

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. 68270**

RECOMMENDATION

Recommendation of the Community Development Director that the City Council:

1. Approve Final Parcel Map No. 68270; and
2. Accept three segments of 2.5' wide street easement along the west side of the property; and
3. Accept a 5' wide street easement along the east side of the property; and
4. Accept a 15' corner radius street easement at the intersection of Pacific Coast Highway and Madison Street.

This Final Parcel Map merges three parcels into one lot on property located at 3614 Pacific Coast Highway. This project is owned by 3614 Pacmad, LLC. 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. 68270 (Attachment A) was approved by the Planning Commission on May 2, 2007. It approved the merging of three parcels into one lot and the construction of a new two-story commercial building on property located in the C2-PP Zone. The Tentative Parcel Map was automatically extended by the latest revision of the Subdivision Map Act to May 2, 2012. The property is located at 3614 Pacific Coast Highway.

Approval of the Final Parcel Map will accept three segments of 2.5' wide public street easement along the west side of the property. With the dedications, the east half of the alley is a standard 10' wide along the project frontage.

Approval of the Final Parcel Map will also accept a 5' wide public street easement along the east side of the property on Madison Street and a 15' corner radius public street easement at the intersection of Pacific Coast Highway and Madison Street. Both street easements are for public sidewalk purposes.

All the 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.

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. 68270
B. Vicinity Map

TS/cks2329

1 PARCEL
13,510 S.F.

SHEET 1 OF 3 SHEETS

PARCEL MAP NO. 68270

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

BEING A SUBDIVISION OF LOT 5 AND PORTIONS OF LOTS 2, 3, AND 4, IN BLOCK 1,
OF THE MAP OF THE SUBDIVISION OF LOTS 30 AND 33 OF THE MEADOW PARK TRACT,
AS PER MAP RECORDED IN BOOK 19, PAGE 97 OF MISCELLANEOUS RECORDS,
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

TORRANCE DIV 07-00005

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.

WE FURTHER CERTIFY THAT WE KNOW OF NO EASEMENT OR STRUCTURE EXISTING WITHIN THE EASEMENTS HEREIN OFFERED FOR DEDICATION TO THE PUBLIC, OTHER THAN PUBLICLY OWNED WATER LINES, SEWERS, OR STORM DRAINS, THAT WE WILL GRANT NO RIGHT OR INTEREST WITHIN THE BOUNDARIES OF SAID EASEMENTS OFFERED TO THE PUBLIC, EXCEPT WHERE SUCH RIGHT OR INTEREST IS EXPRESSLY MADE SUBJECT TO THE SAID EASEMENTS.

3614 PACMAD, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, OWNER

Ali Mashhadi
ALI MASHHADI, CO-MANAGER
Andrea Kay Stavast
ANDREA KAY STAVAST, CO-MANAGER

FARMERS AND MERCHANTS BANK OF LONG BEACH, A CALIFORNIA CORPORATION, BENEFICIARY UNDER A DEED OF TRUST RECORDED SEPTEMBER 19, 2008 AS INST. NO. 2008-1690653 OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY

Jason L. Anderson
JASON L. ANDERSON, VICE PRESIDENT
James R. Millsap
JAMES R. MILLSAP, VICE PRESIDENT SECRETARY

NOTARY ACKNOWLEDGMENTS

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

ON SEPTEMBER 28 2010, BEFORE ME, MARIA LOUROBS SORIANO, A NOTARY PUBLIC, PERSONALLY APPEARED ALI MASHHADI & ANDREA KAY STAVAST 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 Maria Lourdes Soriano

NAME: MARIA LOUROBS SORIANO

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION EXPIRES: APRIL 3, 2012

MY COMMISSION NUMBER 1794044

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

ON SEPTEMBER 28 2010, BEFORE ME, MARIA LOUROBS SORIANO, A NOTARY PUBLIC, PERSONALLY APPEARED JASON L. ANDERSON & JAMES R. MILLSAP 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 Maria Lourdes Soriano

NAME: MARIA LOUROBS SORIANO

MY PRINCIPAL PLACE OF BUSINESS IS IN LOS ANGELES COUNTY

MY COMMISSION EXPIRES: APRIL 3, 2012

MY COMMISSION NUMBER 1794044

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 84° 40' 53" W OF THE CENTERLINE OF 2447TH STREET AS SHOWN ON PARCEL MAP NO. 64494, FILED IN PARCEL MAP BOOK 358, PAGES 27 AND 28 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

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 MARCH 2010, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ALI MASHHADI ON SEPTEMBER 01, 2008. 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; AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

Thomas T. Yuge
THOMAS T. YUGE, R.C.E. 68861/EXP. 3/31/2011



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 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
PLS NO. 8041, EXP. 06/30/11

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 BY THE CITY ENGINEER.

COUNTY ENGINEER _____ BY: DENNIS F. HUNTER, DEPUTY
L.S. NO. 8539 EXPIRES: 12/31/2010

SPECIAL ASSESSMENT'S CERTIFICATE

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURSDICTION 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

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 _____ 2010 APPROVED THE ANNEXED MAP AND ACCEPTED THE DEDICATION OF ALL STREETS, HIGHWAYS, AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

DATE _____ CITY CLERK OF THE CITY OF TORRANCE

SIGNATURE OMISSION NOTES

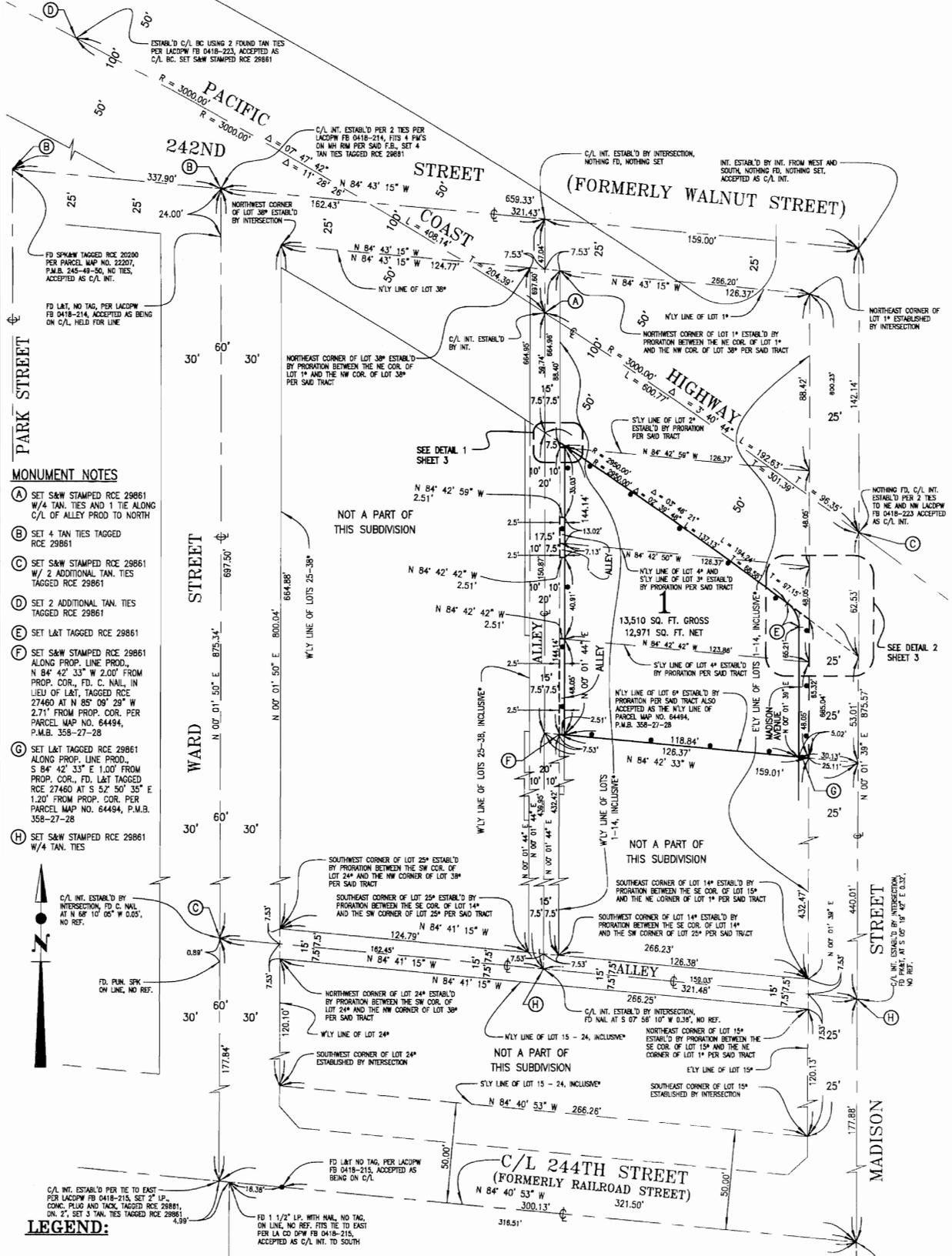
THE SIGNATURE OF STATE OF CALIFORNIA, EASEMENT HOLDER FOR SLOPE AND DRAINAGE PURPOSES BY DEEDS RECORDED IN APRIL 5, 1934 AS INSTRUMENT NO. 655 IN BOOK 12690, PAGE 215; MARCH 21, 1934 AS INSTRUMENT NO. 715, IN BOOK 12668 PAGE 188; AND MAY 9, 1934 AS INSTRUMENT NO. 424 IN BOOK 12788 PAGE 96, ALL OF OFFICIAL RECORDS, RECORDS OF LOS ANGELES COUNTY HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 86436 (a)(3)(A)(i-viii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY. SAID EASEMENTS ARE INDETERMINATE IN NATURE.

SCALE: 1" = 30'

SHEET 2 OF 3 SHEETS

PARCEL MAP NO. 68270

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



MONUMENT NOTES

- (A) SET S&W STAMPED RCE 29861 W/4 TAN. TIES AND 1 TIE ALONG C/L OF ALLEY PROD TO NORTH
- (B) SET 4 TAN TIES TAGGED RCE 29861
- (C) SET S&W STAMPED RCE 29861 W/2 ADDITIONAL TAN. TIES TAGGED RCE 29861
- (D) SET 2 ADDITIONAL TAN. TIES TAGGED RCE 29861
- (E) SET L&T TAGGED RCE 29861
- (F) SET S&W STAMPED RCE 29861 ALONG PROP. LINE PROD., N 84° 42' 33" W 2.00' FROM PROP. COR., FD. C. NAIL, IN LIEU OF LAT., TAGGED RCE 27460 AT N 85° 09' 29" W 2.71' FROM PROP. COR. PER PARCEL MAP NO. 64494, P.M.B. 358-27-28
- (G) SET L&T TAGGED RCE 29861 ALONG PROP. LINE PROD., S 84° 42' 33" E 1.00' FROM PROP. COR., FD. LAT TAGGED RCE 27460 AT S 52° 50' 35" E 1.20' FROM PROP. COR. PER PARCEL MAP NO. 64494, P.M.B. 358-27-28
- (H) SET S&W STAMPED RCE 29861 W/4 TAN. TIES



LEGEND:

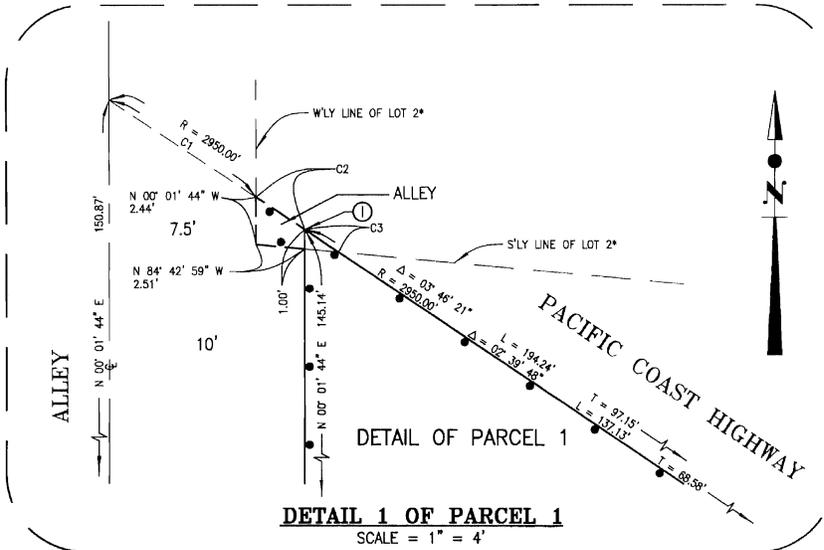
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

* REFERS TO BLOCK 1, MAP OF THE SUBDIVISION OF LOTS 30 AND 33 OF THE MEADOW PARK TRACT, M.R. 19-97

FD GEAR SPK AND W., STAMPED LS 5778 PER LACDPW FB 0418-49-492, FITS 4 EXIST. TIES PER SAID FB, ACCEPTED AS C/L INT.

PARCEL MAP NO. 68270

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

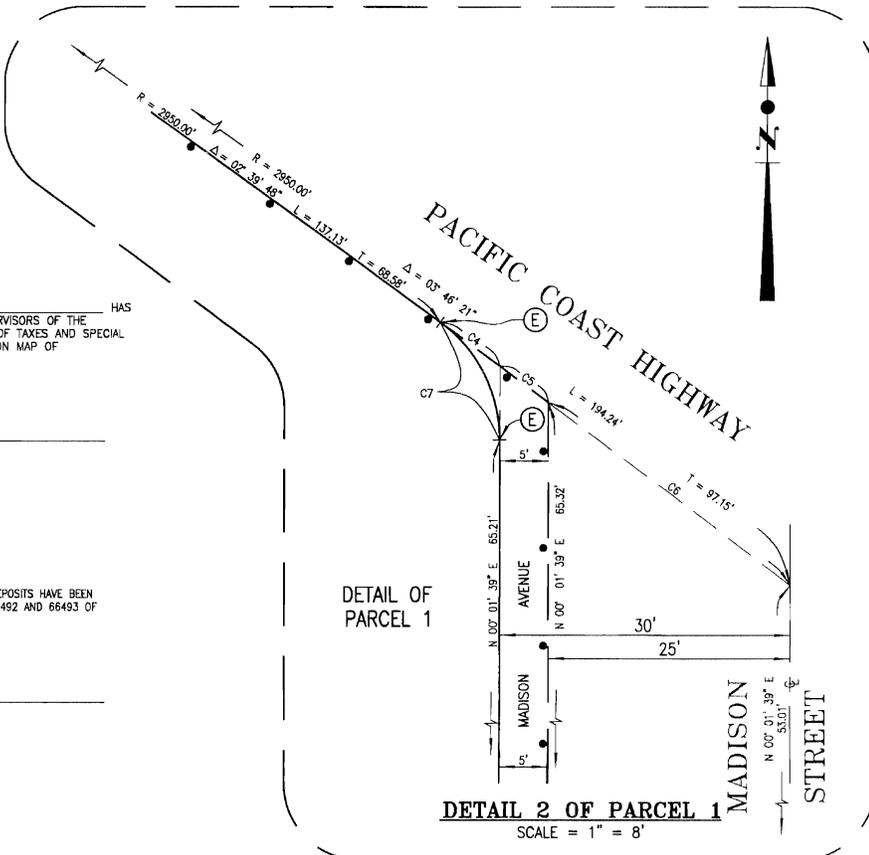


DETAIL 1 OF PARCEL 1
SCALE = 1" = 4'

MONUMENT NOTES

- Ⓔ SET L&I TAGGED RCE 29861
- Ⓛ SET S&W STAMPED RCE 29861

CURVE TABLE				
CURVE	RADIUS	Δ	LENGTH	TANGENT
C1	2950.00'	00° 10' 29"	9.00'	4.50'
C2	2950.00'	00° 03' 30"	3.00'	1.50'
C3	2950.00'	00° 02' 28"	2.09'	1.04'
C4	2950.00'	00° 08' 50"	7.59'	3.79'
C5	2950.00'	00° 07' 16"	6.23'	3.12'
C6	2950.00'	00° 36' 28"	31.29'	15.65'
C7	15.00'	53° 36' 34"	14.03'	7.58'



DETAIL 2 OF PARCEL 1
SCALE = 1" = 8'

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. 68270 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.

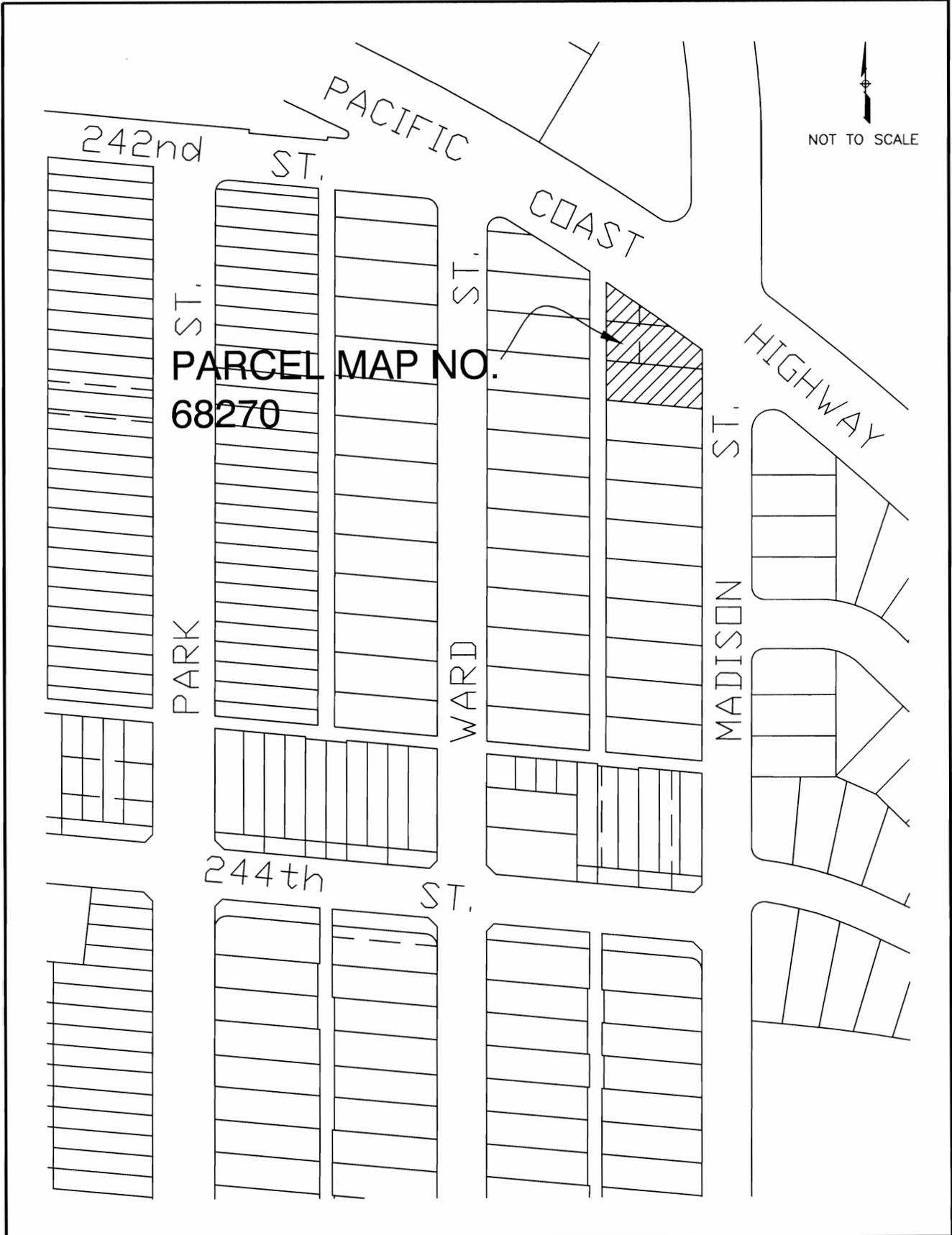
EXECUTIVE OFFICER, BOARD OF SUPERVISORS
OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: _____ DEPUTY DATE: _____

LEGEND:

—•— INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

* REFERS TO BLOCK 1, MAP OF THE SUBDIVISION OF LOTS 30 AND 33 OF THE MEADOW PARK TRACT, M.R. 19-97



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

OCTOBER 2010

VICINITY MAP