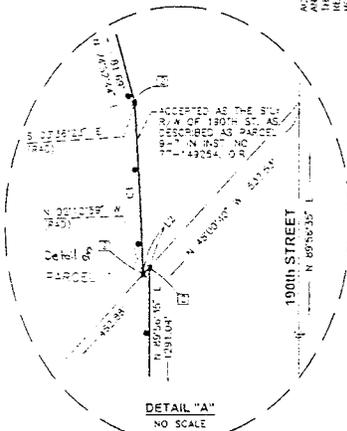
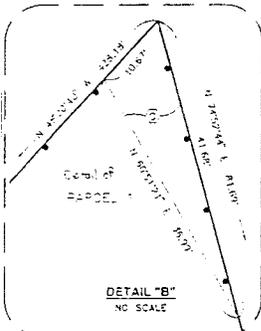
- ① INDICATES AN EASEMENT GRANTED TO STANDARD OIL COMPANY OF CALIFORNIA FOR PIPES, OVERHEAD AND UNDERGROUND PIPES, RECORDED FEBRUARY 18, 1956 IN BOOK 50241, PAGE 48 AS INSTRUMENT NO. 2805, OF OFFICIAL RECORDS.
- ② INDICATES AN EASEMENT GRANTED TO THE CITY OF TORRANCE FOR SANITARY SEWER PURPOSES, RECORDED APRIL 29, 1960 IN BOOK 0830 PAGE 721, AS INSTRUMENT NO. 3695, OF OFFICIAL RECORDS.
- ③ INDICATES AN EASEMENT GRANTED TO THE COUNTY OF LOS ANGELES FOR DRAINAGE PURPOSES, RECORDED FEBRUARY 19, 1977 AS INSTRUMENT NO. 77-179254, OFFICIAL RECORDS.
- ④ INDICATES AN EASEMENT GRANTED TO SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES, RECORDED MARCH 29, 2003 AS INSTRUMENT NO. 03-0851856, OFFICIAL RECORDS.
- ⑤ DESIGNATION OF A 200' EASEMENT FOR SANITARY SEWER PURPOSES TO THE CITY OF TORRANCE.
- ⑥ INDICATES AN EASEMENT FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 FOR INGRESS, EGRESS AND ACCESS, PURPOSES TO BE DESCRIBED IN A SEPARATE DOCUMENT. (UTILITY AND DRAINAGE)

LEGEND:

— INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

LINE	BEARING	DISTANCE
L1	N 7°25'44" E	81.69
L2	N 42°00'40" W	1.37
L3	N 20°23'26" W	12.50
L4	N 89°56'35" E	93.00
L5	N 20°23'26" W	9.00
L6	N 89°56'35" E	18.00

CURVE	DATA	RADIUS	LENGTH
C1	113.724	958.001	13.24
C2	180.000	12.50	13.83



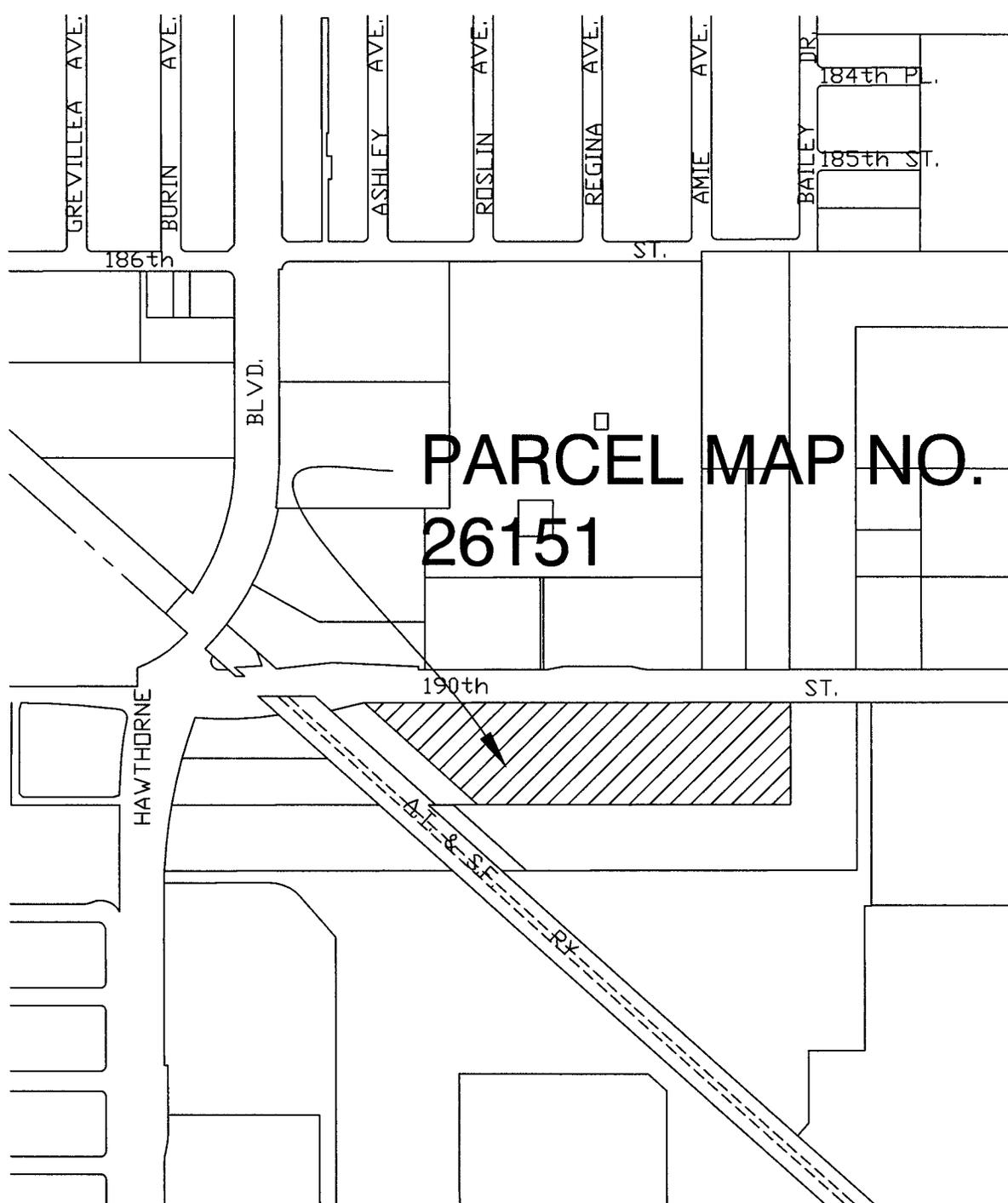
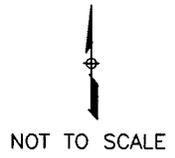
SEE SHEET 3

ORDER MAP IN R.R. DE 111034
AT SPLIT OF RAILS PER LOS ANGELES CO.
ROAD DEPT. FIELD BOOK 0516, PAGE 499.

ACQUIRED AS THE SLY LINE
OF 190TH STREET FROM UP
TO THE SLY LINE OF PARCEL
1-7/8 RECORDED IN PARCEL
MAP NO. 1977 AS INSTRUMENT
NO. 3695, OF OFFICIAL RECORDS
ESTABLISHED PER S.D.P. 004, O.R.

ACQUIRED AS THE SLY LINE
OF 190TH STREET FROM UP
TO THE SLY LINE OF PARCEL
1-7/8 RECORDED IN PARCEL
MAP NO. 1977 AS INSTRUMENT
NO. 3695, OF OFFICIAL RECORDS
ESTABLISHED PER S.D.P. 004, O.R.

VAPES



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

MAY 2008

VICINITY MAP