

Council Meeting of  
March 28, 2006

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

Members of the Council

**SUBJECT: Recommendation to Approve Final Parcel Map No. 62202**  
**Subdivider: Telo Medical Center, LLC**  
**Location: 23600 and 23610 Telo Avenue**  
**Number of Lots: 3 Lots**

### **RECOMMENDATION**

It is the recommendation of the Community Development Director that the City Council:

1. Approve Final Parcel Map No. 62202, creating two postage stamp lots and one common area lot, subdivided by Telo Medical Center, LLC, and located at 23600 and 23610 Telo 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 237<sup>th</sup> Street and Telo Avenue.

### **FUNDING**

No funding required.

### **BACKGROUND AND ANALYSIS**

Tentative Parcel Map No. 62202 (Attachment A) was approved by the Planning Commission on January 5, 2005 to allow the subdivision of one existing parcel into two postage stamp lots and one common area lot on the property located in the M-2 Zone, Heavy Manufacturing District at 23600 and 23610 Telo Avenue.

Approval of the Final Parcel Map by the City Council is required in order for the City to accept a 15' corner radius street easement at the southeast corner of 237<sup>th</sup>

Street and Telo Avenue. The easement is required for the wheelchair access ramp at that corner.

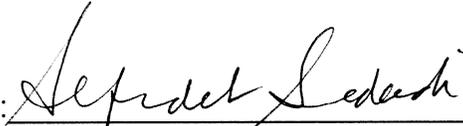
The subdivider has obtained permits and posted deposits to complete the following public improvements:

- 1. Install water backflow detector assembly.
- 2. Install handrail at new retaining wall behind the sidewalk.

All 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 Parcel Map have been met. There are no existing adjacent utility poles to be undergrounded and no requirement to install public street lights.

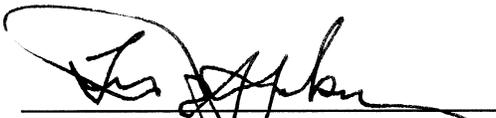
Respectfully submitted,

JEFFERY W. GIBSON  
Community Development Director

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

CONCUR:

  
 \_\_\_\_\_  
 JEFFERY W. GIBSON  
 Community Development Director

  
 \_\_\_\_\_  
 LeROY J. JACKSON  
 City Manager

Attachments:        A. Tentative Parcel Map No. 62202  
                               B. Vicinity map

CW/cks1741

3 PARCELS  
3.51 ACRES

# PARCEL MAP NO. 062202

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

BEING A SUBDIVISION OF THAT PORTION OF THAT CERTAIN PARCEL OF LAND IN THE RANCHO LOS PALOS VERDES ALLOTTED TO ORIN S. WESTON BY DECREE OF DISTRIBUTION IN THE ESTATE OF B. S. WESTON, RECORDED IN BOOK 2838 PAGE 230 OF RECORDS OF LOS ANGELES, AND BEING A PART OF THAT CERTAIN TRACT OF LAND MARKED B. S. WESTON 195814 ACRES ON A MAP OF PARTITION OF PART OF THE RANCHO LOS PALOS VERDES FILED IN CASE NO. 11575 OF THE SUPERIOR COURT OF SAID COUNTY, A COPY OF WHICH MAP IS FILED IN BOOK 1 PAGE 3 OF RECORDS OF SURVEYS IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

TORRANCE DIV 04-00022

## LANCO ENGINEERING

### OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND 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 SUBSEQUENT TO THE PUBLIC USE ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

### ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTOR AND COMPILED FROM RECORD DATA IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TELMEDICAL CENTER, LLC A DELAWARE LIMITED LIABILITY COMPANY, IN JANUARY, 2005. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

TELO MEDICAL CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: TORRANCE HOSPITAL INDEPENDENT PRACTICE ASSOCIATION MEDICAL GROUP, INC.  
A CALIFORNIA CORPORATION (MANAGER)

*Michael A. Moser*  
MICHAEL A. MOSER  
CHIEF EXECUTIVE OFFICER



*Michael A. Moser*  
MICHAEL A. MOSER  
LAND ENGINEERING  
R.C.E. 22516  
EXP. 12-31-05

### BEACH BUSINESS BANK

BENEFICIARY UNDER A DEED OF TRUST RECORDED JANUARY 18, 2005 AS INSTRUMENT NO. 05-116181 OF OFFICIAL RECORDS.

*Robert A. Franko*  
Robert A. Franko, President

*Robert A. Franko*  
Robert A. Franko, President

RECORD DATA IS FROM R.S. 153-3

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEIRED UNDER THE JURISDICTION OF THE CITY OF TORRANCE, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OF 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

### TORRANCE MEMORIAL MEDICAL CENTER

LESSEE PER THE DOCUMENT RECORDED JANUARY 18, 2005 AS INSTRUMENT NO. 05-116184 OF OFFICIAL RECORDS.

*John J. West*  
John J. West, CEO

*John J. West*  
John J. West, Executive VP/COO

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 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.

DATE \_\_\_\_\_ JOHN J. WEST  
CITY ENGINEER OF THE CITY OF TORRANCE  
R.C.E. 22516  
EXP. 12-31-05

THE SIGNATURE OF CHEVRON, U.S.A., INC., A CALIFORNIA CORPORATION, HOLDER OF MINERAL RIGHTS PER INSTRUMENT NO. 82-59535 RECORDED JANUARY 18, 1992 OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED PURSUANT TO THE PROVISIONS OF SECTION 66436 (3) (3) (C) OF THE SUBDIVISION MAP ACT INASMUCH AS SAID SIGNATURES ARE NOT REQUIRED BY THE LOS ANGELES CITY COUNCIL.

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES BY THE DOCUMENT RECORDED MARCH 12, 1994 AS INSTRUMENT NO. 84-301449 IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 SUBSECTION (3) (3) (A) (I-VIII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

THE SIGNATURE OF THE CITY OF TORRANCE, HOLDER OF AN EASEMENT FOR AVIGATION PURPOSES AND AN EASEMENT FOR PUBLIC UTILITY, PLANTING AND INCIDENTAL PURPOSES BY THE DOCUMENTS RECORDED OCTOBER 21, 1993 AS INSTRUMENT NO'S. 83-124903 AND 83-1249031, RESPECTIVELY IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, HAS BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 SUBSECTION (3) (3) (A) (I-VIII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY. SAID EASEMENT FOR AVIGATION PURPOSES IS BLANKET IN NATURE.

THE SIGNATURES OF H.J. EARLY AND OAS YEE EARLY, HOLDERS OF AN EASEMENT FOR STREET PURPOSES BY THE DOCUMENTS RECORDED JANUARY 27, 1993 AS INSTRUMENT NO. 1726 IN BOOK 0345 PAGE 390 IN THE OFFICIAL RECORDS OF LOS ANGELES COUNTY, HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 SUBSECTION (3) (3) (A) (I-VIII) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.  
ON MAY 10, 2005, BEFORE ME, Jennifer L. Rosen, a Notary Public in and for said county and state, personally appeared MARGA MOSER personally known to me or 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 persons acted, executed the instrument.

WITNESS MY HAND AND OFFICIAL SEAL.  
SIGNATURE: *Marga Moser* MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY, CALIFORNIA.  
NOTARY PUBLIC: Jennifer L. Rosen, Commission Expires 7/26/07  
COMMISSION NO. #1432393

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ \_\_\_\_\_ HAS BEEN FILED WITH THE CLERK OF THE 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. 062202 AS REQUIRED BY LAW.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BY \_\_\_\_\_  
DEPUTY

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES ) SS.  
ON MAY 12, 2005, BEFORE ME, Rosalind Rene Taylor, a Notary Public in and for said county and state, personally appeared Phillip J. Bond and Robert M. Brown personally known to me or 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.

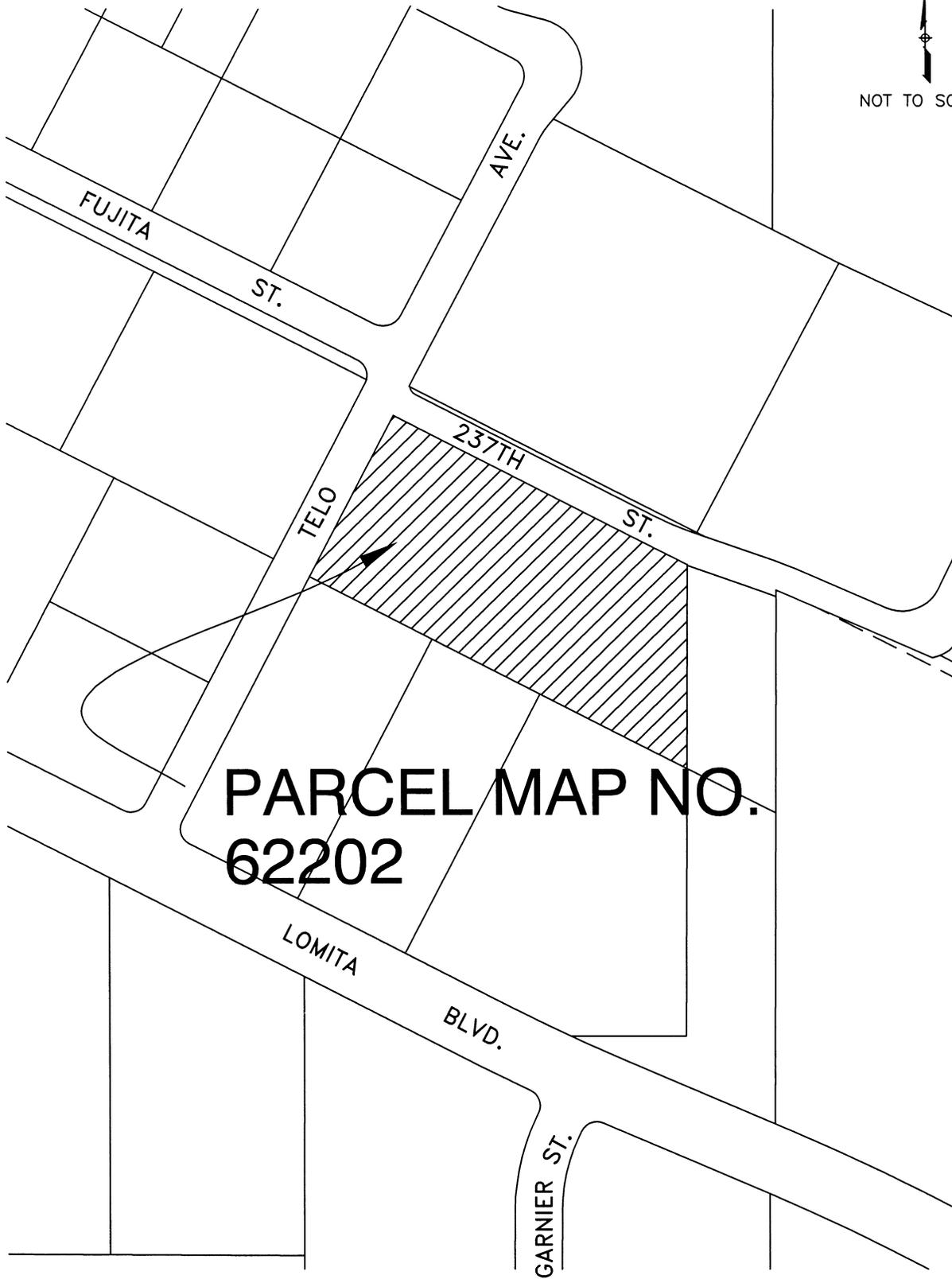
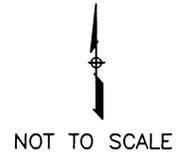
WITNESS MY HAND AND OFFICIAL SEAL.  
SIGNATURE: *Phillip J. Bond* MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY, CALIFORNIA.  
NOTARY PUBLIC: Rosalind Rene Taylor, Commission No. # 1759431

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66436 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER-CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BY \_\_\_\_\_  
DEPUTY

NOTE: PARCEL 3 IS TO BE COMMON PARCEL OWNED BY THE OWNERS OF PARCELS 1 AND 2 AND WILL PROVIDE THE NECESSARY ACCESS, DRAINAGE, PARKING, UTILITIES, AND OTHER REQUIREMENTS TO SAID PARCELS 1 AND 2 TO BE RECEIVED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT.





**PARCEL MAP NO.  
62202**

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

OCTOBER 2005

VICINITY MAP