

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

Members of the Council

**SUBJECT: Community Development – Approve the release of subdivision
bonds for Tract Map No. 62670**

RECOMMENDATION

Recommendation of the Community Development Director that City Council approve the release of three subdivision bonds for Tract Map No. 62670, which was subdivided by Mark LaCharite Homes, Inc., and located at 18512 – 18520 Mansel Avenue.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Final Tract Map No. 62670 was approved by the City Council on July 18, 2006, to allow the construction of 6 detached condominium units on 3 lots. The project is located at 18512 – 18520 Mansel Avenue. (Attachment A).

On May 18th, 2006, Mark LaCharite Homes, Inc. entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 62670:

Performance Bond	\$80,000.00
Payment Bond	\$40,000.00
Inspection Bond	\$ 3,000.00

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

1. Construct curb, gutter, sidewalk, driveway apron and make up paving.
2. Upgrade one existing, public, street light to marbelite street light.
3. Underground existing overhead utilities along property boundaries.

The above public improvements have been constructed. The Community Development Department has verified with each division and City department that all subdivision requirements have been completed and accepted; therefore, the subdivision bonds are no longer needed and may be released.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

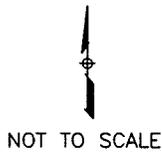
By: 
TED SEMAAN, Manager
Transportation Planning,
Development Engineering &
Records Division

CONCUR:

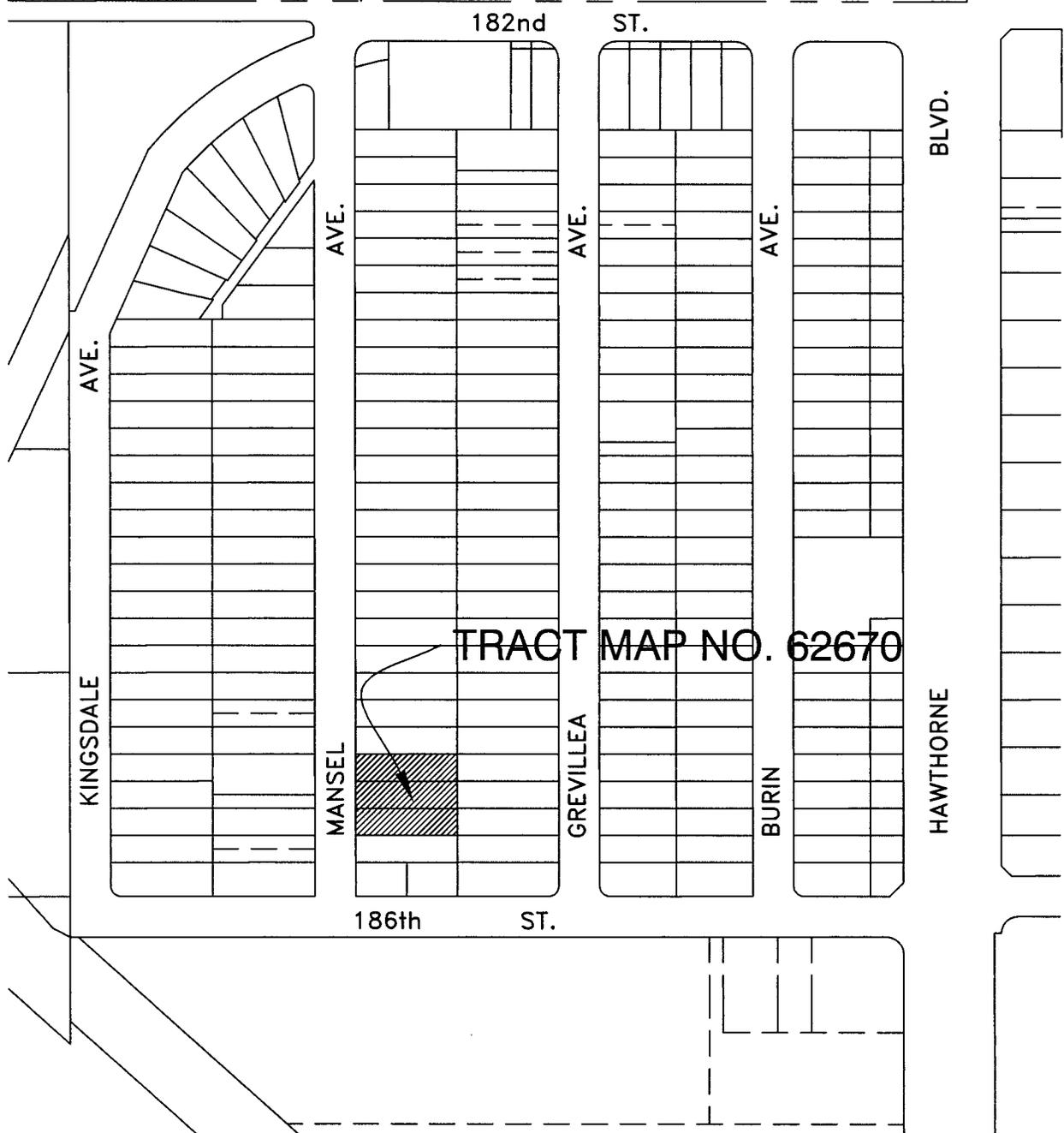

JEFFERY W. GIBSON
Community Development Director


LeROY J JACKSON
City Manager

Attachment: A. Vicinity Map
CW/cks2189



BOUNDARY CITY OF REDONDO BEACH



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JUNE 2009

VICINITY MAP