Council Meeting of
November 3, 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. 61985, accept a two and a half (2.5) foot wide street easement and a ten (10) foot corner cut-off easement

RECOMMENDATION

Recommendation of the Community Development Director that the City Council:

1. Approve Final Tract Map No. 61985, creating a mixed-use development consisting of seven residential condominium units and one commercial condominium unit on a one lot subdivision. The project, subdivided by Michael Mulligan, is located at 1620 Gramercy Avenue, which substantially conforms to and meets all conditions of approval of the Tentative Map;

2. Accept a 2.5' wide public street easement for the length of the east side of the project along the west side of the alley; and

3. Accept a 10' corner cut-off at the west corner of the lot.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 61985 (Attachment A) was approved by Redevelopment Agency on April 24, 2007 to allow the construction of 7 residential condominium units and 1 commercial condominium unit on a one-lot subdivision. The project is located in the Downtown Redevelopment Project Area at 1620 Gramercy Avenue (Attachment B).

Approval of the Final Map will accept: 1) a 2.5' wide public street easement along the west side of the adjacent alley, thereby making the west side of the adjacent

alley 10' wide, and 2) a 10' corner cut-off street easement at the west corner of the lot for sidewalk area.

On June 4, 2009, Michael Mulligan entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 61985:

Performance Bond	$65,000
Payment Bond	$32,500
Inspection Bond	$ 2,400

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

1. Reconstruct one half of the alley and alley apron.
2. Construct missing and broken sidewalk along Cravens and Gramercy Avenues.
3. Close abandoned driveways.
4. Install wheelchair ramp at the east corner of Cravens and Gramercy Avenues.
5. Install street trees.
6. Water meter/service work.

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 and
Records Division

CONCUR:

LeROY J. JACKSON
City Manager

JEFFERY W. GIBSON
Community Development Director

Attachment: A. Final Tract Map No. 61985
B. Vicinity Map

CW/cks2219

ATTACHMENT A

1 LOT
11,613 SQ.FT. (GROSS)
11,096 SQ.FT. (NET)

SHEET 1 OF 2 SHEETS

VESTING

TRACT NO. 61985

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

BEING A SUBDIVISION OF LOTS 11 AND 12, BLOCK 5, 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
I HEREBY CERTIFY THAT I AM THE OWNER OF OR AM INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND I 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.

MICHAEL MULLIGAN (OWNER)

Michael Mulligan

MICHAEL MULLIGAN, OWNER

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON Feb 12 2009, 2009, BEFORE ME Francene D. Kralman, A NOTARY PUBLIC, PERSONALLY APPEARED MICHAEL MULLIGAN, 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: [signature]

NAME: Francene D. Kralman

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NO. 1725171

MY COMMISSION EXPIRES Feb. 12, 2011

WELLS FARGO BANK, NATIONAL ASSOCIATION, RECORD HOLDER OF BENEFICIAL INTEREST UNDER DEED OF TRUST RECORDED FEBRUARY 15, 2005 AS INSTRUMENT NO. 05 0277218, OFFICIAL RECORDS, REGISTRY OF LOS ANGELES COUNTY

BY: PATRICK M. WANTA
TITLE: SENIOR VICE PRESIDENT

BY: Nathan E. Baker
TITLE: Vice President

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON March 13, 2009, BEFORE ME Kimberly Ladd

A NOTARY PUBLIC, PERSONALLY APPEARED PATRICK M. WANTA AND Nathan E. Baker 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: Kimberly Ladd

NAME: Kimberly Ladd

MY PRINCIPAL PLACE OF BUSINESS IS IN ~~LOS ANGELES COUNTY~~ Placer County

MY COMMISSION NO. 1740880

MY COMMISSION EXPIRES: Apr 29, 2011

SIGNATURE OMISSION NOTES:
THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, (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.

DOMINGUEZ ESTATE COMPANY, A CORPORATION, EASEMENT HOLDER FOR PIPELINES AND OTHER INCIDENTAL PURPOSES AS PER DEED RECORDED IN BOOK 4575, PAGE 256, OF DEEDS, RECORDS OF LOS ANGELES COUNTY. SAID EASEMENT IS BLANKET IN NATURE.

DOMINGUEZ LAND COMPANY, A CORPORATION, EASEMENT HOLDER FOR AERIAL CIRCUITS AND INCIDENTAL PURPOSES AS PER DEED RECORDED IN BOOK 5236, PAGE 85, OF DEEDS, RECORDS OF LOS ANGELES COUNTY. SAID EASEMENT IS BLANKET IN NATURE.

REGISTERED PROFESSIONAL ENGINEER GARY J. ROEHL No. 30826 Exp. 03-31-10 CIVIL STATE OF CALIFORNIA

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 SEPTEMBER, 2007, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MICHAEL MULLIGAN ON SEPTEMBER 12, 2007. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP, ; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY POSITIONS INDICATED; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

GARY J. ROEHL
R.C.E. NO. 30826, EXPIRES: MARCH 31, 2010

3/17/2009
DATE

CONDOMINIUM NOTE
THIS TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 7 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL CONDOMINIUM 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 INGRESS AND UTILITY EASEMENTS FOR THE UNITS.

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY BOUNDARY OF LOTS 5 AND 6, NOW CRAVENS AVENUE SHOWN AS N42°34'10"W ON TORRANCE TRACT, RECORDED IN BOOK 22, PAGES 94 AND 95, OF MAPS, RECORDS OF LOS ANGELES COUNTY AND SHOWN AS N42°33'07"W ON THIS MAP

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 _____, 2009, APPROVED THE ANNEXED MAP AND ACCEPTED THE DEDICATION OF THE PUBLIC STREET AS SHOWN ON SAID MAP.

CITY CLERK, CITY OF TORRANCE — DATE

CITY ENGINEER'S CERTIFICATE
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 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
CITY ENGINEER, CITY OF TORRANCE
P.L.S. NO. 8041, EXPIRES: JUNE 30, 2009

DATE

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.

COUNTY ENGINEER

BY_____ DATE
DENNIS F. HUNTER, DEPUTY
L.S. NO. 8539
EXPIRES: DECEMBER 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. 61985 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

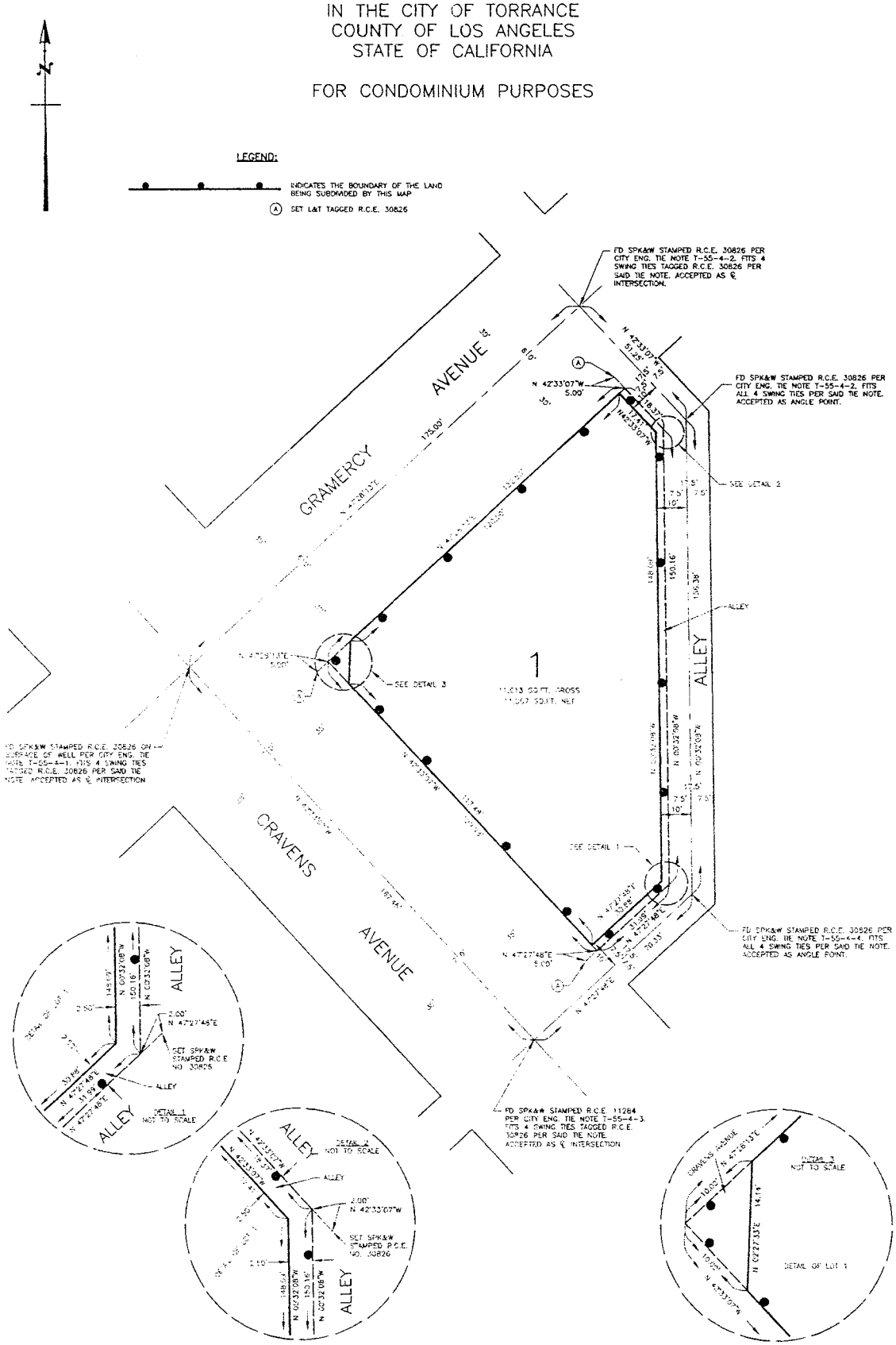
SCALE: 1"=20'

VESTING TRACT NO. 61985

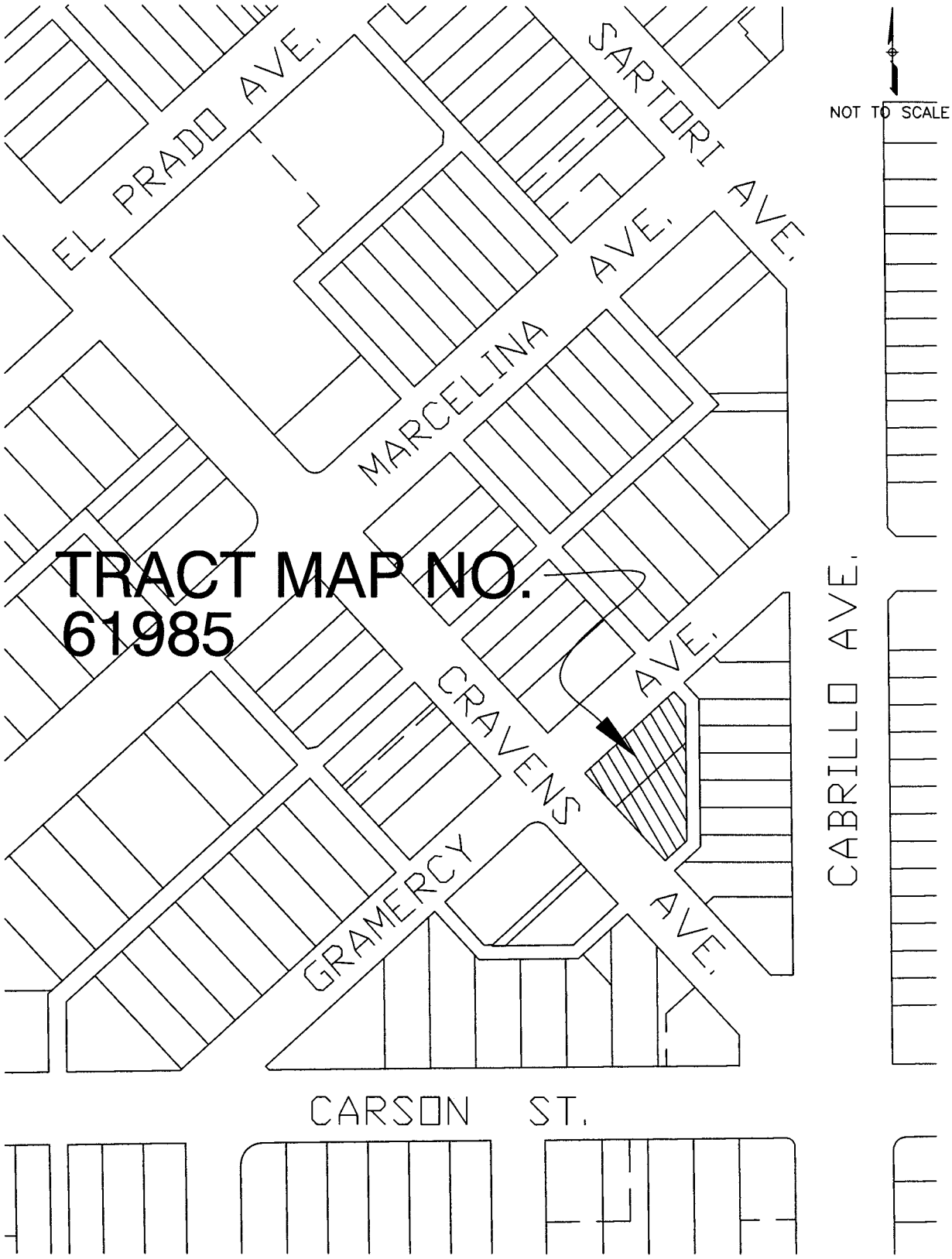
SHEET 2 OF 2 SHEETS

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

FOR CONDOMINIUM PURPOSES



ATTACHMENT B



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

OCT. 2009	VICINITY MAP

P:CAD\TR61958