

Council Meeting of
July 18, 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. 62670
Subdivider: Mark LaCharite Homes, Inc.
Location: 18512 – 18520 Mansel Avenue
Number of Lots: 3 Lots – 2 detached condominiums on each lot

RECOMMENDATION

The Community Development Director recommends that the City Council approve Final Tract Map No. 62670, creating 6 detached condominium units on 3 lots, subdivided by Mark LaCharite Homes, Inc., and located at 18512 – 18520 Mansel Avenue, which substantially conforms to and meets all conditions of approval of the Tentative Map.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Tract Map No. 62670 (Attachment A) was approved by the Planning Commission on August 3, 2005 to allow the construction of 6 detached condominium units on a three-lot subdivision. This property is located in the R-2 Zone at 18512 – 18520 Mansel Avenue.

On May 18, 2006, Mark LaCharite Homes, Inc. entered into a Subdivision Agreement and posted the following subdivision bonds for Tract Map No. 62670:

Performance Bond	\$80,000
Payment Bond	\$40,000
Inspection Bond	\$ 3,000

The above subdivision bonds were required to guarantee completion of the following required public improvements:

1. Construct curb, gutter, sidewalk, driveway apron, and make up paving.
2. Upgrade one existing street light to marbelite street light.
3. Underground existing overhead utilities along property boundaries.

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.

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. 62670
B. Vicinity Map

CW/cks1764

THREE LOTS
18,006 SQ. FT

SHEET 1 OF 2 SHEETS

TRACT NO. 062670

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

BEING A SUBDIVISION OF LOTS 31, 32, AND
33, BLOCK C, BELVIDERE, AS PER MAP RECORDED
IN BOOK 10, PAGE 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.

MARK LA CHARITE HOMES INC.,
A CALIFORNIA CORPORATION

EZE FACE, INC., A CALIFORNIA
CORPORATION.

Mark La Charite
MARK LA CHARITE
PRESIDENT

Eze Face
EZE LA CHARITE PRESIDENT

VINEYARD BANK, BENEFICIARY, UNDER A DEED OF TRUST RECORDED JUNE 15, 2005, AS INSTRUMENT NO. 05-1399038, OFFICIAL RECORDS.

R.H. Hill
R. H. Hill, EVP

Caroleen J. Thompson
CAROLEEN J. THOMPSON, VP

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

AND ED LACHARITE

ON JANUARY 30, 2006 BEFORE ME, CHERYL A. VARGO, A NOTARY PUBLIC, PERSONALLY APPEARED MARK LA CHARITE PERSONALLY KNOWN TO ME (OR 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

WITNESS MY HAND

Cheryl A. Vargo
NOTARY PUBLIC

NAME OF NOTARY: CHERYL A. VARGO
COMMISSION EXPIRES ON 1-18-09
PLACE OF BUSINESS: COUNTY OF LOS ANGELES
COMMISSION NO. 1801910

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

ON February 2, 2006 BEFORE ME, JULIE WALKER A NOTARY PUBLIC, PERSONALLY APPEARED R.H. Hill AND CAROLEEN J. THOMPSON PERSONALLY KNOWN TO ME (OR 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

WITNESS MY HAND

Julie Walker
NOTARY PUBLIC

NAME OF NOTARY: JULIE WALKER
COMMISSION EXPIRES ON 9-12-2008
PLACE OF BUSINESS: COUNTY OF LOS ANGELES
COMMISSION NO. 1573821

SIGNATURE OMISSION NOTE:

FOR PUBLIC UTILITIES PURPOSES

THE SIGNATURE OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER BY DEED RECORDED OCTOBER 13, 1960 AS INSTRUMENT NO. 2847 OF OFFICIAL RECORDS HAS BEEN OMITTED IN ACCORDANCE WITH SECTION 82436 (A) 3A (1-V111) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST CANNOT RISE INTO A FEE.

CONDOMINIUM NOTES:

THIS SUBDIVISION IS APPROVED AS A CONDOMINIUM PROJECT FOR 8 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

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 00°02'39" E OF THE CENTERLINE OF MANSEL AVENUE AS SHOWN ON THE TRACT NO 41658, M.B. 1036-15-16.

SURVEYOR'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 LA CHARITE ON AUGUST 18, 2005. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE; OR WILL BE IN PLACE WITHIN TWENTY FOUR MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED

Jorge Frida
JORGE FRIDA
L.S. 1560
EXPIRES 12-31-2008



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.

BY: _____

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 _____, 2006, APPROVED THE ANNEXED MAP.

BY: _____

DATE: _____

CITY CLERK OF THE 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 THE STATE LAW AND 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.

CITY ENGINEER, CITY OF TORRANCE

DATE: _____

R.C.E. NO. 22516

EXPIRES 12-31-05

Jenna J. Willis

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

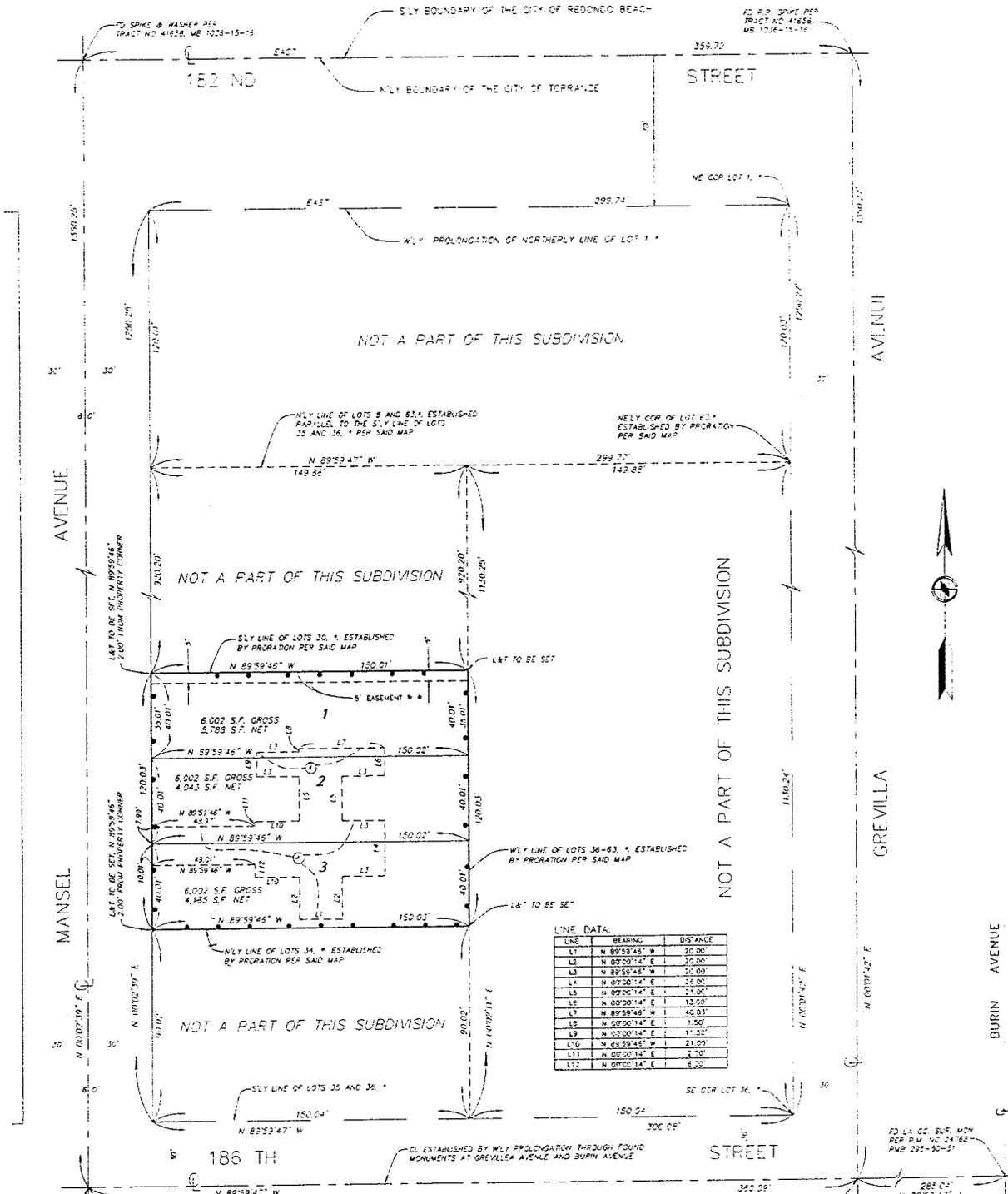
DATE: _____ BY: _____

DEPUTY

R.C.E. NO. _____ EXPIRES _____

TRACT NO. 062670

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



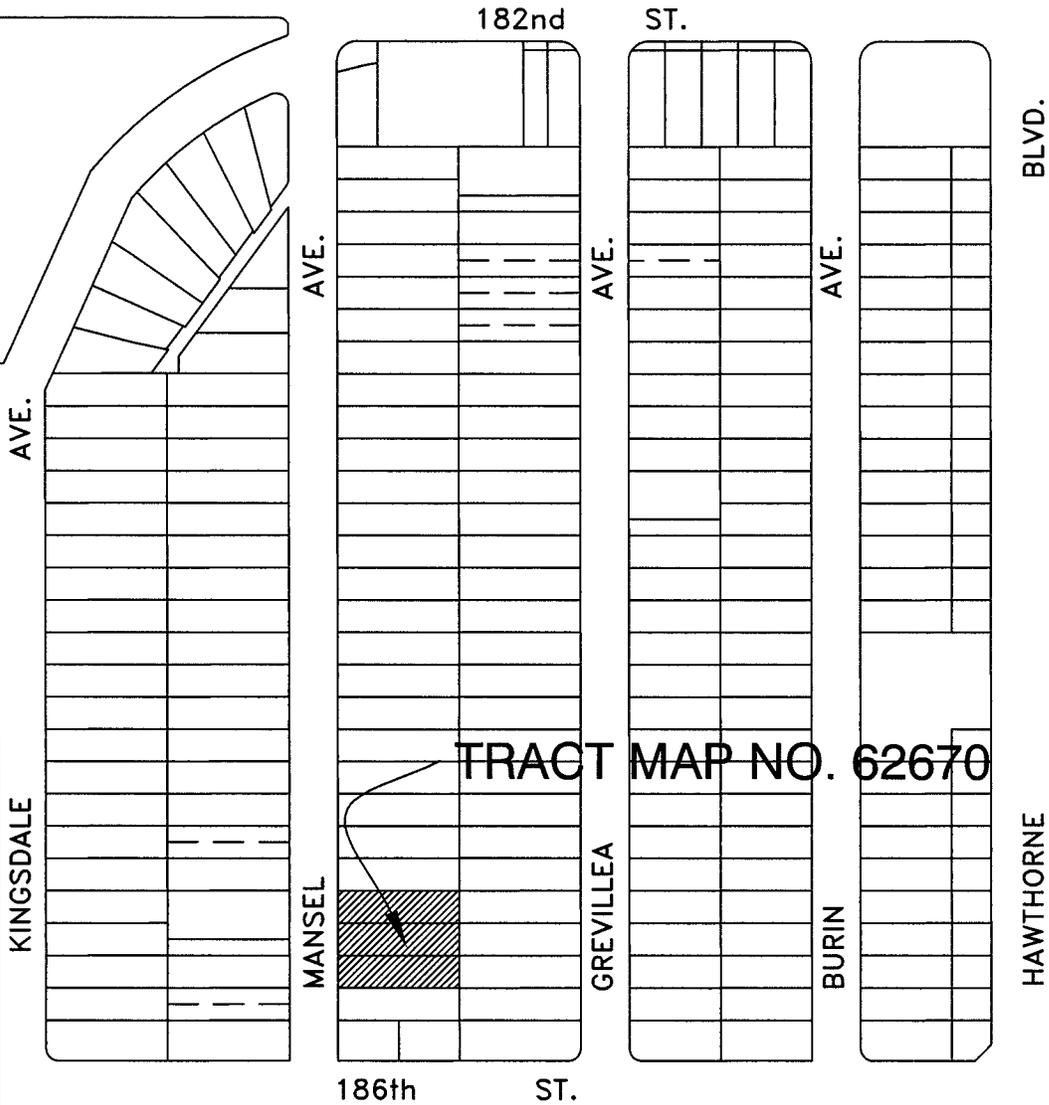
LEGEND:

- REFER TO BLOCK C, BELMODORE, W.B. 10-95
- INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP
- 5' WIDE EASEMENT TO THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HELD FOR PUBLIC UTILITIES FILED FOR RECORD OCTOBER 13, 1982, AS INSTRUMENT 3847, OFFICIAL RECORDS
- EASEMENT FOR INGRESS, EGRESS AND GRAINAGE PURPOSES FOR THE USE OF LOTS 1, 2 AND 3 TO BE RESERVED BY SEPARATE DOCUMENTS

FD LA CO. SUR. MON PER P.M. NO 24768 RWG 291-50-51

NOT TO SCALE

BOUNDARY CITY OF REDONDO BEACH



TRACT MAP NO. 62670

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

APRIL 2006

VICINITY MAP

