

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

Members of the Council

SUBJECT: Community Development - Approve Final Tract Map No. 68480

RECOMMENDATION

Recommendation of the Community Development Director that the City Council approve Final Tract Map No. 68480, which is a 2 lot subdivision with an existing church on Lot 1 and 12 proposed condominium units on Lot 2. It is subdivided by Dean Thomas and the Church of Christ, is located at 3525 Maricopa Street, and substantially conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 68480 (Attachment A) was approved by the Planning Commission on June 20, 2007 to allow a 2 lot subdivision with an existing church on Lot 1 and construction of 12 condominium units on Lot 2. The project is subdivided by Dean Thomas and the Church of Christ of Torrance California, a corporation, and is located in the R-3, Limited Multiple-Family District at 3525 Maricopa Street (Attachment B).

On June 11, 2008, Dean Thomas entered into a Subdivision Agreement and posted a \$23,500 cash bond for Tract Map No. 68480.

Performance Bond	\$15,000.00
Payment Bond	\$ 7,500.00
Inspection Bond	\$ 1,000.00

The cash bond was required to guarantee completion of the following required public improvements:

1. Replace broken sidewalk.
2. Construct driveway, curb and gutter.
3. Construct curb and parkway drains.
4. Install street tree.
5. Slurry seal half of street along project frontage.

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 are no existing, adjacent, utility poles to be undergrounded and there is 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 Tract Map No. 68480
B. Vicinity Map

CW/cks2083

2 LOTS
3.03 ACRES

SHEET 1 OF 2 SHEETS

TRACT NO. 68480

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

BEING A SUBDIVISION OF A PORTION OF LOT 11,
TRACT NO. 3458, AS PER MAP RECORDED IN
BOOK 37, PAGE 95 OF 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.

CHURCH OF CHRIST OF TORRANCE CALIFORNIA, A CORPORATION
(OWNER?)

Ron Petch
RON PETCH, TRUSTEE OF
THE CHURCH OF CHRIST OF TORRANCE CALIFORNIA, A CORPORATION

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON March 19 2009 BEFORE ME Susan Royds
A NOTARY PUBLIC, PERSONALLY APPEARED RON PETCH, WHO 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 PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON 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.

SIGNATURE: Susan Royds

NAME: Susan Royds

MY COMMISSION NO. 1770492

MY COMMISSION EXPIRES: Sept 27 2011

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY



ENGINEER'S STATEMENT:

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 JUNE, 2007, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DEAN THOMAS ON JUNE 6, 2007. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Gary J. Roehl
GARY J. ROEHL
R.C.E. NO. 30826 EXPIRES: MARCH 31, 2010
DATE: 3-19-2009

CONDOMINIUM NOTE:

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 12 UNITS IN LOT 2, 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 AREAS AND UTILITIES EASEMENTS FOR THE UNITS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREIN ARE BASED ON THE BEARING N 89°57'27"W OF THE CENTERLINE OF EMERALD STREET AS SHOWN ON RECORD OF SURVEY FILED IN BOOK 62, PAGE 56, OF MAPS, RECORDS OF LOS ANGELES COUNTY.

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS DUE 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, CITY OF TORRANCE _____ DATE _____

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 _____ 2009, APPROVED THE ANNEXED MAP.

CITY CLERK, CITY OF TORRANCE _____ DATE _____

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ORDINANCES 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.

Theodore C. Symons
THEODORE C. SYMONS
CITY ENGINEER, CITY OF TORRANCE
P.L.S. 8041, EXPIRES: JUNE 30, 2009
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.

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

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. 68480 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 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY _____ DEPUTY _____ DATE _____

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)(3)(A)(i-viii), AS THEIR INTEREST IS SUCH THAT IT CANNOT RIFEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR ELECTRIC LINE PURPOSES, RECORDED DECEMBER 4, 1953 IN BOOK 43313, PAGE 90, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

DOMINGUEZ ESTATE COMPANY, A CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, EASEMENT HOLDER FOR INGRESS AND EGRESS INTO, AND ANY AND ALL ROADS, STREETS, AVENUES, AND ALLEYS BOUNDING ANY PORTION THEREOF, FOR WATER PIPELINES AND OTHER INCIDENTAL PURPOSES, RECORDED IN BOOK 6449, PAGE 174 OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES. SAID EASEMENT IS INDETERMINATE IN NATURE.

THE SIGNATURE OF KELT CALIFORNIA, INC., (FORMERLY KNOWN AS WESTOR ENERGY, INC.), A DELAWARE CORPORATION, OWNER OF OIL, GAS, AND MINERAL RIGHTS, PER DEED RECORDED DECEMBER 20, 1988 AS INSTRUMENT NO. 88-2024408 OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION (a)(3)(C) OF THE SUBDIVISION MAP ACT.

TRACT NO. 68480

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

LOT 2 FOR CONDOMINIUM PURPOSES

LEGEND:

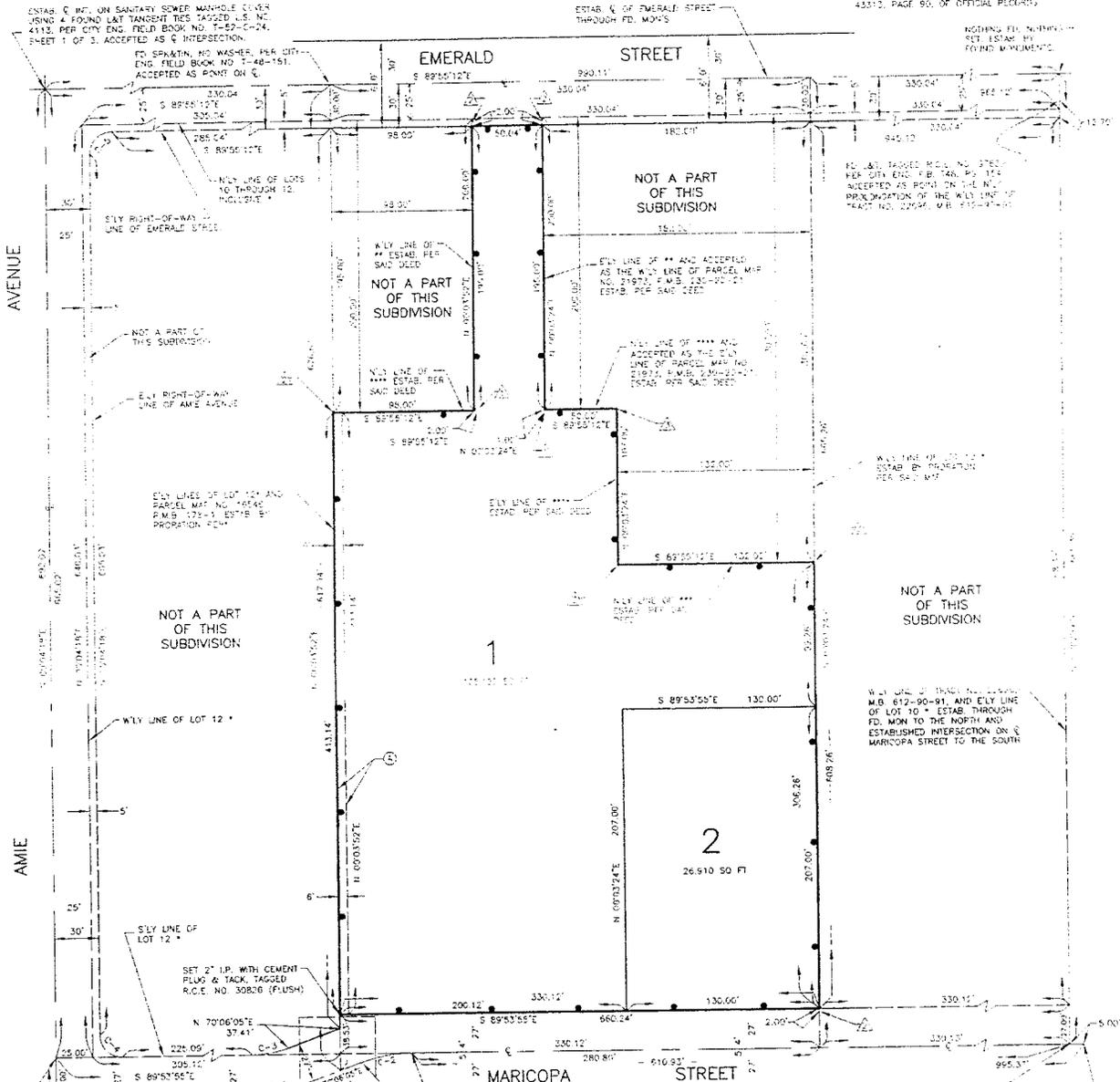
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

BEARS	MINUS	TANGENT	CHORD
C-1	100.00	34.91	17.62
C-2	30.00	34.91	17.62
C-3	23.00	28.48	13.53
C-4	15.00	23.57	15.00
C-5	15.00	23.57	15.00

- TRACT NO. 3459 M.B. 37-55
- THE LAND DESCRIBED IN DEED RECORDED AUGUST 21, 1959 AS INSTRUMENT NO. 81, OF DEEDS
- THE LAND DESCRIBED IN DEED RECORDED JULY 28, 1966 AS INSTRUMENT NO. 1514, OF DEEDS
- THE LAND DESCRIBED IN DEED RECORDED SEPTEMBER 8, 1969 AS INSTRUMENT NO. 863, OF DEEDS

- SET SPK&W STAMPED R.C.E. NO. 30826
- SET LAT. TAGGED R.C.E. NO. 30826
- SET LAT. TAGGED R.C.E. NO. 30826 ON TOP OF 5' HIGH CONCRETE BLOCK WALL
- FD SPK&W STAMPED R.C.E. NO. 30426 PER CITY ENG. FIELD BOOK T-56-7-1, FITS ALL TIES PER SAID FIELD BOOK, ACCEPTED AS INT.
- FD SPK&W STAMPED R.C.E. NO. 30826 PER CITY ENG. FIELD BOOK T-56-7-1, FITS ALL TIES PER SAID FIELD BOOK, ACCEPTED AS INT.

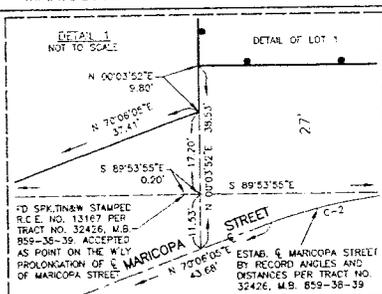
OF WIDE EASEMENT OF SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION, FOR ELECTRIC LINE PURPOSES PER DOCUMENT RECORDED DECEMBER 4, 1953 IN BOOK 43312, PAGE 90, OF OFFICIAL RECORDS



FD SPK&W STAMPED R.C.E. NO. 30826 PER CITY ENG. FIELD BOOK T-56-7-1, FITS ALL TIES PER SAID FIELD BOOK, ACCEPTED AS INT.

FD SPK&W STAMPED R.C.E. NO. 3023 PER CITY ENG. FIELD BOOK T-52-C-24, SHEET 2 OF 3, FITS ALL LAT. TAGGED TIES TAGGED L.S. NO. 4113 PER SAID FIELD BOOK, ACCEPTED AS INTERSECTION OF AMIE AVENUE AND THE WLY PROLONGATION OF THE S'LY LINE OF LOT 12.

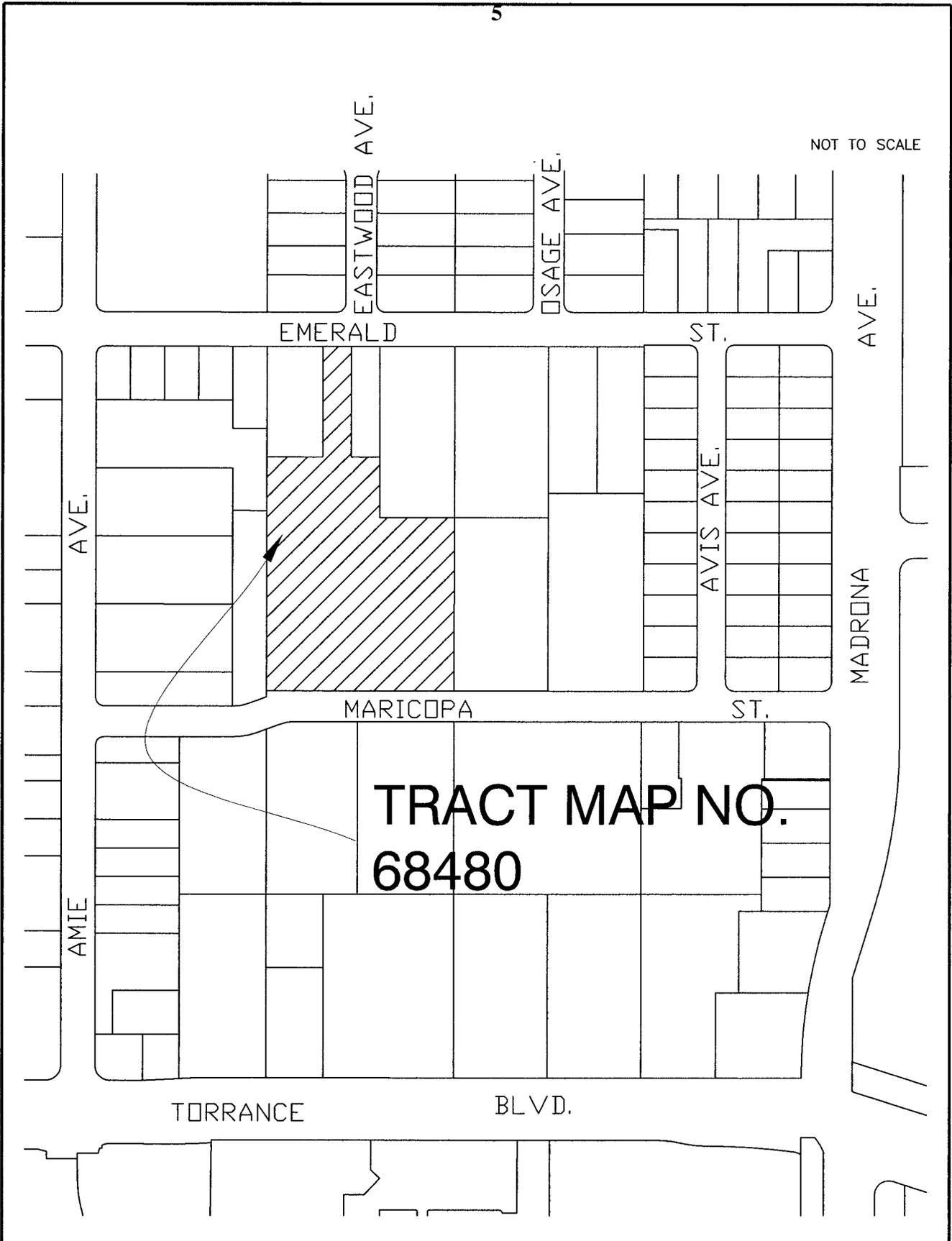
ESTAB. & MARICOPA STREET BY RECORD ANGLES AND DISTANCES PER TRACT NO. 32426, M.B. 859-38-39



NOTHING FD, NOTHING SET, ESTAB. BY RECORD DIST. (5.00') ALONG & MARICOPA STREET FROM FD, SPK&W PER TRACT NO. 22696, M.B. 612-90-91, ACCEPTED AS INT. OF & MARICOPA STREET AND THE WLY LINE OF SAID TRACT.

FD SPK&W, NO WASHER, PER TRACT NO. 22696, M.B. 612-90-91, FITS ALL SWING TIES PER CITY ENG. F.B. 148, PG. 151, ACCEPTED AS POINT OF & MARICOPA STREET

NOT TO SCALE



**TRACT MAP NO.
68480**

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

MAY 2008

VICINITY MAP