

Council Meeting of  
June 16, 2009

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

Members of the Council

**SUBJECT: Community Development – Approve Final Tract Map No. 67592**

**RECOMMENDATION**

Recommendation of the Community Development Director that the City Council approve Final Tract Map No. 67592, creating 6 condominium units on two lots, subdivided by Rich Homes, Inc., and located at 922 and 924 Sartori Avenue, which substantially conforms to and meets all conditions of approval of the Tentative Map.

**FUNDING**

No funding required.

**BACKGROUND AND ANALYSIS**

Tentative Tract Map No. 67592 (Attachment A) was approved by the Planning Commission on February 7, 2007, and extended for a period of 12 additional months by Senate Bill 1185, to allow the construction of 6 condominium units on a two-lot subdivision. The project is subdivided by Rich Homes, Inc. and located in the R-3, Limited Multiple-Family District at 922 and 924 Sartori Avenue.

Construction is underway on the buildings and the subdivider has obtained permits and posted deposits to complete the alley and other required public works construction for this project.

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.

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

CONCUR:

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

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

Attachments:           A. Final Parcel Map No. 67592  
                                  B. Vicinity Map

TS/cks2194

2 LOTS  
12,419 SQ.FT.

SHEET 1 OF 2 SHEETS

# TRACT NO. 67592

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

BEING A SUBDIVISION OF LOTS 23, 24  
AND 25, BLOCK 72, TORRANCE TRACT, AS  
PER MAP RECORDED IN BOOK 22, PAGES  
94 AND 95 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.

RICH HOMES, INC., A CALIFORNIA CORPORATION (OWNER)

*Bhavna R. B.*

BY BHAVNA BHERA  
TITLE: SECRETARY

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON Sept 9, 2008 BEFORE ME Francisco D. Uchire  
A NOTARY PUBLIC, PERSONALLY APPEARED BHAVNA BHERA, 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: Francisco D. Uchire

NAME: Francisco D. Uchire

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NO. 1725171

MY COMMISSION EXPIRES: Apr 12, 2011

**SIGNATURE COMMISSION NOTES:**

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF THE SUBDIVISION MAP ACT, SECTION 66436, (a)(3)(A)(i-viii). THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

DOMINGUEZ LAND CORPORATION, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR AERIAL CIRCUITS, PIPES, WIRE LINES AND OTHER PUBLIC UTILITY PURPOSES, BY DOCUMENTS RECORDED IN BOOK 23640, PAGE 140, AND IN BOOK 60714, PAGE 11A, BOTH OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

**-Add other public utilities**

DOMINGUEZ LAND CORPORATION, A CALIFORNIA CORPORATION, HOLDER OF AN EASEMENT FOR AERIAL CIRCUITS PURPOSES, BY DOCUMENT RECORDED IN BOOK 74, PAGE 62, OF OFFICIAL RECORDS, RECORDS OF THE COUNTY OF LOS ANGELES.

**CONDOMINIUM NOTE:**

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 6 (SIX) 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.



**ENGINEER'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 FEBRUARY, 2007 IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RAJESH VASHDEV ON FEBRUARY 7, 2007. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Gary J. Roehl 9-17-2008  
GARY J. ROEHL DATE  
R.C.E. NO. 30826, EXPIRES: MARCH 31, 2010

**BASIS OF BEARINGS:**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 42°34'10"W OF THE CENTERLINE OF SARTORI AVENUE, AS SHOWN ON MAP OF TORRANCE TRACT, RECORDED IN BOOK 22, PAGES 94 AND 95 OF MAPS, RECORDS OF LOS ANGELES COUNTY.

**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, CITY OF TORRANCE DATE

**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.

CITY CLERK, CITY OF TORRANCE DATE

**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. SYMONS DATE  
CITY ENGINEER, CITY OF TORRANCE  
P.L.S. NO. 8041, EXPIRES: JUNE 30, 2011

**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.

BY: DENNIO F. HUNTER, DEPUTY DATE  
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 TRACT NO. 67592 AS REQUIRED BY LAW.

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 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY: \_\_\_\_\_ DEPUTY DATE

SCALE: 1"=30'

SHEET 2 OF 2 SHEETS

# TRACT NO. 67592

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

FOR CONDOMINIUM PURPOSES

**LEGEND:**

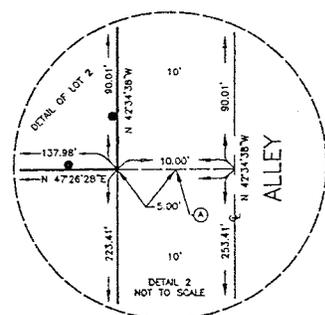
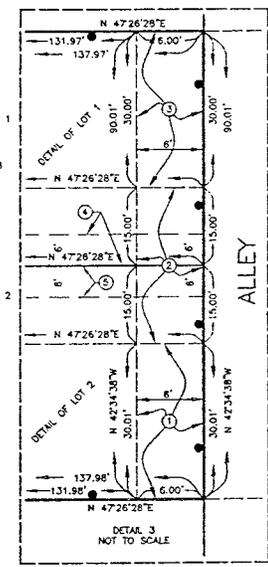
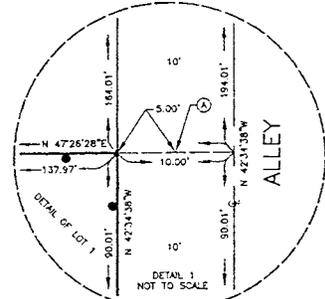
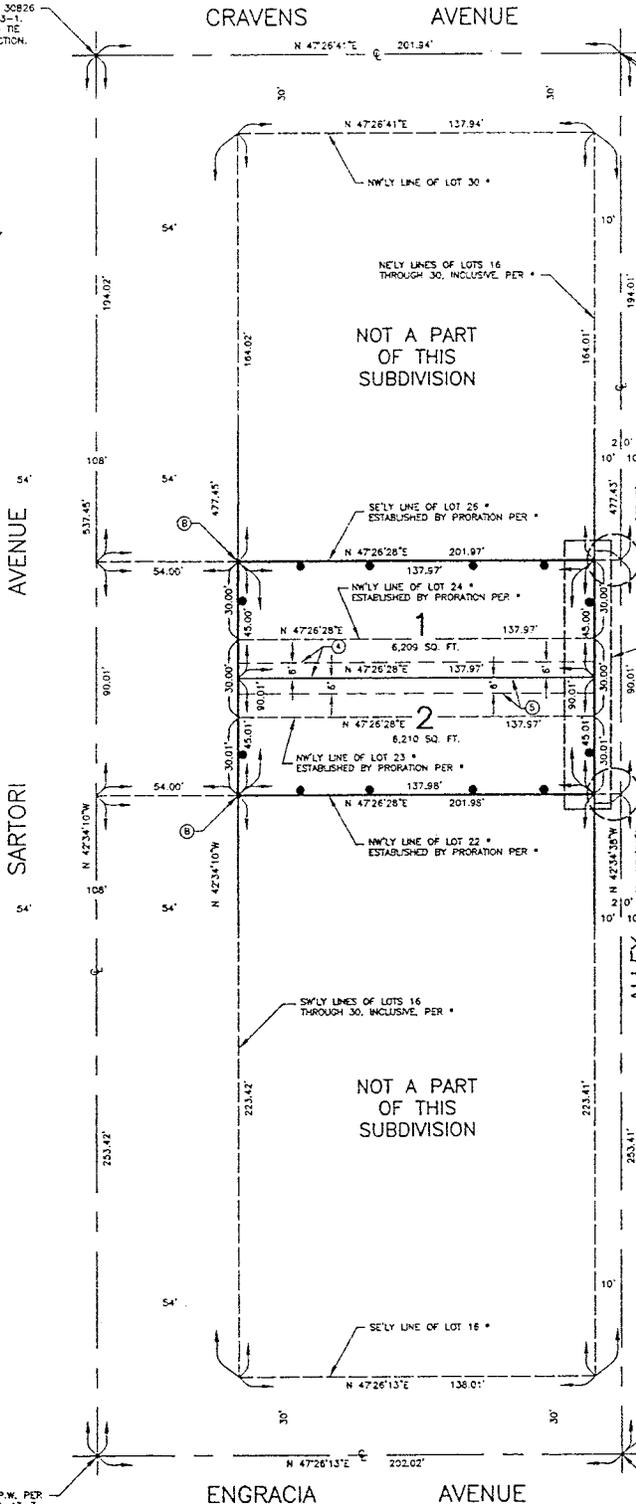
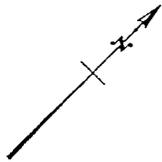
- BLOCK 72, TORRANCE TRACT, M.B. 22-94-55
- (A) SET SPK&W, STAMPED R.C.E. 30826
- (B) SET 2" I.P. CEMENT PLUG & TACK, TAGGED R.C.E. 30826 FLUSH

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

- ① 6' WIDE EASEMENT OF DOMINGUEZ LAND CORPORATION, A CALIFORNIA CORPORATION, FOR AERIAL CIRCUITS, PIPES, WIRE LINES AND OTHER PUBLIC UTILITY PURPOSES, BY DOCUMENT RECORDED IN BOOK 23640, PAGE 186, OF OFFICIAL RECORDS.
- ② 6' WIDE EASEMENT OF DOMINGUEZ LAND CORPORATION, A CALIFORNIA CORPORATION, FOR AERIAL CIRCUITS, PIPES, WIRE LINES AND OTHER PUBLIC UTILITY PURPOSES, BY DOCUMENT RECORDED IN BOOK 20772, PAGE 228, OF OFFICIAL RECORDS.
- ③ 6' WIDE EASEMENT OF DOMINGUEZ LAND CORPORATION, A CALIFORNIA CORPORATION, FOR AERIAL CIRCUITS, PIPES, WIRE LINES AND OTHER PUBLIC UTILITY PURPOSES, BY DOCUMENT RECORDED IN BOOK 74, PAGE 82, OF OFFICIAL RECORDS.
- ④ 6' WIDE EASEMENT, OF LOT 2 FOR CROSS ACCESS PURPOSES TO BE RESERVED BY SEPARATE DOCUMENT FOR THE BENEFIT
- ⑤ 6' WIDE EASEMENT, OF LOT 1 FOR CROSS ACCESS PURPOSES TO BE RESERVED BY SEPARATE DOCUMENT FOR THE BENEFIT

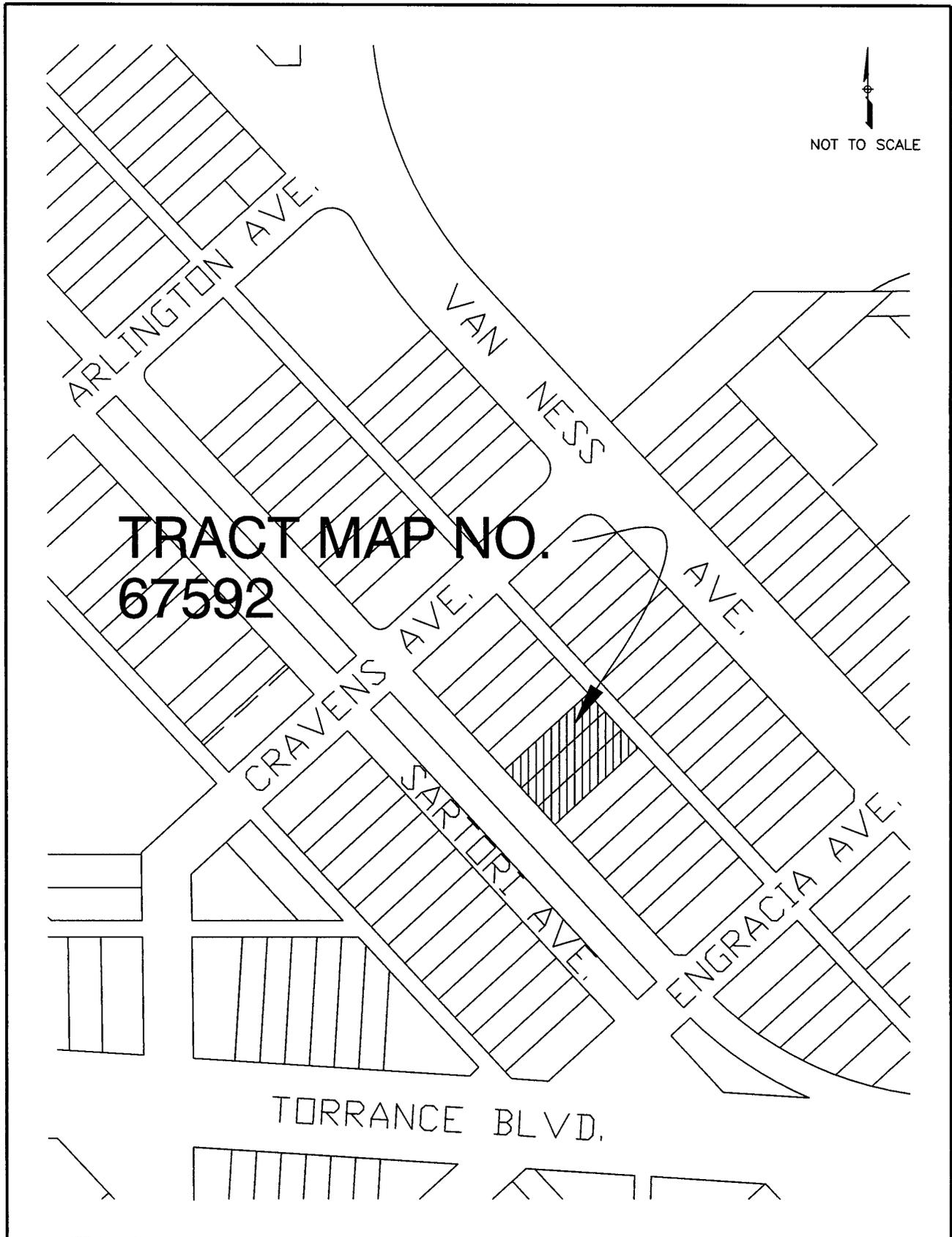
FD SPK&W STAMPED R.C.E. NO. 30826 PER CITY ENG. THE NO. T-59-43-1. FITS ALL TAGGED TIES PER SAID THE NOTE. ACCEPTED AS E INTERSECTION.

FD SPK&W STAMPED R.C.E. NO. 30826 PER CITY ENG. THE NO. T-59-43-2. FITS 4 TANGENT TIES TAGGED R.C.E. 30826 PER SAID THE NOTE. ACCEPTED AS E INTERSECTION.



FD SPK&W STAMPED D.P.W. PER CITY ENG. THE NO. T-59-43-3. FITS 4 TANGENT TIES TAGGED R.C.E. 30826 PER SAID THE NOTE. ACCEPTED AS E INTERSECTION.

FD SPK&W STAMPED D.P.W. PER CITY ENG. THE NO. T-59-43-4. FITS 4 TANGENT TIES TAGGED R.C.E. 30826 PER SAID THE NOTE. ACCEPTED AS E INTERSECTION.



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JUNE 2009

VICINITY MAP