

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. 70166, accept three separate sidewalk easements, accept two street easements, abandon a public sewer easement, and abandon a street easement

RECOMMENDATION

Recommendation of the Community Development Director that the City Council:

1. Approve Final Parcel Map No. 70166; and
2. Accept three 27' X 5' sidewalk easements along Border Avenue; and
3. Accept two narrow slivers of street easements at the northeast corner of Border Avenue and 220th Street; and
4. Abandon an unneeded 170' X 5' public sewer easement located along the east end of the northerly property line; and
5. Abandon an unneeded small sliver of street easement at the northeast corner of Border Avenue and 220th Street.

This Final Parcel Map merges three lots into one lot on property located at 1907 and 1915 Abalone Avenue in the Industrial Redevelopment Project area. This project is owned by 1915 Abalone, LP and 1907 Abalone, LP. The Final Parcel Map 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. 70166 (Attachment A) was approved by the Planning Commission on April 2, 2008, allowing the merger of three lots into one lot. The Tentative Parcel Map was automatically extended by the latest revision of the Subdivision Map Act to

April 2, 2013. This property is located in the Industrial Redevelopment Project area (IRP), M-2: Heavy Manufacturing District at 1907 and 1915 Abalone Avenue (Attachment B).

Approval of the Final Parcel Map will accept three separate 27' X 5' sidewalk easements along the project frontage on Border Avenue for public sidewalk purposes to allow for the existing sidewalk jogs at each driveway apron. The Final Parcel Map will accept two narrow slivers of public street easements at the northeast corner of Border Avenue and 220th Street to allow for the existing wheelchair ramp.

Approval of the Final Parcel Map will also abandon a 170' X 5' public sewer easement located south of the north property line. The 5' wide public sewer easement is no longer needed because of this lot merger. A small unneeded portion of street easement located at the northeast corner of Border Avenue and 220th Street will also be abandoned on the Final Parcel Map. Section 66445 of the Subdivision Map Act provides for the abandonment of rights-of-way and easements on the map.

All required public improvements are completed. The developer has paid all the appropriate fees and all conditions required to be completed prior to recording the Final Parcel Map have been met.

The developer has paid the \$45,272.02 development impact fee to the City for undergrounding of the existing, adjacent, public utility poles in the future.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

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

CONCUR:


LeROY J. JACKSON
City Manager


JEFFERY W. GIBSON
Community Development Director

Attachments: A. Final Parcel Map No. 70166
 B. Vicinity Map

TS/cks2300

ONE PARCEL
82,164 SQ.FT.

SHEET 1 OF 4 SHEET

PARCEL MAP NO. 70166

IN THE CITY OF TORRANCE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCELS 1 AND 2 OF PARCEL MAP NO. 15210 AS PER MAP FILED IN
BOOK 160, PAGE 50, OF PARCEL MAPS, AND A PORTION OF LOT 9 OF BLOCK 109 OF
TORRANCE TRACT AS PER MAP RECORDED IN BOOK 22, PAGES 94 AND 95, OF PARCEL MAPS, BOTH IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TORRANCE DIV 08-0001

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 SIDEWALK PURPOSES SO DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

1915 ABALONE, L.P., A DELAWARE LIMITED PARTNERSHIP AND
1907 ABALONE, L.P., A DELAWARE LIMITED PARTNERSHIP (OWNERS)

BY: *[Signature]* PRINT NAME Douglas A.S. Mockett TITLE CO-OWNER
BY: *[Signature]* PRINT NAME Sonia Mockett TITLE CO-OWNER

SURVEYOR'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 JULY 2008, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DOUG AND SONIA MOCKETT ON NOVEMBER 8, 2007. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT TIE NOTES FOR ALL CENTERLINE MONUMENTS SHOWN AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.



[Signature] DATE 6-17-09
NARITH LAO, LICENSE NO. 8046
EXPIRES 12-31-09

BASIS OF BEARINGS:

THE BEARING N 89°25'50" E OF THE CENTERLINE OF CARSON STREET AS SHOWN ON MAP OF TORRANCE TRACT, AS RECORDED IN BOOK 22 PAGES 94-95, OF MAPS, RECORDS OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

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.

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

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 OF THE CITY OF TORRANCE 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
DENNIS F. HUNTER, DEPUTY P.L.S. NO. 8539 DATE _____
REGISTRATION EXPIRES 12-31-2010

WESTERN COMMERCIAL BANK, BENEFICIARY, UNDER A DEED OF TRUST RECORDED JUNE 28, 2007 AS INSTRUMENT NO. 20071551855, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY.

[Signature]
BY: RESIDENT & CEO TITLE CARL RAGGIO

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66445(J) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF A PORTION OF STREET EASEMENT ACQUIRED BY THE CITY OF TORRANCE BY INSTRUMENT NO. 3748 RECORDED JULY 26, 1962 IN BOOK D1698, PAGE 813, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, THAT PORTION OF SAID EASEMENT WITHIN THE BOUNDARY OF THIS MAP IS HEREBY ABANDONED AND IS NOT SHOWN ON THIS MAP.

DATE _____ CITY CLERK OF THE CITY OF TORRANCE

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66445(J) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF "A" SANITARY SEWER EASEMENT ACQUIRED BY THE CITY OF TORRANCE BY INSTRUMENT NO. 83-1445944 RECORDED DECEMBER 7, 1983, OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY. ALL PORTIONS OF SAID EASEMENT WITHIN THE BOUNDARY OF THIS MAP ARE HEREBY ABANDONED AND ARE NOT SHOWN ON THIS MAP.

DATE _____ CITY CLERK 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 _____, 20____, APPROVED THE ATTACHED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION OF STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN HEREON, AND ALSO ACCEPTED ON BEHALF OF CITY OF TORRANCE THE DEDICATION OF SIDEWALK EASEMENTS SHOWN HERE ON.

DATE _____ CITY CLERK OF THE CITY OF TORRANCE

NOTE: NOTARY ACKNOWLEDGMENTS ARE ON SHEET 2

PARCEL MAP NO. 70166

IN THE CITY OF TORRANCE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
TORRANCE DIV 08-0001

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

ON JUNE 30, 2009 BEFORE ME STEVE BUCKLES A NOTARY PUBLIC PERSONALLY APPEARED STEVE BUCKLES III 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 AND OFFICIAL SEAL.

SIGNATURE: [Signature]

PRINT NAME: STEVEN BUCKLES

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION NO: 1791405

COMMISSION EXPIRES: FEB. 18, 2012

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. 70166 AS REQUIRED BY LAW.

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

BY _____ 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 _____ DATE _____

SIGNATURE OMISSION NOTES:

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

CITY OF TORRANCE, HOLDER OF AN EASEMENT FOR AVIGATION PURPOSES AS DISCLOSED BY DOCUMENT RECORDED JANUARY 04, 1984 AS INSTRUMENT NO. 84-6729 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES PURPOSES AS DISCLOSED BY DOCUMENT RECORDED JULY 6, 1984 AS INSTRUMENT NO. 84-807349 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, HOLDER OF AN EASEMENT FOR ELECTRICAL DISTRIBUTION AND TRANSMISSION PURPOSES AS DISCLOSED BY DOCUMENT RECORDED JUNE 19, 1984 AS INSTRUMENT NO. 84-730065 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

PACIFIC BELL, HOLDER OF AN EASEMENT FOR COMMUNICATION PURPOSES AS DISCLOSED BY DOCUMENT RECORDED AUGUST 1, 1984 AS INSTRUMENT NO. 84-921244 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

THE FOLLOWING SIGNATURE OF ELIAHU EVEN-ZOHAR, OWNER OF OILS, MINERALS AND OTHER HYDROCARBON SUBSTANCES AS DISCLOSED BY DOCUMENT RECORDED NOVEMBER 24, 1967 AS INSTRUMENT NO. 1961 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (a)(3)(C) OF THE SUBDIVISION MAP ACT.

STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

ON July 1, 2009 BEFORE ME Matilde Luttreloh A NOTARY PUBLIC PERSONALLY APPEARED Douglas A. Mackett 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 AND OFFICIAL SEAL.

SIGNATURE: [Signature]

PRINT NAME: Matilde Luttreloh

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NO: 1849478

COMMISSION EXPIRES: May 16, 2013



STATE OF CALIFORNIA)
) SS
COUNTY OF LOS ANGELES)

ON July 1, 2009 BEFORE ME Matilde Luttreloh A NOTARY PUBLIC PERSONALLY APPEARED Sonia Marie Hess Mackett 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 AND OFFICIAL SEAL.

SIGNATURE: [Signature]

PRINT NAME: Matilde Luttreloh

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION NO: 1849478

COMMISSION EXPIRES: May 16, 2013



PARCEL MAP NO. 70166

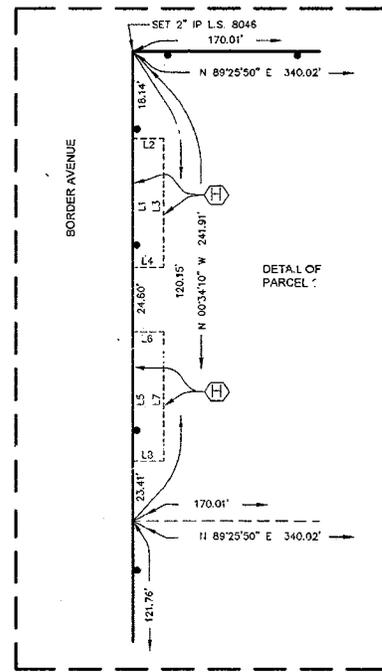
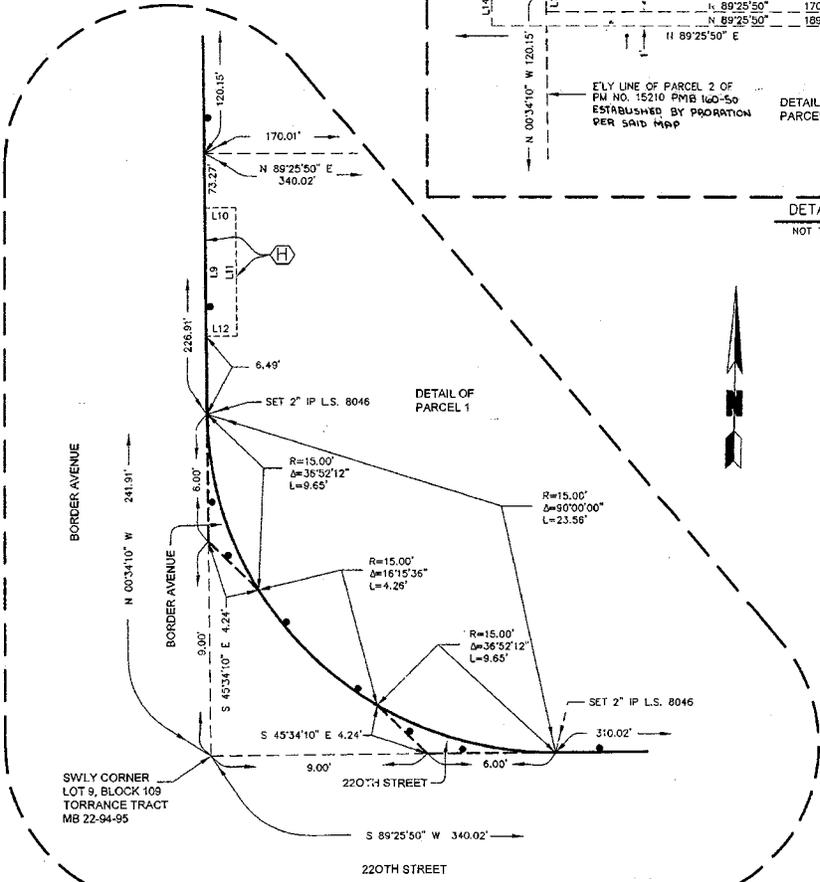
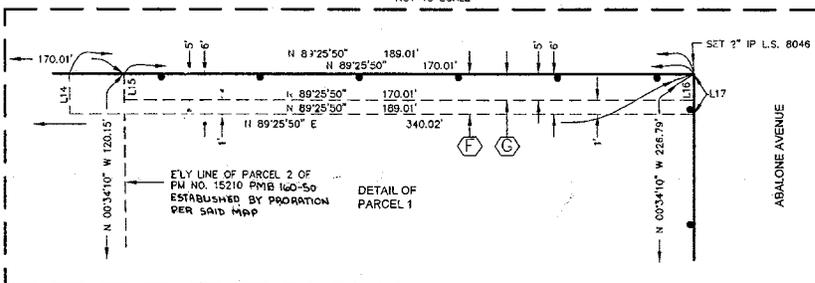
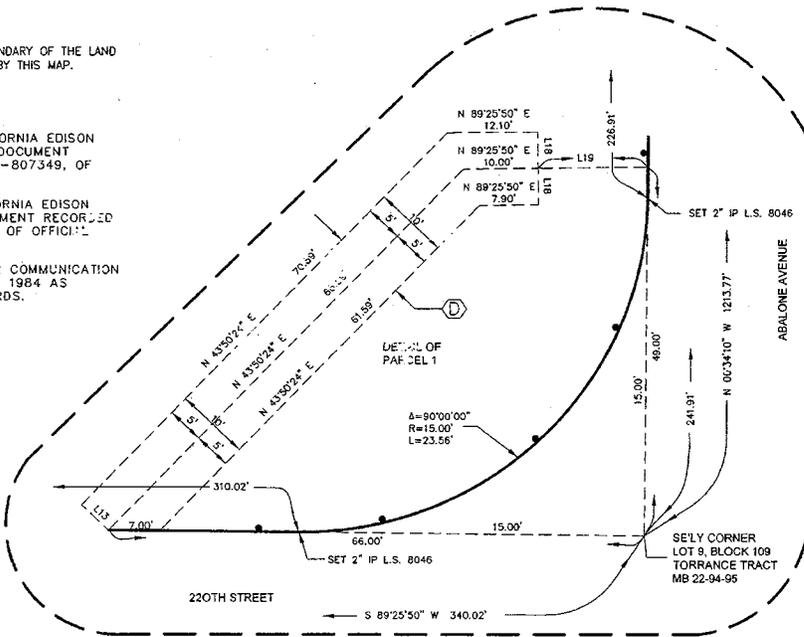
IN THE CITY OF TORRANCE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 TORRANCE DIV 08-0001

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.

LEGEND:

- (D) A 10-FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES PER DOCUMENT RECORDED JULY 5, 1984 AS INSTRUMENT NO. 84-807349, OF OFFICIAL RECORDS.
- (F) A 6-FOOT WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR ELECTRICAL PURPOSES PER DOCUMENT RECORDED JUNE 19, 1984 AS INSTRUMENT NO. 84-730055, OF OFFICIAL RECORDS.
- (G) A 5-FOOT WIDE EASEMENT OF PACIFIC BELL FOR COMMUNICATION PURPOSES PER DOCUMENT RECORDED AUGUST 1, 1984 AS INSTRUMENT NO. 84-921244, OF OFFICIAL RECORDS.
- (H) A 5-FOOT WIDE EASEMENT TO THE CITY OF TORRANCE FOR SIDEWALK PURPOSES.

LINE	BEARING	LENGTH
L1	S00°34'10"E	27.00'
L2	N89°25'50"E	5.00'
L3	N00°34'10"W	27.00'
L4	N89°25'50"E	5.00'
L5	S00°34'10"E	27.00'
L6	N89°25'50"E	5.00'
L7	N00°34'10"W	27.00'
L8	N89°25'50"E	5.00'
L9	S00°34'10"E	27.00'
L10	N89°25'50"E	5.00'
L11	N00°34'10"W	27.00'
L12	N89°25'50"E	5.00'
L13	S46°09'36"E	5.00'
L14	S00°34'10"E	6.00'
L15	S00°34'10"E	5.00'
L16	S00°34'10"E	5.00'
L17	S00°34'10"E	6.00'
L18	N00°34'10"W	5.00'
L19	N89°25'50"E	8.00'



DETAIL "A"
NOT TO SCALE

DETAIL "D"
NOT TO SCALE



NOT TO SCALE



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

July 2010

VICINITY MAP