

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

Members of the Council

SUBJECT: Community Development - Approve Final Tract Map No. 64871

RECOMMENDATION

Recommendation of the Community Development Director that City Council approve Final Tract Map No. 64871, creating 16 condominium units on a one-lot subdivision. The project, subdivided by 3915 226th Street, LLC, is located at 3915 226th Street and conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 64871 (Attachment A) was approved by the Planning Commission on June 21, 2006 to allow the construction of 16 condominium units on a one-lot subdivision. The project is subdivided by 3915 226th Street, LLC and located in the R-3 (Limited Multiple-Family District) at 3915 226th Street (Attachment B).

On December 19, 2008, 3915 226th Street LLC entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 64871:

Performance Bond	\$52,000.00
Payment Bond	\$26,000.00
Inspection Bond	\$ 2,000.00

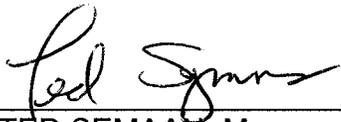
The above subdivision bonds were required to guarantee completion of the following required public improvements:

1. Install 2 underground-serviced marbelite street lights.
2. Close abandoned driveway and construct new driveway.
3. Repair broken and cracked sidewalk along project frontage.
4. Install street trees.
5. Reconstruct sewer main.

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. The developer has posted bonds for the undergrounding of the existing street light services.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

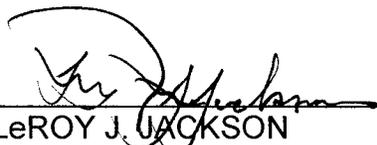
By: 

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. 64871
B. Vicinity Map
TS/CW/cks2130

Note: This item was delayed as the developer sought funding for the required bonds. LA County did not complete their review until 12/09/08. The developer has requested action by Council so they can close out their fiscal year accounting.

One Lot
38,255 Sq. Ft.

Sheet 1 of 2 Sheets

TRACT NO. 64871

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

Being a Subdivision of portions of Lots 17 and 18 of Tract
No. 454, as per map recorded in Book 15, page 13 of Maps,
In the Office of the County Recorder of said County.

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.

3915, 228th Street, LLC, a California Limited Liability Company

By: [Signature]
Tony Ashai, Managing Member

State of California

County of Los Angeles

On this 22nd day of November 2008, before me, Tracy T. Wu, a Notary Public, personally appeared Tony Ashai, 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.

[Signature]

Notary Public, State of California

My principal place of business is in Los Angeles County.

My commission number is 12072323

My commission expires on August 31st, 2012

Vineyard Bank, N.A., beneficiary under a Deed of Trust recorded February 5, 2007, as Instrument No. 2007-0246436 of Official Records.

By: [Signature] [Signature]
Patricia M. Johnson Julie Walker
Executive Vice President Vice President

State of California

County of Los Angeles

On this 22nd day of November 2008, before me, Carolyn J. Johnson, a Notary Public, personally appeared Patricia M. Johnson and Julie Walker, who 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 capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

[Signature]

Notary Public, State of California

My principal place of business is in Los Angeles County.

My commission number is 12072323

My commission expires on February 28, 2009

Red Curb Investments, a California Limited Liability Company, beneficiary under a Deed of Trust recorded July 6, 2007 as Instrument No. 2007-1609267, of Official Records.

By: [Signature] [Signature]
Robert McConnell Harriet McConnell
Managing Member Managing Member

State of California

County of Los Angeles

On this 22nd day of November 2008, before me, Tracy T. Wu, a Notary Public, personally appeared Robert McConnell and Harriet McConnell, who 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 capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons 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.

[Signature]

Notary Public, State of California

My principal place of business is in Los Angeles County.

My commission number is 12072323

My commission expires on August 31st, 2012

CONDOMINIUM NOTE :

This subdivision is approved as a condominium project for 16 units, 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 access and utility easements for the units.

SIGNATURE OMISSION NOTE :

The signatures of the parties named hereinafter as owners of the interest set forth, have been omitted under the provisions of Section 66435.1(e)(3)(A)(i-iii) of the Subdivision Map Act, their interest is such that it cannot open into a fee ownership and said signatures are not required by the local agency.

Southern California Gas Company, a California Corporation, easement holder for pipelines, conduits and incidental purposes, recorded August 25, 2008, as Instrument No. 08-1531602, Official Records of Los Angeles County. Said easement is blank in nature.

SURVEYOR'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 July 2008, in compliance with the requirements of the Subdivision Map Act and Local Ordinance at the request of Tony Ashai on July 15, 2008. 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.

[Signature] 7-25-2008
John H. Riahi Date
L.S. No. 5850
Expires 12-31-2008



BASIS OF BEARINGS :

The bearings shown hereon are based on the bearing N 00° 00' 00" W of the Centerline of Ocean Avenue, as shown on Tract No. 454, M.B. 15-13, Records of Los Angeles County.

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 local 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.

By: [Signature] Date: _____
Theodore C. Synons
City Engineer of the city of Torrance
L.S. No. 3041, 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: _____ By: _____
City Treasurer of the 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 _____, 2008, approved the annexed map.

Date: _____ By: _____
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 confined to by the City Engineer.

County Engineer
By: [Signature] Date: _____
Dennis F. Hunter, Deputy
L.S. No. 8539
Expires 12-31-2010

I hereby certify that all certificates have been filed and deposits have been made that are required under the provisions of Section 66492 and 66493 of the Subdivision Map Act.

Executive Officer, Board of Supervisors of the
County of Los Angeles, State of California

Date: _____ By: _____
Deputy

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. 64871 as required by law.

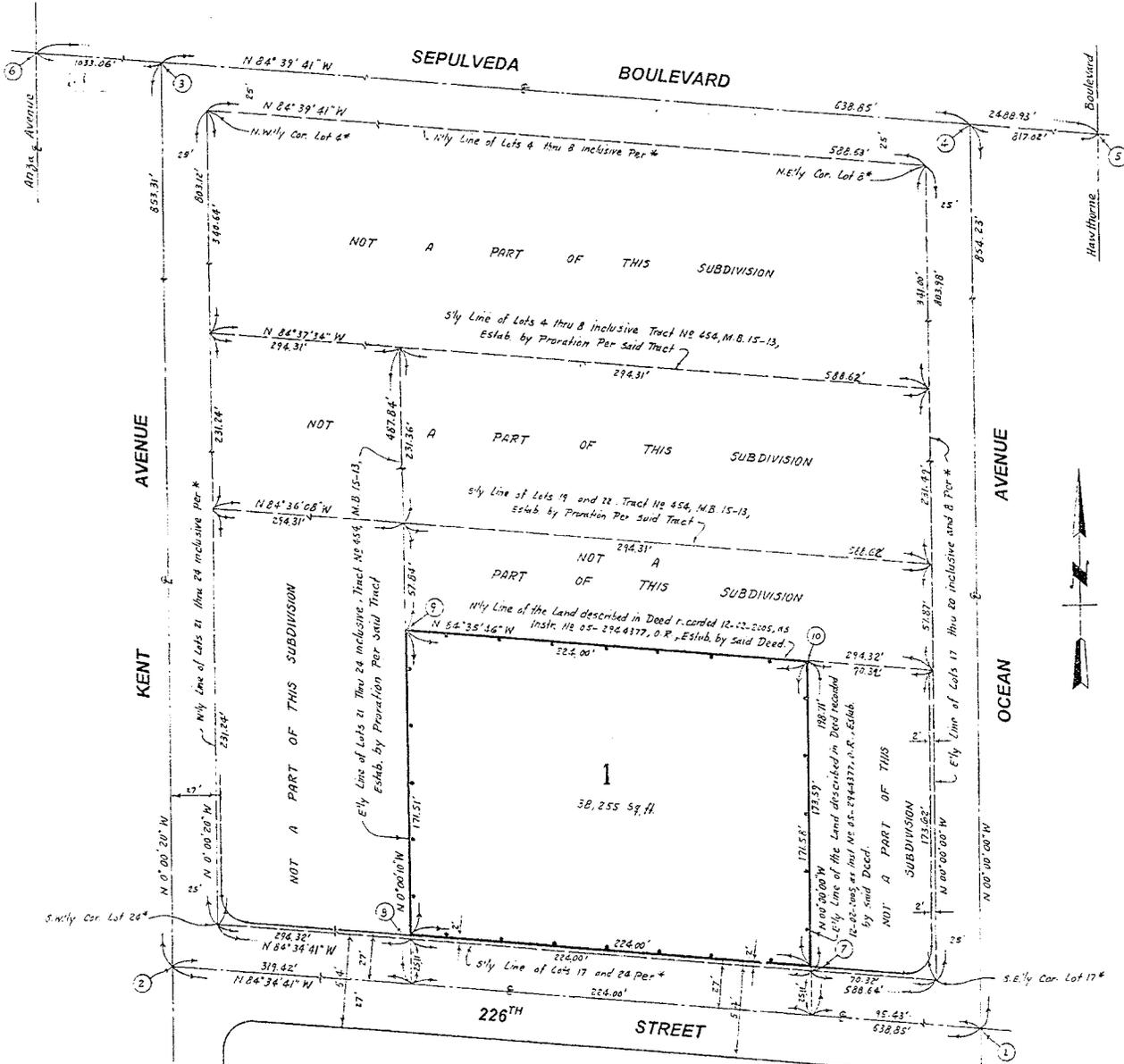
Executive Officer, Board of Supervisors of the
County of Los Angeles, State of California

Date: _____ By: _____
Deputy

The signature of Carl H. Quandt, holder of mineral rights, by deed recorded October 20, 1961 as Instrument No. 1705, have been omitted under the provisions of Section 66436 subsection (a)(3)(C) of the Subdivision Map Act. His interest is such that it cannot open into a fee ownership and said signature is not required by the local agency.

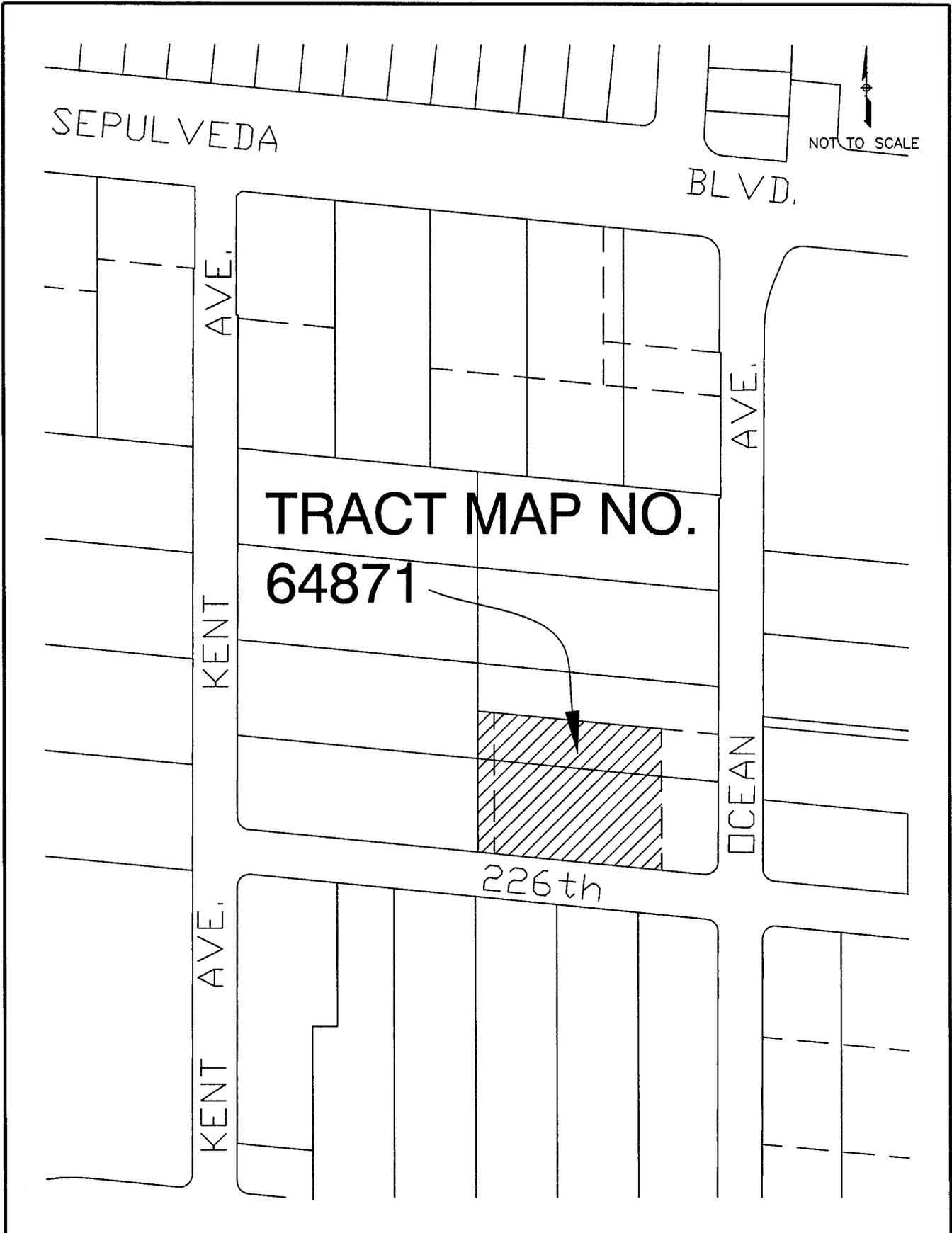
TRACT NO. 64871

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



LEGEND :

- Indicates the boundary of the land being subdivided by this map.
- * — Refers to Tract No. 454, M.B. 15, Page 13.
- ① — Fd. 4 spike and washer straddles, around sewer manhole, stamped L.S. 5850. Fits all ties per City Engineer F.B. T-59-40-2. Accepted as centerline intersection.
- ② — Fd. 4 spike and washer straddles, around sewer manhole, stamped L.S. 5850. Fits all ties per City Engineer F.B. T-59-40-1. Accepted as centerline intersection.
- ③ — Fd. spike and washer, stamped L.S. 5850. Fits all ties per City Engineer F.B. T-59-40-3. Accepted as centerline intersection.
- ④ — Fd. spike and washer, stamped L.S. 5850. Fits all ties per City Engineer F.B. T-59-40-4. Accepted as centerline intersection.
- ⑤ — Fd. L.A. Co. Engr. Mch. in well. Fits all Ties per City Engineer F.B. 43-C-2. Hold for Line.
- ⑥ — Fd. Spk. and Washer, 8" down. Fits all ties per City Engineer F.B. T-59-2-5. Accepted as centerline intersection.
- ⑦ — Set Lead and Tack, Tagged L.S. 5850, 2.00 S'ly of property corner on property line prod.
- ⑧ — Set Lead and Tack, Tagged L.S. 5850, 2.00 S'ly of property corner on property line prod.
- ⑨ — Set 2" Iron Pipe, flush, with cement plug and tack, Tagged L.S. 5850, at property corner.
- ⑩ — Set Lead and Tack, Tagged L.S. 5850, on top of wall, at property corner, 4 feet above ground.



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

DECEMBER 2008

VICINITY MAP