

Council Meeting of
May 9, 2006

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

Members of the Council

SUBJECT: Recommendation to Approve Final Tract Map No. 60050
Subdivider: Washington Street Development, LLC
Location: 2080 Washington Avenue
Number of Lots: 1 Lot (21 condo units)

RECOMMENDATION

The Community Development Director recommends that the City Council:

1. Approve Final Tract Map No. 60050, creating 21 condominium units on one lot, subdivided by Washington Street Development, LLC, and located at 2080 Washington Avenue, which substantially conforms to and meets all conditions of approval of the Tentative Map;
2. Accept a 6" wide public street easement for the length of the east side of the project along the west side of the alley;
3. Accept a 12' wide public sewer easement; and
4. Abandon a triangular portion of alley at the northwest corner of the property.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 60050 (Attachment A) was approved by the Planning Commission on October 1, 2003 to allow the construction of 21 townhouse condominium units on a one-lot subdivision. A zone change from M-L, Light Manufacturing District to R-3, Limited Multiple Family Residential District was approved by the City Council on November 18, 2003. This property is located at 2080 Washington Avenue (Attachment B).

Approval of the Final Map will accept a 6" wide public street easement along the west side of the adjacent alley and a 12' public sewer easement approximately located at the center of the adjacent property. With the dedications, the alley will become a standard 20' wide alley and the enlarged public sewer easement will allow access for modern maintenance equipment to the existing public sewer which runs from north to south through the property.

Approval of the Final Map will also abandon a triangular portion of alley, which is approximately 251 square feet and is located at the northwest corner of the lot. Section 66434g of the Subdivision Map Act provides for the abandonment of rights-of-way and easements on the map.

On August 12, 2005, Pacific Torrance, LLC entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 60050:

Performance Bond	\$75,000
Payment Bond	\$37,500
Inspection Bond	\$ 3,000

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

1. Reconstruct one half of the alley.
2. Construct new driveways and close abandoned driveways.
3. Construct parkway drains and curb drains.
4. Install grass sod with irrigation system in parkway.
5. Reconstruct approximately 140 feet of public sewer line and add a sewer manhole.
6. Install three street lights on Washington Avenue.
7. Construct a public fire hydrant at the northwest end of the property.
8. Abandon unused water service lines.

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 map have been met. The developer has made payment to Southern California Edison (SCE) for the undergrounding of the existing, adjacent, public utility poles and SCE has placed this work on their work schedule.

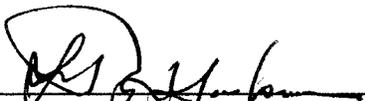
Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

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

CONCUR:


JEFFERY W. GIBSON
Community Development Director


LeROY J. JACKSON
City Manager

Attachment: A. Final Tract Map No. 60050
B. Vicinity Map

CW/cks1618

1 LOT
Gross = 41,051 SQ FT

TRACT NO. 60050

SHEET 1 OF 3 SHEETS

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

BEING A SUBDIVISION OF PORTIONS OF LOTS 1 AND 6, BLOCK 2;
A PORTION OF LOT 2 AND ALL OF LOT 1, BLOCK 3 OF TRACT NO.
3757, AS PER MAP RECORDED IN BOOK 41, PAGES 24 AND 25 OF
MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
TOGETHER WITH THAT PORTION OF APPLE AVENUE (60 FEET WIDE) AS
~~SHOWN ON MAP OF SAID TRACT 3757 AS VACATED BY RESOLUTION~~
~~NO 79-110 OF THE CITY COUNCIL OF THE CITY OF TORRANCE,~~
~~RECORDED JUNE 26, 1979 AS INSTRUMENT NO. 79-697379, OF~~
~~OFFICIAL RECORDS, AND THAT PORTION OF ALLEY AS VACATED BY~~
~~RESOLUTION NO. 288 OF THE CITY COUNCIL OF THE CITY OF TORRANCE~~

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, AND ALSO DEDICATE TO THE CITY OF TORRANCE THE EASEMENT FOR SANITARY SEWER PURPOSES SO RESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS FROM ANY ADJACENT PROPERTIES, PACIFIC TORRANCE, LLC



ENGINEER'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PACIFIC TORRANCE, LLC ON 04-06-04. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE FOR WILL BE IN PLACE WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

(OWNER)
ALBERT MARCO
SOUTH BAY BANK, NATIONAL ASSOCIATION
(BENEFICIARY)

Gary J. Roehl
GARY J. ROEHL R.C.E. 30826
EXPIRATION 03-31-06

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING S 16°19'30" W OF THE CENTERLINE OF ARLINGTON AVENUE AS SHOWN ON TRACT MAP NO. 3757, M.B. 41-24-25.

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.

RECORD HOLDER OF BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED AUGUST 3, 2004 AS INSTRUMENT NO. 04-1985484 OF OFFICIAL RECORDS.
Ned Stronme, SUP
NED STRONME
Michael F. Martin, SUP
MICHAEL F. MARTIN

DATE _____ CITY TREASURER OF THE CITY OF TORRANCE

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TORRANCE BY MOTION ADOPTED AT ITS SESSION ON THE _____ DAY OF _____ 2004 APPROVED THE ANNEXED MAP AND ACCEPTED THE DEDICATION OF THE PUBLIC STREET AS SHOWN ON SAID MAP, AND ACCEPTED THE EASEMENT FOR SANITARY SEWER PURPOSES SO RESIGNATED ON SAID MAP.

DATE _____ CITY CLERK OF THE CITY OF TORRANCE

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 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.

DATE _____ CITY ENGINEER OF THE CITY OF TORRANCE, JOHN J. WISZ
PCE 22516 EXPIRATION: 12-2-07

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.

DATE _____ COUNTY ENGINEER DEPUTY

R.C.E. EXPIRATION:

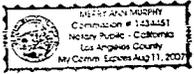
STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.
ON August 12, 2005 BEFORE ME, Francine D. Uehmann
A NOTARY PUBLIC, PERSONALLY APPEARED
Albert Marco
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE, SHE, OR THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITIE(S) AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: NAME: Francine D. Uehmann
PRINT NAME OF NOTARY
Francine D. Uehmann
NOTARY PUBLIC IN AND FOR SAID STATE
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES 2/19/05
MY COMMISSION NUMBER IS 1224574



STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.
ON August 16, 2005 BEFORE ME, Neena Pan Murthy
A NOTARY PUBLIC, PERSONALLY APPEARED
Ned Stronme and Michael F. Martin
PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/they EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITIE(S) AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND: NAME: Neena Pan Murthy
PRINT NAME OF NOTARY
Neena Pan Murthy
NOTARY PUBLIC IN AND FOR SAID STATE
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION EXPIRES August 11, 2007
MY COMMISSION NUMBER IS 1424551



CONDOMINIUM NOTE:
THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 21 UNITS WHEREBY THE OWNERS OF THE UNITS OF AIR SPACE WILL HOLD AN UNDIVIDED INTEREST IN THE COMMON AREAS WHICH WILL IN TURN PROVIDE THE NECESSARY ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

ABANDONMENT NOTE:
I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THOSE ALLEYS ASSIGNED BY THE CITY OF TORRANCE BY TRACT NO. 3757 BOOK 41, PAGES 24 AND 25 OF MAPS, RECORDS OF LOS ANGELES COUNTY, NOT SHOWN ON THIS MAP.
DATE _____ CITY CLERK OF THE CITY OF TORRANCE

TRACT NO. 60050

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

SIGNATURE OMISSION NOTES:

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

AN EASEMENT OF DOMINGUEZ LAND CORPORATION FOR PUBLIC UTILITY PURPOSES AS PER DEED RECORDED IN BOOK 1261, PAGE 48, OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

AN EASEMENT OF DOMINGUEZ LAND CORPORATION FOR WATER PIPE LINES AS PER DEED RECORDED IN BOOK 1345, PAGE 46 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

AN EASEMENT OF BAY HILLS OIL AND LAND COMPANY, A CORPORATION FOR PIPE AND WIRE LINES AS PER DEED RECORDED IN BOOK 2826, PAGE 67 OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

AN EASEMENT OF THE CITY OF TORRANCE FOR SANITARY SEWER AND APPURTENANT STRUCTURES AS PER DEED RECORDED JUNE 29, 1979 AS INSTRUMENT NO. 79-697379, OF OFFICIAL RECORDS.

AN EASEMENT OF THE CITY OF TORRANCE FOR AVIGATION PURPOSES AS PER DEED RECORDED SEPTEMBER 13, 1979 AS INSTRUMENT NO. 79-1020692, OF OFFICIAL RECORDS. SAID EASEMENT IS BLANKET IN NATURE.

THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF INTEREST SET FORTH, HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436, SUBSECTION (a) (3)(C) OF THE SUBDIVISION MAP ACT.

DOMINGUEZ LAND CORPORATION AS RECORDED IN BOOK 1261, PAGE 48, OF OFFICIAL RECORDS

ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY RECORDED NOVEMBER 6, 1974 AS INSTRUMENT NO. 571, OF OFFICIAL RECORDS.

SCALE: 1"=40'

TRACT NO. 60050

SHEET 3 OF 3 SHEETS

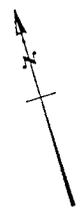
NET AREA = 40941 SQ. FT.
GROSS AREA = 41051 SQ. FT.

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

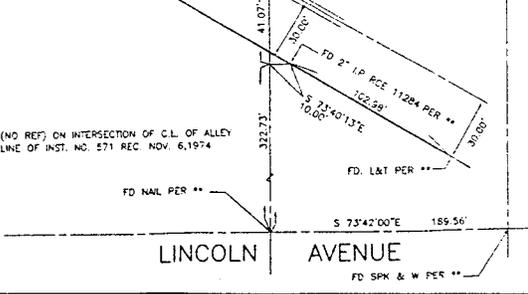
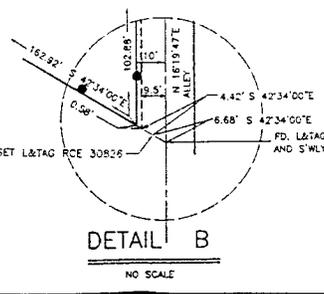
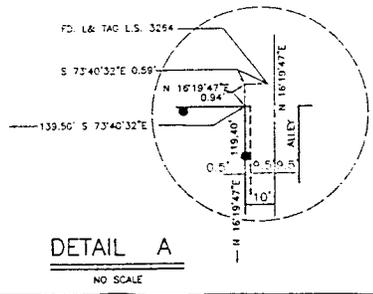
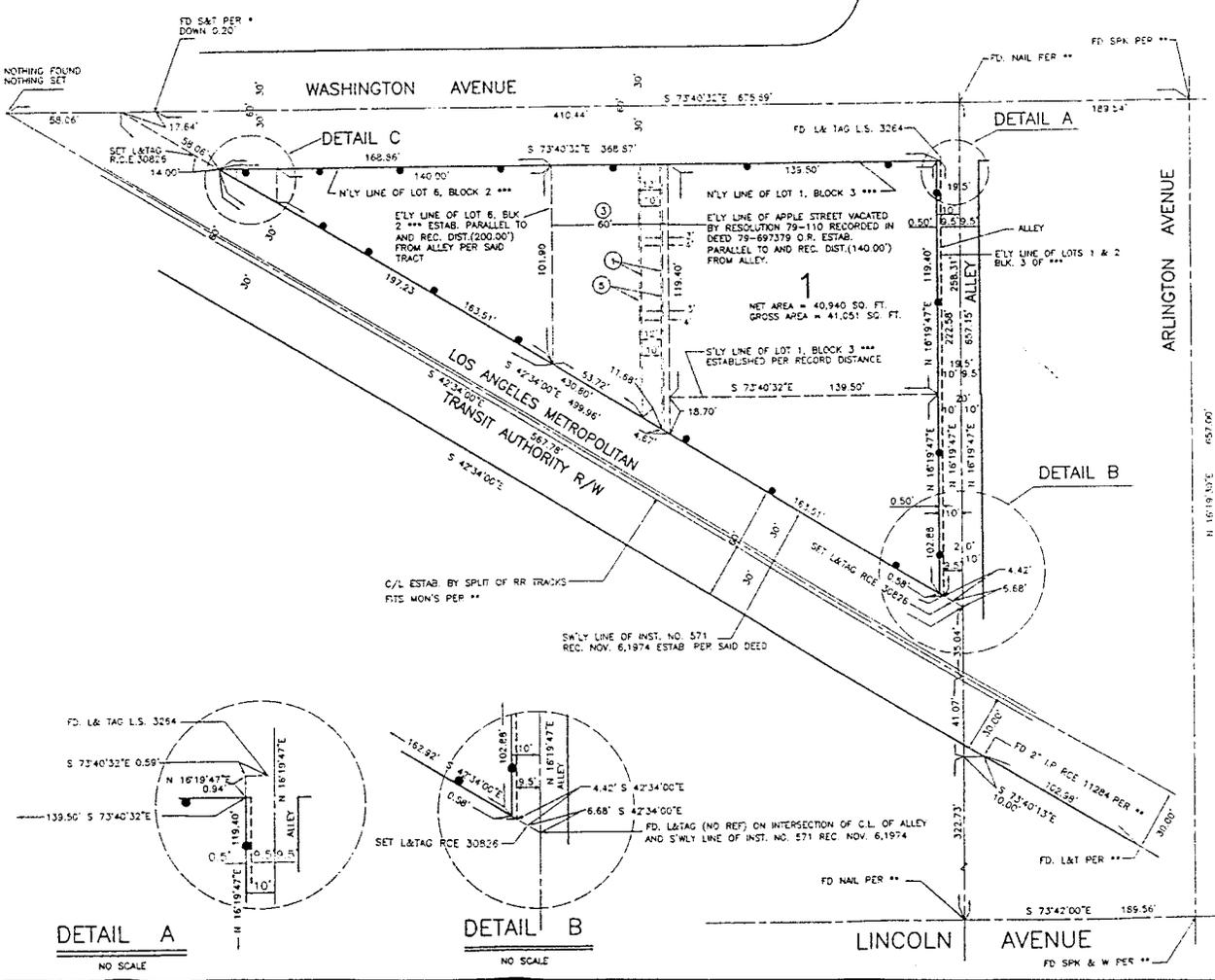
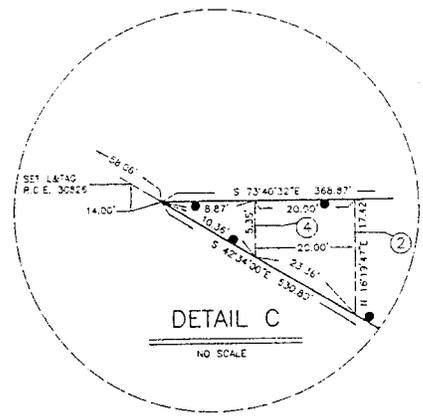
FOR CONDOMINIUM PURPOSES

- * TRACT NO. 32658
M.B. 900-90-91
- ** TR NO. 53240
M.B. 1269-97-95
- *** TR NO. 3757
M.B. 41-24-25

- ① 10' EASEMENT OF THE CITY OF TORRANCE FOR SEWER AND APPURTENANT STRUCTURES AND FOR UTILITY PURPOSES PER VACATION RESOLUTION 79-110 RECORDED 6-26-79 AS INST NO. 79-697379 O.R.
- ② W'LY LINE OF LOT 6, BLOCK 2 *** ESTABLISHED PARALLEL TO AND AT RECORD DISTANCE PER SAID TRACT
- ③ VACATION OF A PORTION OF APPLE AVENUE (60' WIDE) PER INSTRUMENT NO. 79-697379 O.R.
- ④ E'LY LINE OF LOT 1, BLOCK 2, *** ESTAB. PARALLEL TO AND REC. DIST.(360.00') FROM ALLEY PER SAID TRACT
- ⑤ 12' EASEMENT OF THE CITY OF TORRANCE FOR SEWER AND APPURTENANT STRUCTURES AND INCIDENTAL PURPOSES



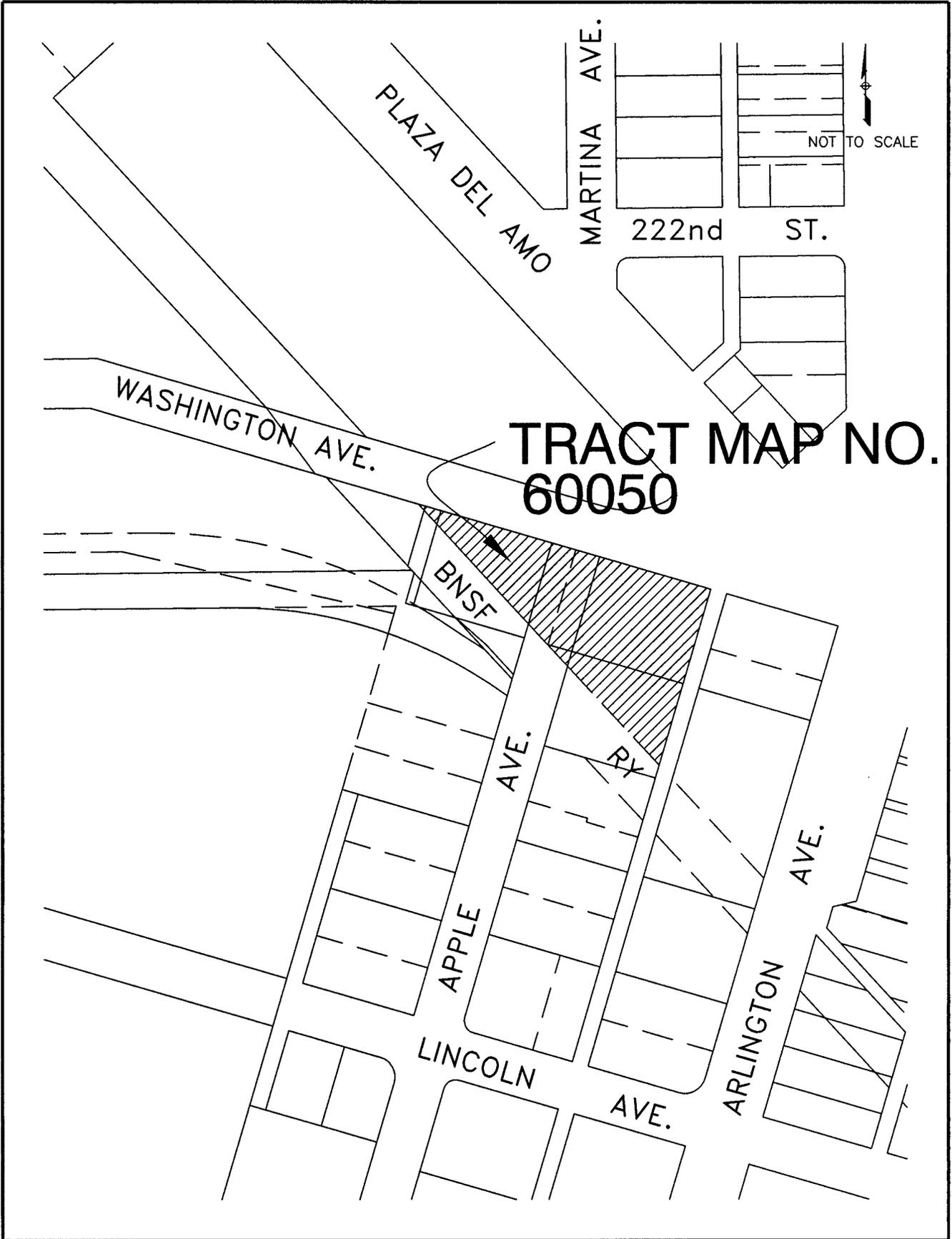
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



DETAIL A
NO SCALE

DETAIL B
NO SCALE

DETAIL C
NO SCALE



TRACT MAP NO. 60050

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

FEBRUARY 2006

VICINITY MAP