

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

Members of the Council

**SUBJECT: Community Development - Recommendation to Approve Final  
Tract Map No. 69717**

### **RECOMMENDATION**

Recommendation of the Community Development Director that the City Council:

1. Approve Final Tract Map No. 69717 (Attachment A); and
2. Accept a 15 foot radius corner street easement at the east corner of Engracia Avenue and Sartori Avenue; and
3. Abandon an unneeded portion of street easement north of the northeast corner of Torrance Boulevard and Sartori Avenue.

This Final Tract Map merges four lots into one lot and creates twelve office condominium units. The project, owned by Capellino and Associates, is located at 1104 Sartori Avenue. The Final Tract Map substantially conforms to and meets all conditions of approval of the Tentative Tract Map.

### **FUNDING**

No funding required.

### **BACKGROUND AND ANALYSIS**

Tentative Tract Map No. 69717 was approved by the City Council as Resolution 2008-23 on February 26, 2008 and by administrative approval MIS10-00313 on September 22, 2010, to allow the construction of twelve office condominium units on a one-lot subdivision. The Tentative Tract Map was automatically extended by the latest revision of the Subdivision Map Act to February 26, 2013. This property is located in the C1 (Retail Commercial) Zone at 1104 Sartori Avenue (Attachment B).

Approval of the Final Tract Map will accept a 15' radius corner street easement at the east corner of Engracia Avenue and Sartori Avenue for the construction of a handicap access ramp and sidewalk.

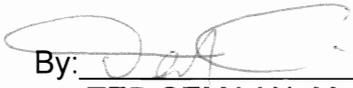
Approval of the Final Tract Map will also abandon a portion of street easement north of the northeast corner of Torrance Boulevard and Sartori Avenue. The street easement to be abandoned is no longer needed because the alignment of Sartori Avenue north of Torrance Boulevard was revised in the 1970's. Section 66434 (g) of the Subdivision Map Act provides for the abandonment of rights-of-way and easements on the Final Tract Map.

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.

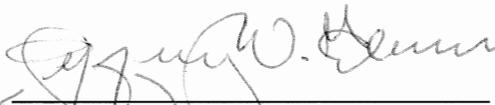
The developer has made payment to Southern California Edison (SCE) to clean up the aerial facilities that were feasible to underground.

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 Tract Map No. 69717  
B. Vicinity Map  
CW/cks2317

1 LOT  
17,950 S.F. GROSS  
17,902 S.F. NET

SHEET 1 OF 2 SHEETS

# TRACT NO. 69717

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

BEING A SUBDIVISION OF LOTS 16, 17, 18, AND 19 IN BLOCK 71 AND A  
PORTION OF LOT S-31, NOW KNOWN AS SARTORI AVENUE OF 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

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 PUBLICWAYS SHOWN ON SAID MAP.

SARTORI CAPELLINO LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)

*Mark V. Capellino*  
MARK V. CAPELLINO, MANAGING MEMBER

*Richard J. Capellino*  
RICHARD J. CAPELLINO, MANAGING MEMBER

FIRST CALIFORNIA BANK, BENEFICIARY UNDER A DEED OF TRUST RECORDED JUNE 11, 2008 AS INSTRUMENT NO. 20081031868 OF OFFICIAL RECORDS.

*Ned Stromme*  
NED STROMME, SENIOR PRESIDENT

*Gary Baker*  
GARY BAKER, EICL. SECRETARY

### NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } SS

ON June 29 2010, BEFORE ME, Megan Ann Murphy, A NOTARY PUBLIC, PERSONALLY APPEARED MARK V. CAPELLINO AND RICHARD J. CAPELLINO 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: *Megan Ann Murphy*  
NOTARY PUBLIC IN AND FOR SAID STATE  
NAME: Megan Ann Murphy

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION EXPIRES: August 14, 2011

MY COMMISSION NUMBER 1757018

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } SS

ON June 24 2010, BEFORE ME, Megan Ann Murphy, A NOTARY PUBLIC, PERSONALLY APPEARED Mark V. Capellino and Richard J. Capellino 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: *Megan Ann Murphy*  
NOTARY PUBLIC IN AND FOR SAID STATE  
NAME: Megan Ann Murphy

MY PRINCIPAL PLACE OF BUSINESS IS IN Los Angeles COUNTY

MY COMMISSION EXPIRES: Aug. 14, 2011

MY COMMISSION NUMBER 1757018

### SIGNATURE OMISSION NOTES:

THE FOLLOWING SIGNATURES HAVE BEEN OMITTED UNDER THE PROVISION OF SECTION 66436 SUBSECTION (c) 3A (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:

THE SIGNATURE OF REMCO REAL ESTATE MANAGEMENT COMPANY, A CALIFORNIA CORPORATION, SUCCESSOR IN INTEREST TO DOMINGUEZ LAND CORP, A CALIFORNIA CORPORATION, EASEMENT HOLDER(S) BY DEED(S) RECORDED MAY 3, 1923 AS INSTRUMENT NO. 400 IN BOOK 2223 PAGE 85 AND JANUARY 3, 1925 AS INSTRUMENT NO. 1571 IN BOOK 3898 PAGE 14, AND SEPTEMBER 10, 1925 AS INSTRUMENT NO. 1247, IN BOOK 4508 PAGE 187 OFFICIAL RECORDS.

### CONDOMINIUM NOTE

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 12 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 ACCESS AND UTILITY EASEMENTS FOR THE UNITS.

### 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 MARK CAPELLINO ON JANUARY 2, 2008. 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 MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

*Thomas T. Yuge* 6/23/2010  
THOMAS T. YUGE DATE  
R.C.E. NO.: 29861  
EXPIRES: 03/31/11



### 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 TO BY THE CITY ENGINEER.

COUNTY ENGINEER

DATE \_\_\_\_\_ DEPUTY \_\_\_\_\_

L.S. NO. \_\_\_\_\_

EXPIRES: \_\_\_\_\_

### 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 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 \_\_\_\_\_ THEODORE C. SYMONS, CITY ENGINEER OF THE CITY OF TORRANCE  
P.L.S. NO. 8041, EXP. 06/30/11

### 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 \_\_\_\_\_ APPROVED THE ANNEXED MAP AND ACCEPTED ON BEHALF OF THE PUBLIC THE DEDICATION OF ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN HEREON.

DATE \_\_\_\_\_ CITY CLERK, CITY OF TORRANCE

I HEREBY CERTIFY THAT PURSUANT TO SECTION 66434 (g) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF A PORTION OF SARTORI AVENUE ACQUIRED BY THE CITY OF TORRANCE BY DOCUMENT RECORDED ON DECEMBER 19, 1922 IN BOOK 1611 PAGE 269 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY, NOT SHOWN ON THIS MAP.

DATE \_\_\_\_\_ CITY CLERK, CITY OF TORRANCE

### SPECIAL ASSESSMENT 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

### BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 47° 25' 50" E OF THE RIGHT-OF-WAY OF ENGRACIA AVENUE FORMERLY KNOWN AS LOT S-31 AS SHOWN ON THE MAP OF TORRANCE TRACT, M.B. 22-94-95

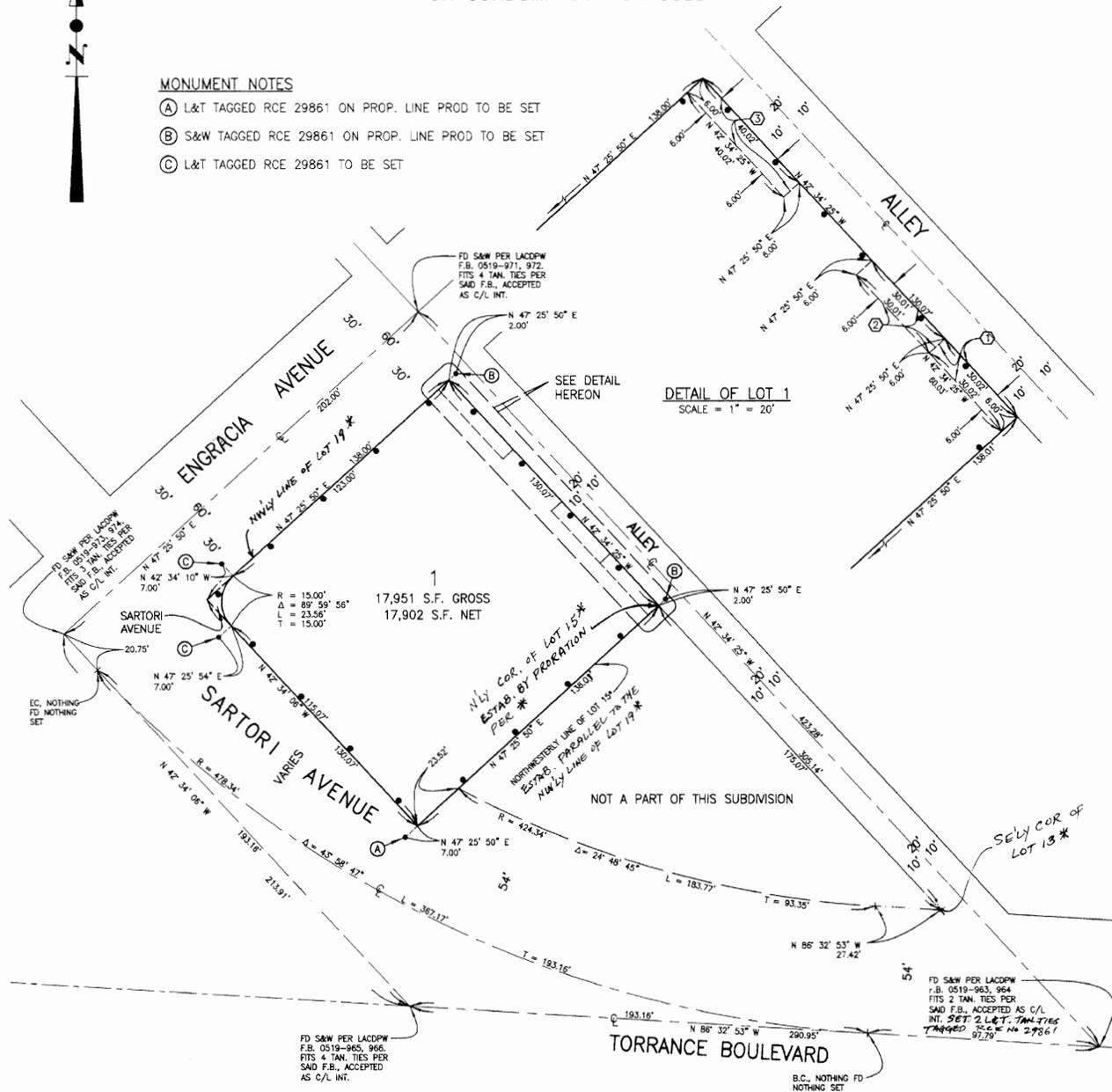
# TRACT NO. 69717

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



**MONUMENT NOTES**

- (A) L&T TAGGED RCE 29861 ON PROP. LINE PROD TO BE SET
- (B) S&W TAGGED RCE 29861 ON PROP. LINE PROD TO BE SET
- (C) L&T TAGGED RCE 29861 TO BE SET



**EASEMENT NOTES**

- ① EASEMENT IN FAVOR OF REMCO REAL ESTATE MANAGEMENT COMPANY, A CALIFORNIA CORPORATION, FOR UTILITY PURPOSES PER DEED RECORDED SEPTEMBER 10, 1925 AS INST. NO. 1247 IN BOOK 4508, PAGE 187, OF OFFICIAL RECORDS.
- ② EASEMENT IN FAVOR OF REMCO REAL ESTATE MANAGEMENT COMPANY, A CALIFORNIA CORPORATION, FOR UTILITY PURPOSES PER DEED RECORDED JANUARY 3, 1925 AS INST. NO. 1571 IN BOOK 3898, PAGE 14, OF OFFICIAL RECORDS.
- ③ EASEMENT IN FAVOR OF REMCO REAL ESTATE MANAGEMENT COMPANY, A CALIFORNIA CORPORATION, FOR UTILITY PURPOSES PER DEED RECORDED MAY 3, 1923 AS INST. NO. 400 IN BOOK 2223, PAGE 85, OF OFFICIAL RECORDS.

**LEGEND:**

\* REFERS TO BLOCK 71, TORRANCE TRACT, M.B. 22-94-95

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

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. 69717 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: \_\_\_\_\_



NOT TO SCALE



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

SEPTEMBER 2010

VICINITY MAP