

Council Meeting of
January 27, 2009

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

Members of the Council

**SUBJECT: Community Development - Approve Final Parcel Map No. 68588
and accept a 15' corner radius street easement**

RECOMMENDATION

Recommendation of the Community Development Director that City Council:

- 1) Approve Final Parcel Map No. 68588 creating three condominium units on one lot, subdivided by Donald Stillion and Paula Sue Stillion, and located at 2008 Santa Fe Avenue, which substantially conforms to and meets all conditions of approval of the Tentative Parcel Map; and
- 2) Accept a 15' corner radius street easement at the southeast corner of Santa Fe Avenue and Andreo Avenue.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Parcel Map No. 68588 (Attachment A) was approved by the Planning Commission on May 2, 2007 to allow the construction of three (3) attached condominium units on a one-lot subdivision. This property is subdivided by Donald Stillion and Paula Sue Stillion and located in the R-3 Limited Multiple Family Residential Zone at 2008 Santa Fe Avenue (Attachment B).

Approval of the Final Parcel Map will also accept a 15' corner radius street easement at the southeast corner of Santa Fe Avenue and Andreo Avenue for the construction of a handicap access ramp and sidewalk.

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

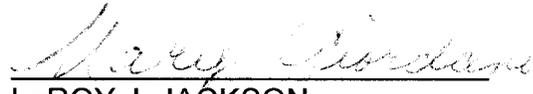
Respectfully submitted,

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. 68588
B. Vicinity Map
CW/cks2133

1 PARCEL
7,446 SQ.FT.

SHEET 1 OF 3 SHEETS

PARCEL MAP NO. 68588

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

BEING A SUBDIVISION OF A PORTION OF
LOT 8, BLOCK 297, TRACT NO. 1952, AS
PER MAP RECORDED IN BOOK 23, PAGE
83, OF MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

TORRANCE DIV 07-00006 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.

DONALD STILLION, PAULA SUE STILLION, INTERNAL MEDICINE AND NEPHROLOGY MEDICAL GROUP INC., PROFIT SHARING PLAN, ROBERT W. SCHLOEDER AND BARBARA SCHLOEDER, TRUSTEES OF THE B&R SCHLOEDER FAMILY TRUST DATED 10-7-1992, OWNERS.

Donald Stillion
DONALD STILLION, OWNER

Paula Sue Stillion
PAULA SUE STILLION, OWNER

Robert W. Schloeder
ROBERT W. SCHLOEDER, TRUSTEE

Barbara Schloeder
BARBARA SCHLOEDER, TRUSTEE

Stuart Neil Winkler
BY: STUART NEIL WINKLER, M.D.
TITLE: CO-TRUSTEE OF INTERNAL MEDICINE AND NEPHROLOGY MEDICAL GROUP, INC. PROFIT SHARING PLAN

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON JUNE 9, 2008 BEFORE ME CHERYL A. VARGO
A NOTARY PUBLIC, PERSONALLY APPEARED DONALD STILLION AND PAULA SUE STILLION, 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.

WITNESS MY HAND.

SIGNATURE: Cheryl A. Vargo
NAME: CHERYL A. VARGO

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NO: 1601910
MY COMMISSION EXPIRES: 9-18-09

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON 8-14-2008 BEFORE ME Victoria J. Neesby
A NOTARY PUBLIC, PERSONALLY APPEARED ROBERT W. SCHLOEDER AND BARBARA SCHLOEDER, 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.

WITNESS MY HAND.

SIGNATURE: Victoria J. Neesby
NAME: Victoria J. Neesby

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NO: 1795406
MY COMMISSION EXPIRES: APR 15, 2012

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON AUGUST 12, 2008 BEFORE ME CHERYL A. VARGO
A NOTARY PUBLIC, PERSONALLY APPEARED STUART NEIL WINKLER, 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: Cheryl A. Vargo
NAME: CHERYL A. VARGO

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY
MY COMMISSION NO: 1601910
MY COMMISSION EXPIRES: 9-18-09



ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND WAS COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DONALD R. STILLION ON JUNE 30, 2007. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Gary J. Roehl
GARY J. ROEHL
P.C.E. NO. 30826, EXPIRES: MARCH 31, 2010

8-21-2008
DATE

CONDOMINIUM NOTE

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 3 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.

RECORD DATA NOTE

RECORD DATA WAS TAKEN FROM TRACT 1952, AS PER MAP RECORDED IN BOOK 23, PAGE 83, OF MAPS, RECORDS OF SAID COUNTY.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS 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. Simons
THEODORE C. SIMONS
CITY ENGINEER OF THE CITY OF TORRANCE
P.L.S. NO. 8041, EXPIRES: JUNE 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.

City Treasurer of the City of Torrance
CITY TREASURER OF THE CITY OF TORRANCE

CITY COUNCIL 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 ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION OF THE STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN HEREON.

City Clerk of the City of Torrance
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 CERTIFIED BY THE CITY ENGINEER.

Dennis F. Hunter, Deputy
COUNTY ENGINEER
BY: DENNIS F. HUNTER, DEPUTY
L.S. NO. 8539, EXPIRES: 12-31-2010

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. 68588 AS REQUIRED BY LAW.

Executive Officer, Board of Supervisors of the County of Los Angeles, State of California
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 66432 AND 66493 OF THE SUBDIVISION MAP ACT.

Executive Officer, Board of Supervisors of the County of Los Angeles, State of California
EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BY: _____ DEPUTY DATE

SIGNATURE OMISSION NOTE

THE SIGNATURE OF DOMINGUEZ LAND CORPORATION, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS EASEMENT HOLDER FOR UTILITY PURPOSES BY DOCUMENT RECORDED IN BOOK 2655, PAGE 153, OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (c)(1)(A)(i)-(iii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RISE INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.
RECORDS OF LOS ANGELES COUNTY.

PARCEL MAP NO. 68588

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

TORRANCE DIV 07-00006
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.

PREFERRED BANK, AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 22, 2008, AS INSTRUMENT NO. 20081304407, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

NAME: John E. Nixon
TITLE: 1st J.P.

NAME: John H. Han
TITLE: V.P.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON November 24, 2008 BEFORE ME, Charlesteen Marie Smith

A NOTARY PUBLIC, PERSONALLY APPEARED John E. Nixon 1st J.P. AND

John Han V.P. 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.

WITNESS MY HAND.

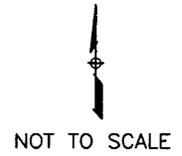
SIGNATURE: Charlesteen Marie Smith

NAME: Charlesteen Marie Smith

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NO: 1250152

MY COMMISSION EXPIRES: June 10, 2011



**PARCEL MAP NO.
68588**



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

DECEMBER 2008

VICINITY MAP