

Council Meeting of
February 28, 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. 61511
Subdivider: JCC Park Place II, LLC
Location: 4343 190th Street
Number of Lots: 1 Lot (22 condo units)

RECOMMENDATION

The Community Development Director recommends that the City Council approve Final Tract Map No. 61511, creating 22 condominium units on one lot, subdivided by JCC Park Place II, LLC, and located at 4343 190th Street, which substantially conforms to the approved Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 61511(Attachment A) was denied by the Planning Commission on November 3, 2004. This decision was appealed to the City Council and on December 14, 2004, the City Council approved this project with a reduction in the number of units from 26 to 22 on a one-lot subdivision and a zone change from Hawthorne Boulevard Corridor Specific Plan, North Torrance Sub-district to R-3 Limited Multiple – Family Residential. This property is located on the north side of 190th Street between Prairie Avenue and Hawthorne Boulevard (Attachment B). This project will be annexed by the homeowner's association of the adjacent existing development to the east (Tract 53897) and they will function together as one project.

This project requires an Irrevocable Offer of Dedication on the north side of 190th Street for the creation of a deceleration lane, which will be recorded concurrently with the map. The lane will be constructed at a future date by others.

Construction is underway on the buildings and the subdivider has obtained permits and posted bonds to complete the following public improvements:

1. Install a manhole in public right of way and connect a private sewer line to the public mainline in 190th Street.
2. Install new sidewalk, emergency driveway apron and abandon an existing driveway on 190th Street.

The developer has paid all the appropriate fees and all conditions required to be completed prior to recording the Final Map have been met.

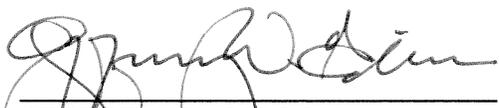
Respectfully submitted,

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. 61511
 B. Vicinity Map
 CW/cks1705

ONE LOT
100,713 SF

SHEET 1 OF 3 SHEETS

TRACT NO. 061511

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

BEING A SUBDIVISION OF PARCEL 2 AND A PORTION
OF PARCEL 3 OF PARCEL MAP NO. 2307 (TOR.
D-71-14), AS PER MAP FILED IN BOOK 32, PAGE
61 OF PARCEL MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY, AS PROVIDED
BY THE CERTIFICATE OF COMPLIANCE, RECORDED
JANUARY 7, 2004, AS INSTRUMENT NO.
04-0038465.

FOR CONDOMINIUM PURPOSES

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNER, 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.

JCC PARK PLACE II, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY
(OWNER)

BY: J.C.O. HOWES, A CALIFORNIA LIMITED PARTNERSHIP MEMBER

BY: J.C.O. CAPITAL COMPANY, A CALIFORNIA CORPORATION,
MANAGING GENERAL PARTNER

BY: Gregory J. Delgado
GREGORY J. DELGADO, PRESIDENT

BY: JCC CAPITAL COMPANY, A CALIFORNIA CORPORATION, MEMBER

BY: Kurt Nelson
KURT NELSON, SENIOR VICE PRES.

COVERICA BANK
BENEFICIARY

RECORD HOLDER OF BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED
APRIL 25, 2002 AS INSTRUMENT NO. 04- 939042

Barry J. Cohen
Barry J. Cohen
Senior Vice President
Western Division

Anthony Lopriano
Anthony Lopriano
Senior Vice President
Western Division

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
ON May 9, 2005 BEFORE ME, Kathy A. Doyle
A NOTARY PUBLIC, PERSONALLY APPEARED
BARRY J. COHEN AND ANTHONY LOPRIANO
PERSONALLY KNOWN TO ME (OR ~~KNOWN 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
THEIR/HER/THEIR AUTHORIZED CAPACITIE(S) 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: Kathy A. Doyle
PRINT NAME OF NOTARY
Kathy A. Doyle
NOTARY PUBLIC IN AND
FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS
IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES July 4, 2008
MY COMMISSION NO. 1498878

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
ON May 10, 2005 BEFORE ME, Imelda Fetters, Notary Public
A NOTARY PUBLIC, PERSONALLY APPEARED
Gregory J. Delgado and Kurt Nelson
PERSONALLY KNOWN TO ME (OR ~~KNOWN 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
THEIR/HER/THEIR AUTHORIZED CAPACITIE(S) 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: Imelda Fetters
PRINT NAME OF NOTARY
Imelda Fetters
NOTARY PUBLIC IN AND
FOR SAID STATE MY PRINCIPAL PLACE OF BUSINESS
IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES August 19, 2006
MY COMMISSION NO. 1371061

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
JCC PARK PLACE II, LLC ON 2-2-2005
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. Koehl
GARY J. KOEHL, REGISTERED PROFESSIONAL ENGINEER
EXPIRES 07-31-06

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°59'00" E OF
THE CENTERLINE OF 190TH STREET AS SHOWN ON PARCEL MAP NO. 2307,
P.M.B. 32-61.

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 _____
2005, APPROVED THE ANNEXED MAP.

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. WISE
PCE 22516 EXPIRATION: 12-31-200

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
DEPUTY

THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 22 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.

TRACT NO. 061511

IN THE CITY OF TORRANCE
 COUNTY OF LOS ANGELES
 STATE OF CALIFORNIA
 FOR CONDOMINIUM PURPOSES

SIGNATURE OMISSION NOTES:

THE SIGNATURE(S) OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436, SUBSECTION (a) (3)(A)(I-VIII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE(S) IS(ARE) NOT REQUIRED BY THE LOCAL AGENCY.

AN EASEMENT OF COLUMBIA BROADCASTING SYSTEM, INC. FOR RADIO GROUND SYSTEMS, PUBLIC UTILITY, AND INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS RECORDED DECEMBER 28, 1967 AS INSTRUMENT NO. 564, IN BOOK D3869 PAGE 329 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

AN EASEMENT OF RONALD E. MORAN, ALDEEN E. MORAN, CEASAR WACKEEN, BARBARA R. WACKEEN, WICKES REALTY, INC., A DELAWARE CORPORATION, INSTITUTIONAL INVESTMENT, LTD., A NEVADA CORPORATION AND FRANK PAMOGIDA DEVELOPMENT FUND, A CALIFORNIA LIMITED PARTNERSHIP FOR VEHICULAR AND PEDESTRIAN TRAFFIC USE AS RECORDED OCTOBER 26, 1988 AS INSTRUMENT NO. 88-1721393 AND DECEMBER 31, 1990 AS INSTRUMENT NO. 90-2144666, BOTH OF OFFICIAL RECORDS. SAID EASEMENTS ARE INDETERMINATE IN NATURE.

AN EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR ELECTRICAL SYSTEMS AND COMMUNICATION AND INCIDENTAL PURPOSES AS RECORDED AUGUST 8, 2003 AS INSTRUMENT NO. 03-2296113 AND AUGUST 8, 2003 AS INSTRUMENT NO. 03-2296114, BOTH OF OFFICIAL RECORDS.

AN EASEMENT OF PEYTON CRAMER AUTOMOTIVE, A CALIFORNIA CORPORATION FOR INGRESS, EGRESS, DRIVEWAY PARKING AND DRAINAGE AND INCIDENTAL PURPOSES AS RECORDED OCTOBER 8, 2003 AS INSTRUMENT NO. 03-3000452 OF OFFICIAL RECORDS.

AN EASEMENT OF KBL CABLE SYSTEMS OF THE SOUTHWEST, INC. DBA TIME WARNER COMMUNICATIONS FOR INGRESS, EGRESS, AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES AS RECORDED APRIL 6, 2004 AS INSTRUMENT NO. 04-812733 AND APRIL 6, 2004 AS INSTRUMENT NO. 04-812735, BOTH OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

THE SIGNATURE(S) OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436, SUBSECTION (a) (3)(C) OF THE SUBDIVISION MAP ACT.

M.B. SILBERBERG, INDIVIDUALLY AND M.B. SILBERBERG, AS TRUSTEE FOR OIL AND MINERAL RIGHTS AS RECORDED IN BOOK 15338 PAGE 152 OF OFFICIAL RECORDS.

SCALE: 1" = 30'

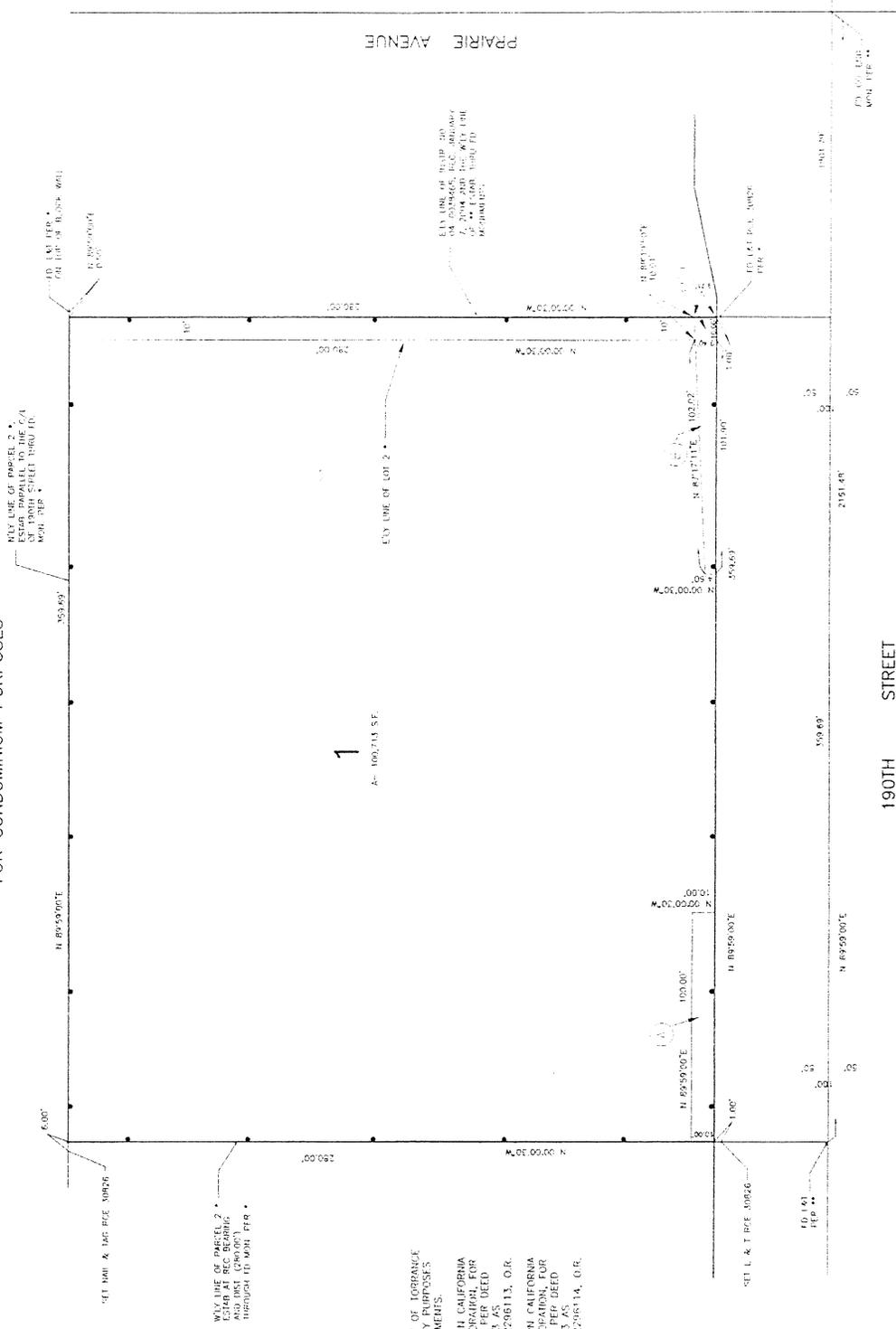
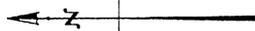
TRACT NO. 061511

SHEET 3 OF 3 SHEETS

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

FOR CONDOMINIUM PURPOSES

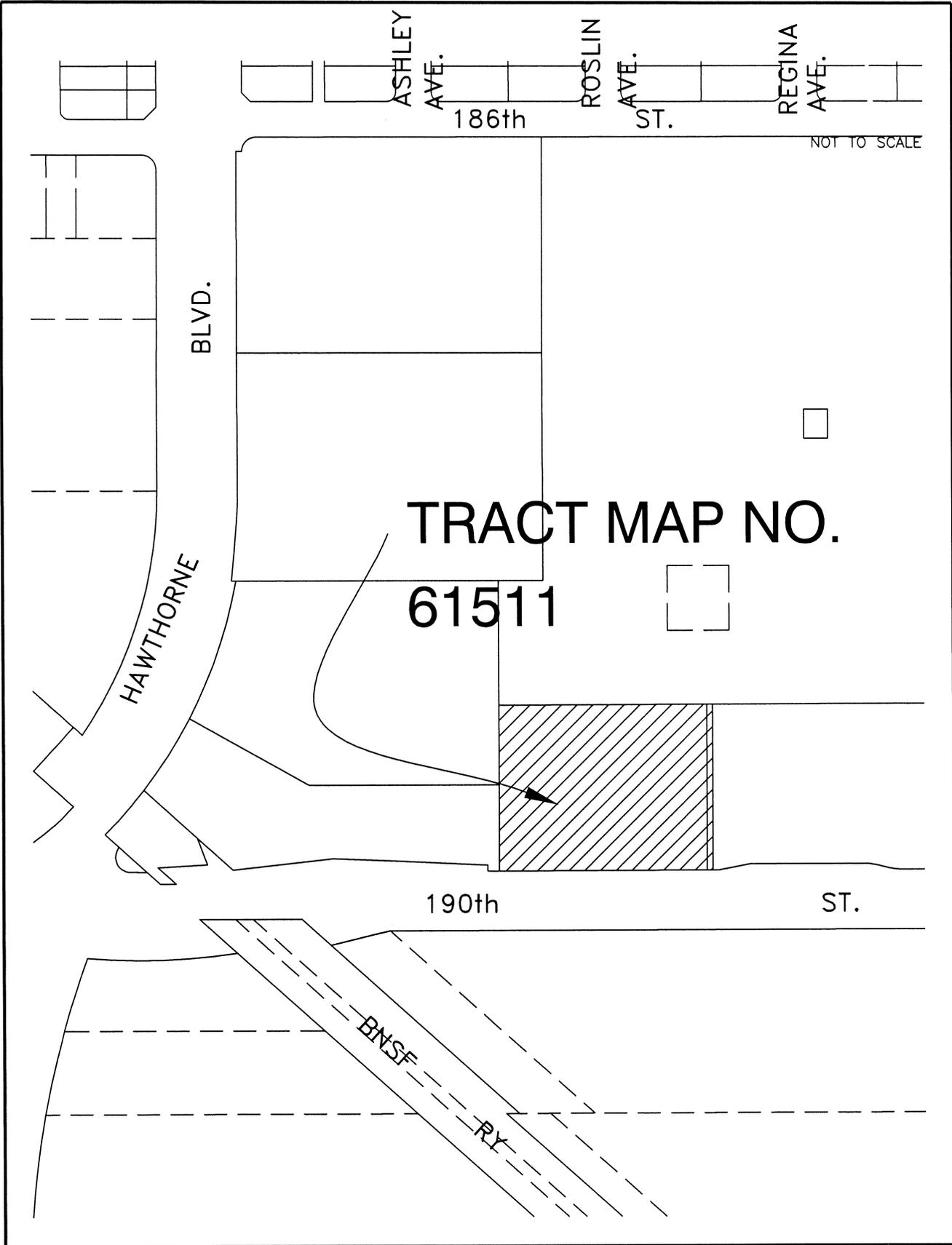
INDICATES THE BOUNDARY OF THE LAND
 BEING SUBMITTED BY THIS MAP



* PARCEL MAP NO. 2707
 P.M.B. 37-61

** TRACT NO. 55897
 M.B. 1289-57-59

- (A) AN EASEMENT OF THE CITY OF TORRANCE FOR FUTURE RIGHT-OF-WAY PURPOSES TO BE RESERVED IN DOCUMENTS.
- (B) AN EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITY PURPOSES, PER DEED RECORDED AUGUST 8, 2003 AS INSTRUMENT NUMBER 03-2296113, O.R.
- (C) AN EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITY PURPOSES, PER DEED RECORDED AUGUST 8, 2003 AS INSTRUMENT NUMBER 03-2296114, O.R.



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

DECEMBER 2005

VICINITY MAP