Council Meeting of
June 22, 2010

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

Members of the Council

SUBJECT: Community Development – Recommendation to Approve Final Parcel Map No. 69581 and accept a thirteen foot (13') wide street easement

RECOMMENDATION

Recommendation of the Community Development Director that the City Council:

1. Approve Final Parcel Map No. 69581; and
2. Accept a thirteen foot (13') wide street easement on Sepulveda Boulevard.

This Final Parcel Map merges two lots into one lot for a new commercial/retail project. This project, owned by 2455 Sepulveda LLC, is located at 2455 Sepulveda Boulevard, and substantially conforms to and meets all conditions of approval of the Tentative Parcel Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Parcel Map No. 69581 (Attachment A) was approved by the Planning Commission on October 17, 2007 to allow the construction of a new commercial/retail building on a one-lot subdivision. The Tentative Parcel map was automatically extended by the latest revision of the Subdivision Map Act to October 17, 2012. This property is located in the M-2 Heavy Manufacturing Zone at 2455 Sepulveda Boulevard (Attachment B).

Approval of the Final Parcel Map will accept an approximately 178 foot long by 13' wide public street and highway easement on Sepulveda Boulevard to allow for the future extension of the existing right turn pocket on Sepulveda Boulevard.

All required public improvements have been completed and the project is occupied. 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

Attachment: A. Final Parcel Map No. 69581
B. Vicinity Map

TS/cks2285

ATTACHMENT A

1 PARCEL
30,921 SQ. FT.

PARCEL MAP NO. 69581

SHEET 1 OF 3 SHEETS

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

BEING A SUBDIVISION OF A PORTION OF LOT 5 IN BLOCK 303 OF TRACT NO. 1952, AS PER MAP RECORDED IN BOOK 23 PAGE 83 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

DIV 07-00013

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 ALSO HEREBY DEDICATE TO THE PUBLIC USE ALL STREET, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON THIS MAP.

2455 SEPULVEDA LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)
BY: JMPM, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: JAMES KONG, MANAGING MEMBER

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON July 13 2009, BEFORE ME Joann A Black, NOTARY PUBLIC PERSONALLY APPEARED JAMES KONG WHO 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 CAPACITY(IES), 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.

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
PRINTED NAME Joann A Black
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION NO.: 1666255
MY COMMISSION EXPIRES: 5-12-10

SHINHAN BANK AMERICA, A NEW YORK CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED APRIL 25, 2008 AS INSTRUMENT NO. 2008-730105, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

Assistant Vice President & Officer

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON July 13, 2009, BEFORE ME Abraham Y. Lee, NOTARY PUBLIC PERSONALLY APPEARED Kwang Woo Cho WHO 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 CAPACITY(IES), 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.

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
PRINTED NAME Abraham Y. Lee
MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY
MY COMMISSION NO.: 1643793
MY COMMISSION EXPIRES: February 6, 2010

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: _____ DATE: _____
DEPUTY

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 PARCEL MAP NO. 69581 AS REQUIRED BY LAW.

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

BY: _____ DATE: _____
DEPUTY

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 OCTOBER 2007, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF 2455 SEPULVEDA, LLC ON OCTOBER 2, 2007. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS OR FOR ALL CENTERLINE TIE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

PERFECTO A. ARCA, P.E.
RCE NO. 28918
EXPIRES 3-31-11

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N73°39'59"W OF THE CENTERLINE OF SANTA CRUZ COURT AS SHOWN ON MAP OF TRACT NO. 23941, FILED IN BOOK 869, PAGES 54 THROUGH 57 INCLUSIVE OF MAPS, RECORDS OF LOS ANGELES COUNTY.

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 _____, 20~~10~~ APPROVED THE ANNEXED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC, THE DEDICATION OF SEPULVEDA BOULEVARD AS SHOWN ON SAID MAP.

DATE _____ CITY CLERK, CITY OF TORRANCE

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 LOCAL SUBDIVISION ORDINANCES OF THE CITY OF TORRANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPILED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT WITH RESPECT TO CITY RECORDS.

DATE _____ THEODORE C. SYMONS
CITY ENGINEER, CITY OF TORRANCE
L.S. NO.: 8041 EXPIRES 6-30-~~10~~ 2011

SPECIAL ASSESSMENT'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.

DATE _____ CITY TREASURER, CITY OF TORRANCE

SIGNATURE OMISSION NOTES:

THE SIGNATURE OF CHANSLOR WESTERN OIL AND DEVELOPMENT COMPANY, A DELAWARE CORPORATION, SUCCESSOR OR ASSIGNEE, THE OWNERS OF THE LEASEHOLD ESTATE UNDER AN OIL AND GAS LEASE RECORDED AUGUST 2, 1921 AS INSTRUMENT NO. 697 IN BOOK 146 PAGE 317 OF LEASES, RECORDS OF LOS ANGELES COUNTY, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(C) OF THE SUBDIVISION MAP ACT.

THE SIGNATURE OF HOLT/CRENSHAW PARTNERS, A CALIFORNIA LIMITED PARTNERSHIP, EASEMENT HOLDER(S) FOR RECIPROCAL EASEMENT PURPOSES, BY DEED(S) RECORDED FEBRUARY 15, 2008 AS INSTRUMENT NO. 2008-0280332, OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, MAY BE OMITTED IF THE NAME(S) AND THE NATURE OF THEIR INTEREST ARE STATED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING BODY IN ACCORDANCE WITH SECTION 66436, (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE. SAID EASEMENT IS INDETERMINATE IN NATURE.

THE SIGNATURE OF HOLT CRENSHAW PARTNERS AND ITS SUCCESSORS AND 2455 SEPULVEDA, LLC AND ITS SUCCESSORS, EASEMENT HOLDERS, FOR RECIPROCAL AND NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS PURPOSES, BY DEED(S) RECORDED MAY 14, 2009 AS INSTRUMENT NO. 2009-0714369, MAY BE OMITTED IF THE NAME(S) AND THE NATURE OF THEIR INTEREST ARE STATED ON THE MAP AND IF NOT REQUIRED BY THE GOVERNING BODY IN ACCORDANCE WITH SECTION 66436, (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE.

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 12/31/2010

SCALE : 1"=40'

SHEET 2 OF 3 SHEETS

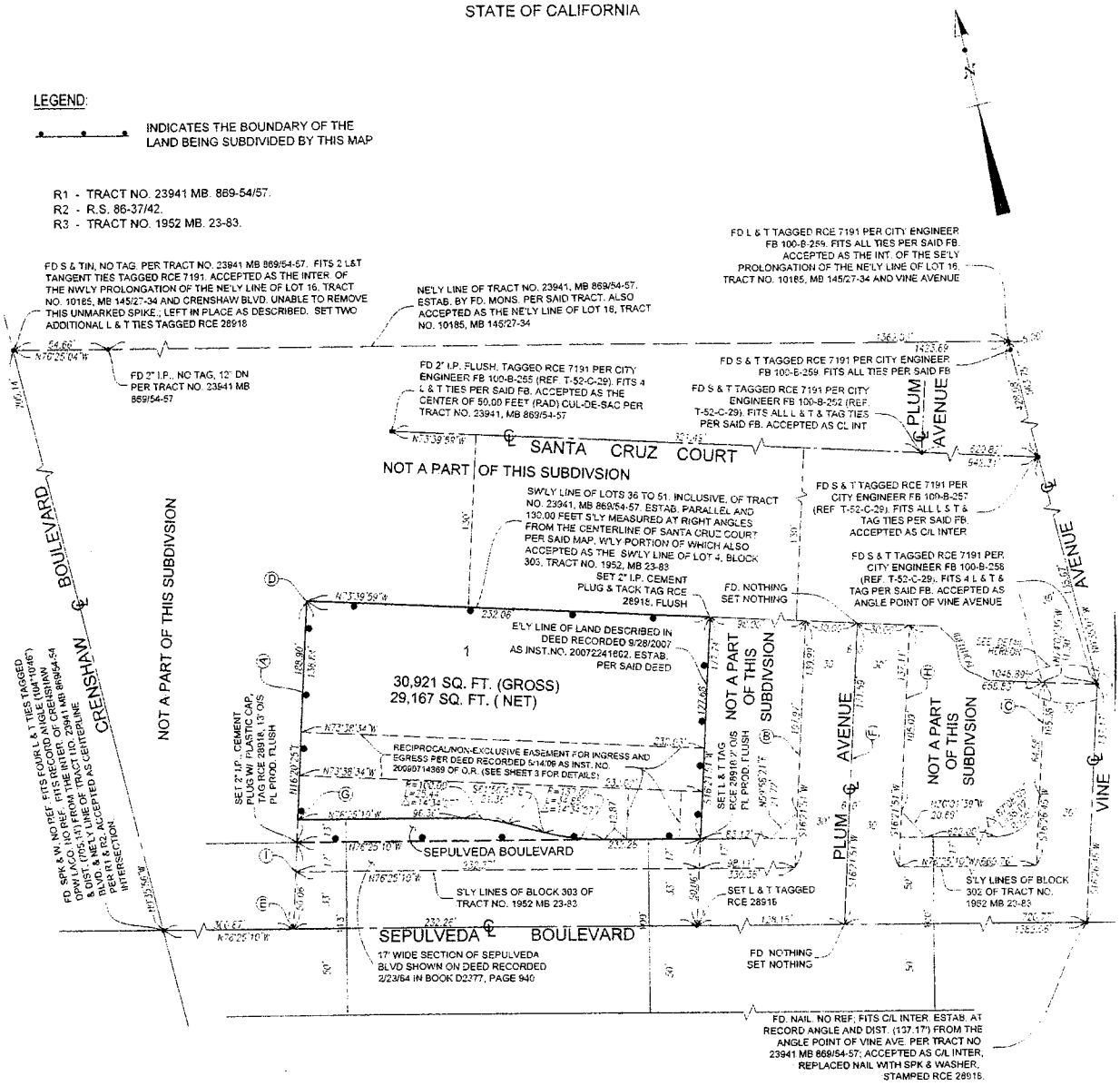
PARCEL MAP NO. 69581

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

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

R1 - TRACT NO. 23941 MB. 869-54/57.
R2 - R.S. 86-37/42.
R3 - TRACT NO. 1952 MB. 23-83.



NOTES:

(A) SE'LY LINE OF LOT 63 TRACT NO. 23941 M.B. 869/54-57 AND SE'LY LINE OF LOT 6 BLK. 303 TRACT NO. 1952 M.B. 23-83 AND SE'LY LINE OF LOT 17 OF TRACT NO. 10185 M.B. 145/27-34, ESTAB. AT REC. ANGLE FROM (E) PER R1.

(B) E'LY LINE OF BLK. 303 TRACT NO. 1952 M.B. 23-83 AS SHOWN ON TRACT NO. 10185 M.B. 145/27-37. ESTAB. BY PROPORTION BET. (A) AND (C) PER TRACT NO. 1952 M.B. 23-83

(C) E'LY LINE OF BLK. 302 OF TRACT NO. 1952 M.B. 23-83

(D) MOST E'LY CORNER LOT 63 OF R1 AND MOST E'LY COR OF LOT 6 PER R3. ESTAB. BY INTER. SET 2" I.P., CEMENT PLUG W/ PLASTIC CAP, TAG RCE 28918 FLUSH

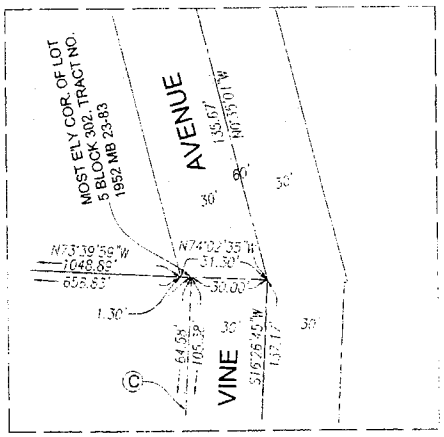
(E) FD. L&T TAGGED DPW LACO. NO. REF. FITS COR. ESTAB. AT REC. DIST. (300.87') FROM FD. MON. AT C/L INTER. OF CRENSHAW BLVD. & SEPULVEDA BLVD. PER TRACT NO. 23941 MB 869/54-57. ACCEPTED AS THE SW'LY PROLONGATION OF THE SE'LY LINE OF LOT 63 OF SAID TRACT. SET FOUR L & T TIES TAGGED RCE 28918.

(F) ACCEPTED AS CENTERLINE OF PLUM AVENUE ESTAB. AT REC. DIST. (30') AND PARALLEL FROM (B) AS ESTAB.

(G) SET L & T TAGGED RCE 28918. FLUSH

(H) ACCEPTED AS THE E'LY LINE OF PLUM AVENUE, ESTAB. AT REC. DIST. (60.00') AND PARALLEL WITH (B) AS ESTAB.

(I) MOST S'LY COR. OF LOT 17 TRACT NO. 8019 MB 109-72 AND MOST S'LY COR. OF LOT 6 TRACT NO. 1952 MB 23-83.



DETAIL
NOT TO SCALE

SCALE : 1"=20'

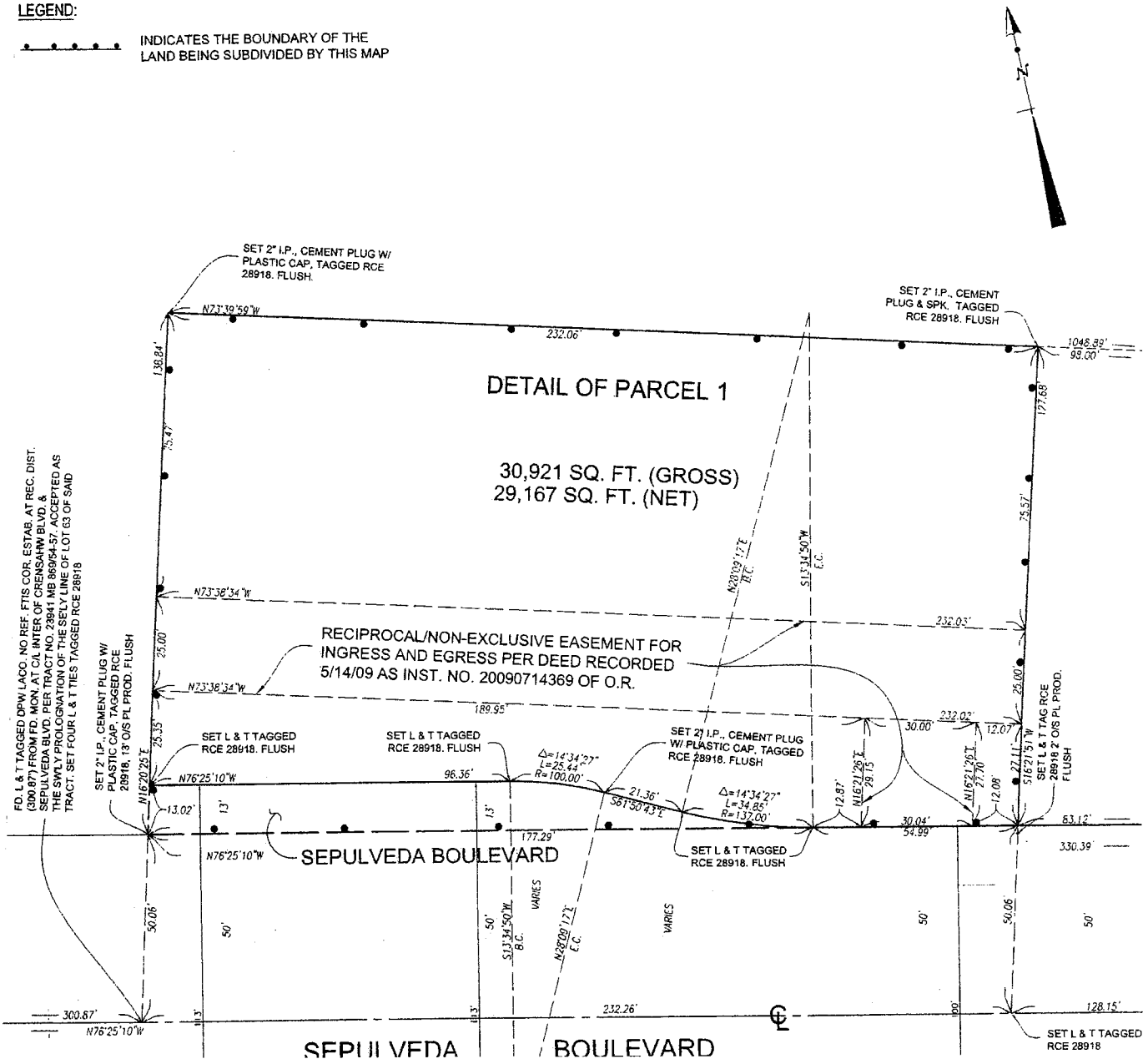
SHEET 3 OF 3 SHEETS

PARCEL MAP NO. 69581

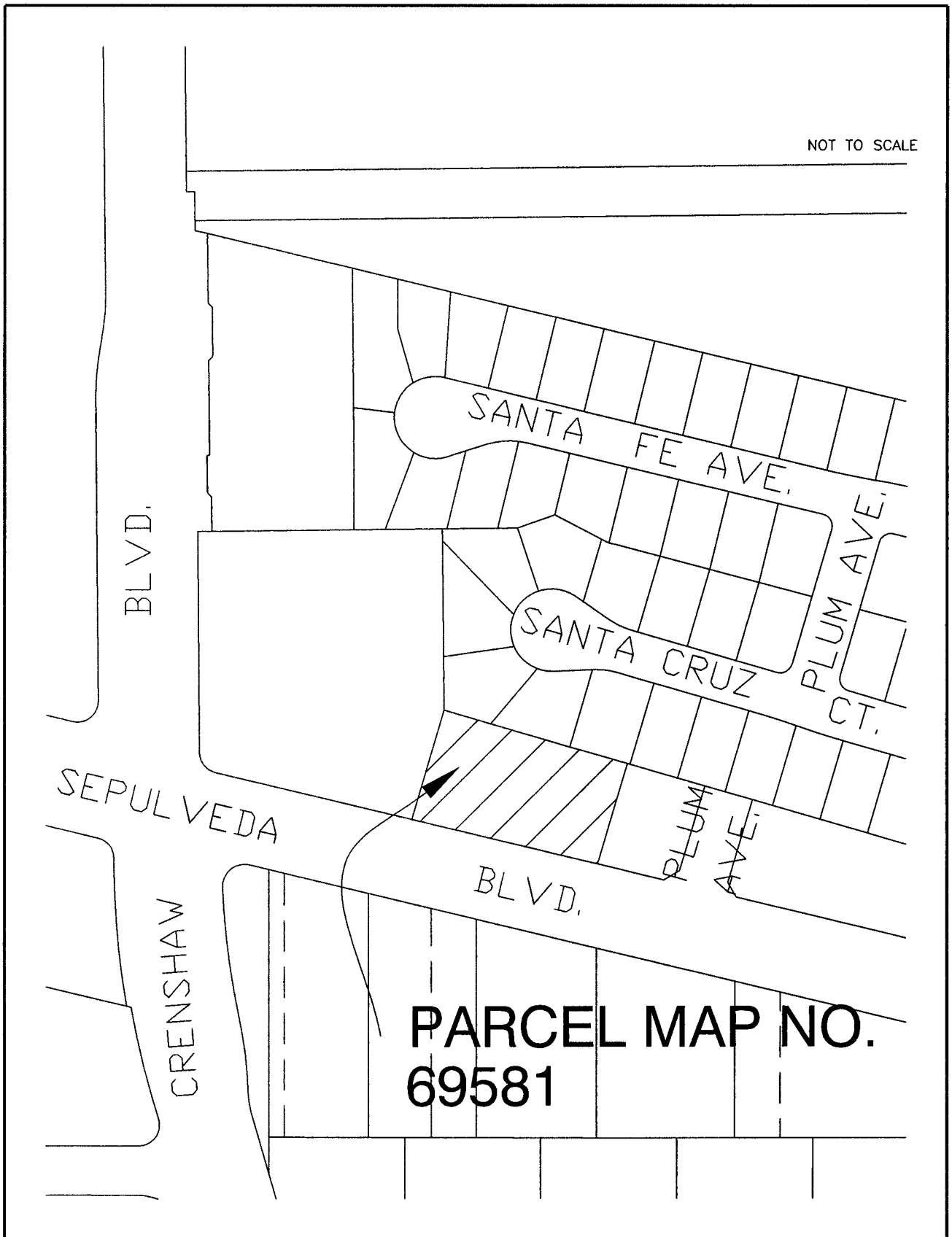
IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



ATTACHMENT B



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JUNE 2010	VICINITY MAP

P:CAD\PM69581