Council Meeting of
February 7, 2006

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

Members of the Council

SUBJECT: Recommendation to Approve Final Tract Map No. 54015
Subdivider: SECA , LLC
Location: 2708 Cabrillo Ave.
Number of Lots: 2 lots
Lot 1 - 48 townhouse condominium units
Lot 2 - 44-unit senior citizen condominium

RECOMMENDATION

The Community Development Director recommends that the City Council:

1. Approve Final Tract Map No. 54015, creating a 48 townhouse condominium units and a 44-unit senior citizen condominium, which substantially conforms to and meets all conditions of approval of the Tentative Map; and

2. Accept a seven (7') foot wide street easement for drop off lane on Cabrillo Avenue.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 54015 (Attachment A) was denied by the Planning Commission on July 2, 2003. This decision was appealed to the City Council and on August 12, 2003, the construction of 48 townhouse condominium units and 44 senior citizen condominium, located on 2708 Cabrillo Avenue was approved (Attachment B). The City Council also approved a zone change from C-1 (Retail Commercial District) to R-3 (Limited Multiple-Family Residential District).

Approval of the Final Map will also accept an approximately 70 foot long and seven (7') foot wide easement on Cabrillo Avenue. The easement is required to construct a drop off lane for the senior citizen condominium project.

On January 24, 2006, The Olson Company and Park/Gibbs entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 54015:

Performance Bond	$390,000
Payment Bond	$195,000
Inspection Bond	$ 9,800

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

1. Construct drainage facilities;
2. Construct 8" water main in Border Avenue;
3. Construct sewer line in Border Avenue;
4. Construct sidewalk, curb and gutter on Border and Cabrillo Avenues;
5. Plant street trees;
6. Construct wheelchair ramp at the northeast corner of Sepulveda Boulevard and Cabrillo Avenue;
7. Slurry seal one half of Border and Cabrillo Avenues along property frontage;
8. Upgrade existing street lights with an underground-serviced Marbelite street lighting system along Border Avenue, Cabrillo Avenue and Sepulveda Boulevard;
9. Upgrade the traffic signal at the intersection of Cabrillo Avenue and Sepulveda Boulevard; and
10. Construct catch basins on Cabrillo Avenue.

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.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

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

CONCUR:

_____
JEFFERY W. GIBSON
Community Development Director

_____
LeROY J. JACKSON
City Manager

Attachment: A. Final Tract Map No. 54015
B. Vicinity Map

CW/cks1700

ATTACHMENT A

2 LOTS
134,067 SQ. FT.

SHEET 1 OF 4 SHEETS

TRACT NO. 54015

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

BEING A SUBDIVISION OF A PORTION OF RANCHO SAN PEDRO AS SHOWN ON C.F. 145 ALLOTTED TO ANA JOSEFA DOMINGUEZ DE GUYER.

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.

FIRST HOUSING CORPORATION, A CALIFORNIA CORPORATION

JOSEPH W. RICH, PRESIDENT

BANK OF AMERICA, N.A.
(BENEFICIARY)

RECORD HOLDER OF BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED FEBRUARY 23, 2005 AS INSTRUMENT NO. 05-408110 OF OFFICIAL RECORDS.

DANA K. JONES, VICE PRES. N/A

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

ON January 23, 2006 BEFORE ME, Nancy R. Ventura, A NOTARY PUBLIC, PERSONALLY APPEARED Joseph W. Rich

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) ~~TO BE THE PERSON(S)~~ WHOSE NAME(S) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE/THEY~~ EXECUTED THE SAME IN HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~) AND THAT BY HIS/~~HER/THEIR~~ SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NAME: Nancy R. Ventura
PRINT NAME OF NOTARY

Nancy R. Ventura
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES Feb 4, 2006
MY COMMISSION NO. 1341533

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.

ON January 23, 2006 BEFORE ME, PHYLLIS SAKAMOTO, A NOTARY PUBLIC, PERSONALLY APPEARED DANA K. JONES

PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NAME: PHYLLIS SAKAMOTO
PRINT NAME OF NOTARY

Phyllis Sakamoto
NOTARY PUBLIC IN AND FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS IS IN ORANGE COUNTY
MY COMMISSION EXPIRES 4/26/09
MY COMMISSION NO. 1573284

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 88 UNITS, WHEREBY THE OWNERS OF THE UNITS OF AIRSPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS, WHICH WILL IN TURN PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

REGISTERED PROFESSIONAL ENGINEER GARY J. KOEHL No. 30826 Exp. 03-31-06 CIVIL STATE OF CALIFORNIA

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 KURT GIBBS ON 02-18-04. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

GARY J. ROEHL RCE 30826 EXPIRATION: 03-31-06

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 16°19'30" E OF THE CENTERLINE OF CABRILLO AVENUE AS SHOWN ON TRACT MAP NO. 34872, M.B. 953-42-43.

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

I CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TORRANCE BY MOTION ADOPTED AT ITS SESSION ON THE DAY OF 200 , APPROVED THE ANNEXED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC DEDICATION OF THE STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN HEREON.

DATE CITY CLERK OF THE CITY OF TORRANCE

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 THE 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 OF THE CITY OF TORRANCE, JOHN J. WISZ
RCE 22516 EXPIRATON: 12-31-07

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 CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

DATE

COUNTY ENGINEER

BY DEPUTY

RCE:
EXPIRATION:

SIGNATURE OMISSION NOTES:

THE SIGNATURE OF SANTA FE LAND IMPROVEMENT COMPANY, EASEMENT HOLDER FOR STREET PURPOSES, BY DEED RECORDED IN BOOK 21966, PAGE 2 OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436(a)3A(I-VIII), AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF SOCONY MOBIL OIL COMPANY, INC., EASEMENT HOLDER FOR POLE LINES, CONDUITS AND APPURTENANCES, BY DEED RECORDED SEPTEMBER 6, 1963 AS INSTRUMENT NO. 6425 OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436(a)3A(I-VIII), AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF DONALD GIBBS AS TRUSTEE OF THE HUGH GIBBS TRUST NO. 2, NO. 2.1, NO. 2.2, NO. 2.3 AND NO. 2.4 AND PATRICK E. FORMBY, AN INDIVIDUAL, AND FRED KERGEN, AN INDIVIDUAL, EASEMENT HOLDER FOR INGRESS, EGRESS AND ON-SITE SEWER PURPOSES, BY DEED RECORDED FEBRUARY 4, 2002 AS INSTRUMENT NO. 02-0273341 AND AS AMENDED AUGUST 26, 2003 AS INSTRUMENT NO. 03-2473657 OF OFFICIAL RECORDS HAS BEEN OMITTED UNDER THE PROVISIONS OF THE SUBDIVISION MAP ACT SECTION 66436(a)3A(I-VIII), AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

2 LOTS
134,067 SQ. FT.

TRACT NO. 54015

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

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.

OLSON 737-TORRANCE 48, LLC.
A CALIFORNIA LIMITED LIABILITY COMPANY

DALE JOHNSON, PRESIDENT

KSHO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
(BENEFICIARY)

RECORD HOLDER OF BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED JULY 29, 2005 AS INSTRUMENT NO. 05-1807112, O.R.

KURT R. GIBBS, MEMBER

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
ON JANUARY 18, 2006 BEFORE ME, NICOLA STEINKELLNER
A NOTARY PUBLIC, PERSONALLY APPEARED
DALE JOHNSON
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) (IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/~~SHE/THEY~~ EXECUTED THE SAME IN (HIS/~~HER/THEIR~~ AUTHORIZED CAPACITY(~~IES~~) AND THAT BY (HIS/~~HER/THEIR~~ SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NAME: NICOLA STEINKELLNER
PRINT NAME OF NOTARY

Steinkellner
NOTARY PUBLIC IN AND
FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY
MY COMMISSION EXPIRES APRIL 30, 2008
MY COMMISSION NO. 1486780

GGK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
(BENEFICIARY)

RECORD HOLDER OF BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED JULY 29, 2005 AS INSTRUMENT NO. 05-1807112, O.R.

GREGG R. KIRKPATRICK, MEMBER

SMP-TOR, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
(BENEFICIARY)

RECORD HOLDER OF BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED JULY 29, 2005 AS INSTRUMENT NO. 05-1807112, O.R.

STEVE C. PARK, MEMBER

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
ON JANUARY 23, 2006 BEFORE ME, MARY ANN E. HAYRUP
A NOTARY PUBLIC, PERSONALLY APPEARED
KURT R. GIBBS
~~PERSONALLY KNOWN TO~~ ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(~~S~~) WHOSE NAME(~~S~~) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE~~/~~THEY~~ EXECUTED THE SAME IN HIS/~~HER~~/~~THEIR~~ AUTHORIZED CAPACITY(~~IES~~) AND THAT BY HIS/~~HER~~/~~THEIR~~ SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NAME: MARY ANN E. HAYRUP
PRINT NAME OF NOTARY

Mary Ann E. Hayrup
NOTARY PUBLIC IN AND
FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES 4-18-06
MY COMMISSION NO. 1352180

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
ON JANUARY 19, 2006 BEFORE ME, MARSHA WALLACE
A NOTARY PUBLIC, PERSONALLY APPEARED
STEVE C. PARK
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NAME: MARSHA WALLACE
PRINT NAME OF NOTARY

Marsha Wallace
NOTARY PUBLIC IN AND
FOR SAID STATE

MY PRINCIPAL PLACE OF BUSINESS
IS IN ORANGE COUNTY
MY COMMISSION EXPIRES 12/9/09
MY COMMISSION NO. 1532997

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.
ON January 23, 2006 BEFORE ME, Mary Ann E. Hayrup
A NOTARY PUBLIC, PERSONALLY APPEARED
GREGG R. KIRKPATRICK
PERSONALLY KNOWN TO ME (~~OR PROVED TO ME ON THE BASIS OF SATISFACTORY~~ EVIDENCE) TO BE THE PERSON(~~S~~) WHOSE NAME(~~S~~) IS/~~ARE~~ SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/~~SHE~~/THEY EXECUTED THE SAME IN HIS/~~HER~~/THEIR AUTHORIZED CAPACITY(~~IES~~) AND THAT BY HIS/~~HER~~/THEIR SIGNATURE(~~S~~) ON THE INSTRUMENT THE PERSON(~~S~~), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(~~S~~) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

NAME: MARY ANN E. HAYRUP
PRINT NAME OF NOTARY

Mary Ann E. Hayrup
NOTARY PUBLIC IN AND
FOR SAID STATE

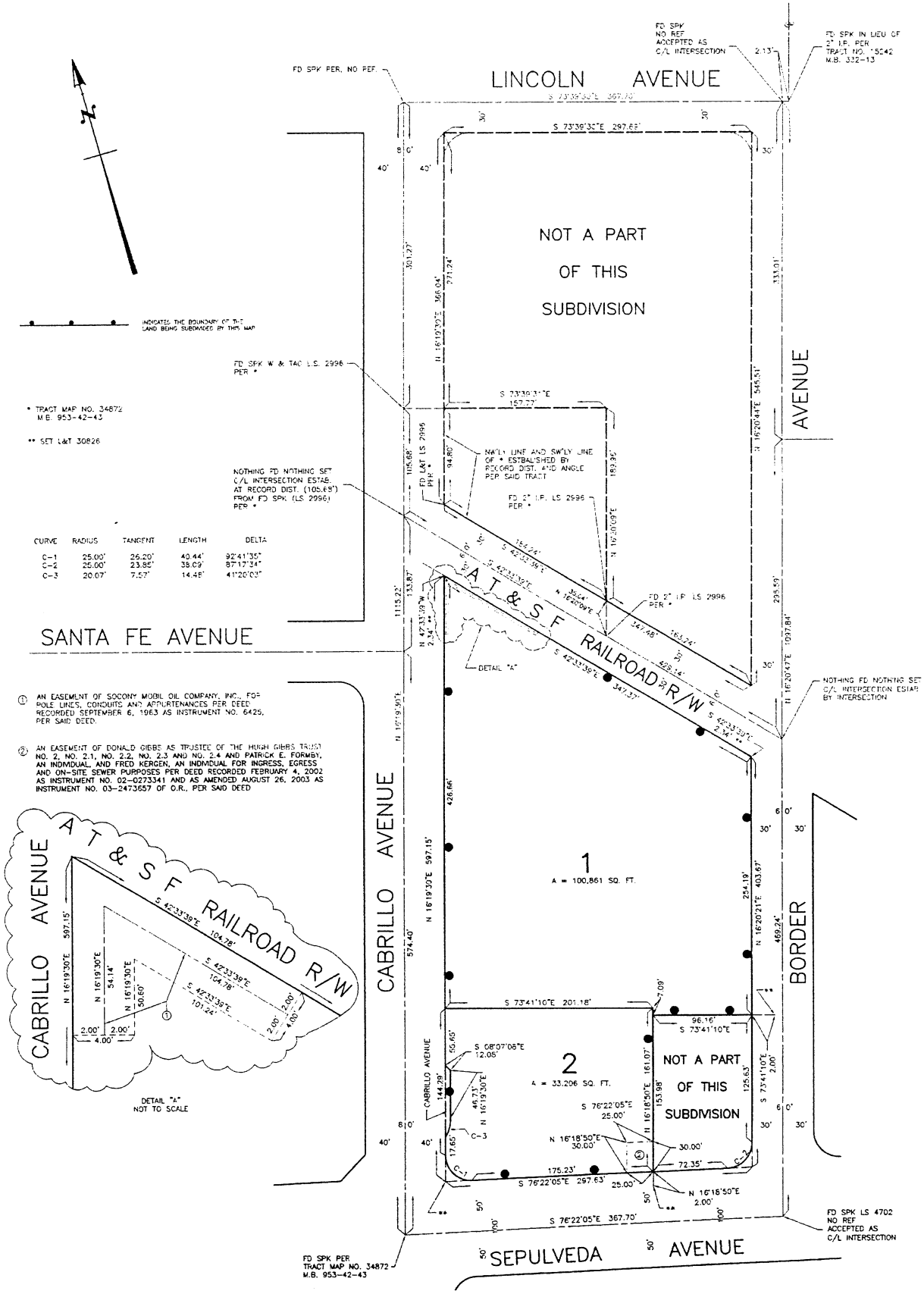
MY PRINCIPAL PLACE OF BUSINESS
IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES 4-18-06
MY COMMISSION NO. 1352180

SCALE: 1"=60

SHEET 3 OF 4 SHEETS

TRACT MAP NO. 54015

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



CURVE	RADIUS	TANGENT	LENGTH	DELTA
C-1	25.00'	26.20'	40.44'	92°41'35"
C-2	25.00'	23.85'	38.09'	87°17'34"
C-3	20.07'	7.57'	14.48'	41°20'03"

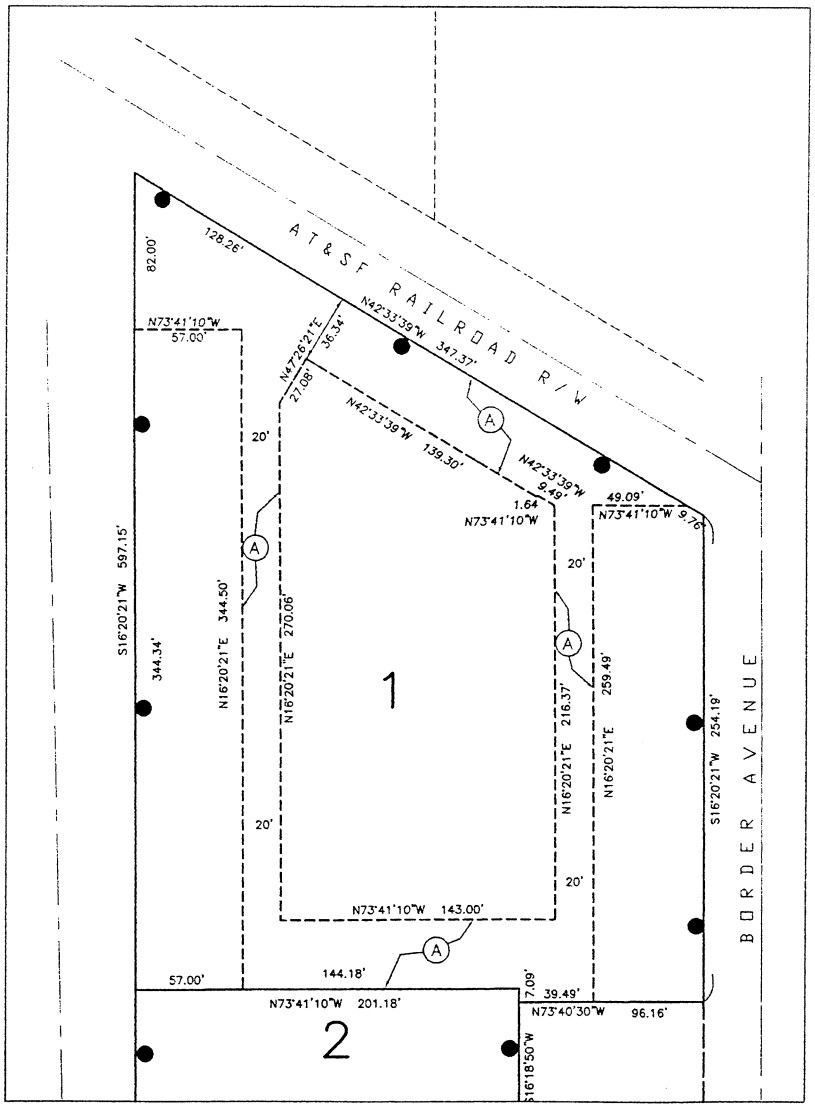
SHEET 4 OF 4 SHEETS

TRACT MAP NO. 54015

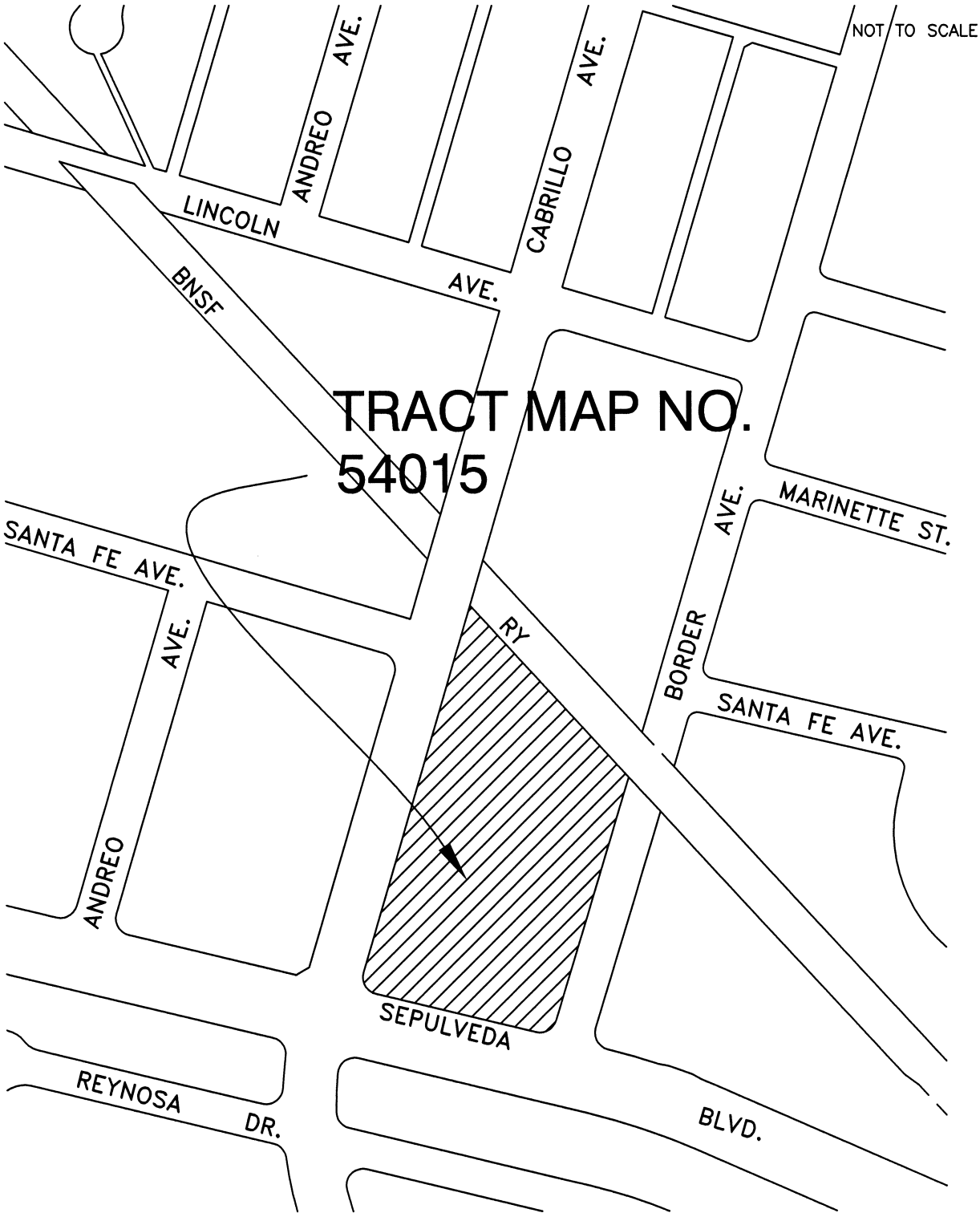
IN THE CITY OF TORRANCE
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

(A) AN RECIPROCAL EASEMENT BETWEEN LOTS ONE AND TWO FOR STORM DRAIN LINES AND DEVICES, DRAINAGE LINES AND DEVICES, ABOVE AND BELOW GROUND UTILITIES, PEDESTRIAN INGRESS AND EGRESS PURPOSES AND INCIDENTALS TO ALL.

AN EASEMENT TO THE CITY OF TORRANCE FOR WATER LINES AND APPURTENANCES



ATTACHMENT B



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JANUARY 2006	VICINITY MAP

P:CAD\TR54015