

Council Meeting of
June 13, 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. 60807
Subdivider: RIVIERA 14, LLC
Location: 6226 Pacific Coast Highway
Number of Lots: 1 Lot – 14 townhome condominiums

RECOMMENDATION

The Community Development Director recommends that the City Council approve Final Tract Map No. 60807 creating one lot with 14 townhome condominiums, subdivided by Riviera 14, LLC, and located at 6226 Pacific Coast Highway, which conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 60807 (Attachment A) was approved by the Planning Commission on June 2, 2004 to allow the construction of 14 townhome condominiums on a one lot subdivision. This project decision was appealed and on September 14, 2004, the City Council approved Tentative Tract Map No. 60807. The property is located in the R-3 Zone at 6226 Pacific Coast Highway (Attachment B).

Construction is underway on the buildings and the subdivider has obtained permits and posted bonds to complete a wheelchair ramp, new driveway approach and parkway drain on Palos Verdes Boulevard. The required public improvements on Pacific Coast Highway appear to be complete.

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. There are no existing, adjacent, overhead utilities to be undergrounded and no requirement to install any additional street lights.

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. 60807
B. Vicinity Map
CW/cks1785

1 LOT
32,962 SQ. FT.

SHEET 1 OF 2 SHEETS

TRACT NO. 60807

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

BEING A SUBDIVISION OF LOTS 1, 2, 46 AND 47 IN BLOCK "H" TRACT NO. 10300
AS PER MAP RECORDED IN BOOK 146 PAGES 86 THROUGH 89, INCLUSIVE, OF
MAPS, IN THE OFFICE OF THE LOS ANGELES COUNTY RECORDER.

FOR CONDOMINIUM PURPOSES

OWNERS 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.

RIVERA 14, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
(OWNER)

[Signature]
ROBERT W. COMSTOCK, MANAGING MEMBER

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 RIVERA 14, LLC, IN APRIL, 2006.
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 OR WILL BE IN PLACE WITHIN 24 MONTHS FROM THE FILING DATE OF THIS
MAP; THAT SAID ARE SUFFICIENT TO ENABLE THE SURVEY TO BE READILY RETRACED; AND THAT
THE NOTES TO CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE
OF THE CITY ENGINEER OF CITY OF TORRANCE WITHIN 24 MONTHS FROM THE FILING DATE SHOWN HEREON.



[Signature]
MICHAEL A. NICHOLS
LANCO ENGINEERING
R.C.E. 22504
EXP. 12-31-07

CITY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION
BENEFICIARY UNDER A DEEDS OF TRUST RECORDED AUGUST 15, 2005 AS INSTRUMENT NO.S
05-1947748, 05-1947749 AND 05-1947750, ALL OF OFFICIAL RECORDS.

[Signature] Patricia Hauskrost, SVP
[Signature] Tina Hockman, VP

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N5219'30"W OF THE CENTERLINE OF
PACIFIC COAST HIGHWAY (FORMERLY REDONDO WILMINGTON ROAD) AS SHOWN ON TRACT NO.
10300 M.B. 146-86-89.

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.

DATE _____
JOHN J. WSZ
CITY ENGINEER OF THE CITY OF TORRANCE
R.C.E. 22516
EXP. 12-31-07

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TORRANCE BY MOTION ADOPTED AT
ITS SESSION ON THE _____ DAY OF _____, 2006, APPROVED THE ANNEXED MAP.

DATE _____
CITY CLERK OF THE CITY OF TORRANCE

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 OF THE CITY OF TORRANCE

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 TO BY THE
CITY ENGINEER.

DATE _____
COUNTY ENGINEER
BY _____
DEPUTY
R.C.E. NO. _____
L.S. _____
EXP. _____

THE SIGNATURE OF SECURITY FIRST NATIONAL BANK OF LOS ANGELES, HOLDER OF AN
EASEMENT FOR PUBLIC UTILITY PURPOSES BY THE DEEDS RECORDED SEPTEMBER 7, 1958
IN BOOK 16058 PAGE 47 OF OFFICIAL RECORDS, HAS
BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 (c) 3A (I-VIII) OF THE SUBDIVISION
MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID
SIGNATURE IS NOT REQUIRED BY THE LOCAL AGENCY.
SAID EASEMENT IS INDETERMINATE IN NATURE.

AND RECORDED ON 6-10-1930
IN BOOK 1008b, PAGES 6 BOTH

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

ON April 17, 2006, BEFORE ME, Laurie Volpe, Notary Public
PERSONALLY APPEARED ROBERT W. COMSTOCK
PERSONALLY APPEARED TO ME OR 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.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE Laurie Volpe
NOTARY PUBLIC: MY PRINCIPAL PLACE OF BUSINESS IS
IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES Sept 8, 2007
COMMISSION NO. 1432207

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } SS.

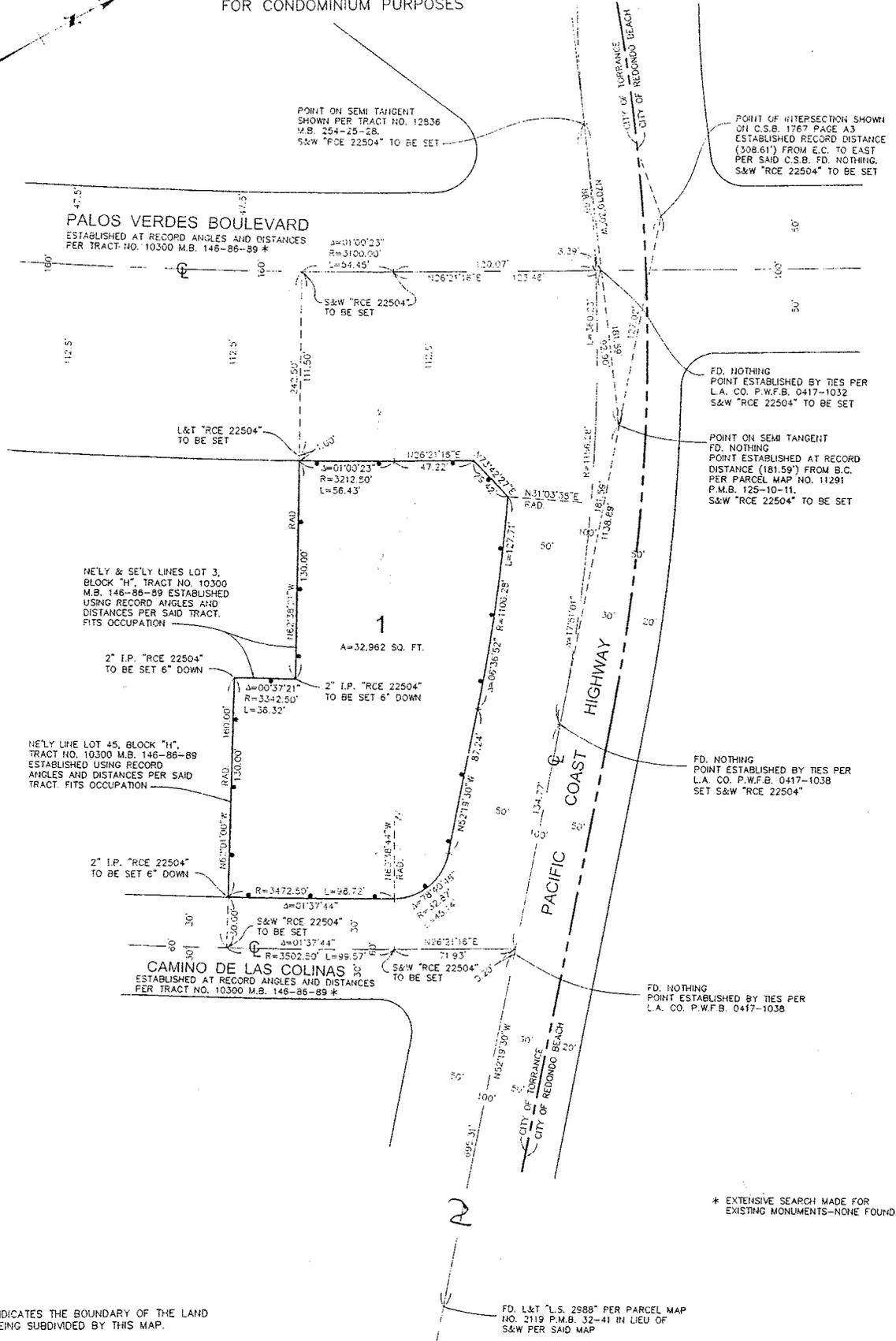
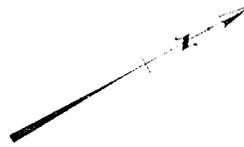
ON April 28, 2006, BEFORE ME, E.W. Mack
PERSONALLY APPEARED Patricia Hauskrost and Tina Hockman
PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE
THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED
TO ME THAT THEY EXECUTED THE SAME IN THEIR 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.
WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]
NOTARY PUBLIC: MY PRINCIPAL PLACE OF BUSINESS IS
IN LOS ANGELES COUNTY.
MY COMMISSION EXPIRES June 2, 2009
COMMISSION NO. 1575944

THIS SUBDIVISION TRACT IS APPROVED AS A CONDOMINIUM PROJECT FOR 14 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.

TRACT NO. 60807

IN THE CITY OF TORRANCE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
FOR CONDOMINIUM PURPOSES



PALOS VERDES BOULEVARD
ESTABLISHED AT RECORD ANGLES AND DISTANCES PER TRACT NO. 10300 M.B. 146-86-89 *

NE'LY & SE'LY LINES LOT 3, BLOCK "H", TRACT NO. 10300 M.B. 146-86-89 ESTABLISHED USING RECORD ANGLES AND DISTANCES PER SAID TRACT. FITS OCCUPATION

NE'LY LINE LOT 45, BLOCK "H", TRACT NO. 10300 M.B. 146-86-89 ESTABLISHED USING RECORD ANGLES AND DISTANCES PER SAID TRACT. FITS OCCUPATION

CAMINO DE LAS COLINAS
ESTABLISHED AT RECORD ANGLES AND DISTANCES PER TRACT NO. 10300 M.B. 146-86-89 *

A=32,962 SQ. FT.

PACIFIC COAST HIGHWAY

CITY OF TORRANCE
CITY OF REDONDO BEACH

TRACT MAP NO. 60807

NOT TO SCALE



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JUNE 2006

VICINITY MAP