

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

Members of the Council:

**SUBJECT: Community Development – Adopt RESOLUTION  
summarily vacating portion of a public street easement**

### **RECOMMENDATION**

Recommendation of the Community Development Director that the City Council approve and adopt the attached **RESOLUTION** summarily vacating a portion of a public street easement on the west side of Western Avenue north of Plaza Del Amo.

### **FUNDING**

No funding required.

### **BACKGROUND/ANALYSIS**

The proposed street easement vacation is initiated by the adjacent property owner of 1728 223<sup>rd</sup> Street (see attachments A and B). The street easement to be vacated was originally granted to the City of Torrance on deed D-2351 and recorded on December 19, 1922 in Book 1611 Page 269 of Official Records. This easement was created after the City became incorporated in 1921 and after the Dominguez Land Company had created the streets in downtown Torrance as separate lots that it privately owned. The underlying fee ownership of this area to be vacated has been obtained/purchased by the applicant from Remco Real Estate Management Company, the successor in interest to the Dominguez Land Company. The transaction between Remco and the applicant is a private activity. The City of Torrance does not recognize or agree with the alleged underlying fee ownership by a private third party. This portion of street easement was originally part of Plaza Del Amo when it had the railroad line running down it's centerline. In 1987, the right of way for Plaza Del Amo was narrowed by the approval and recording of street vacation resolution 87-261. The portion of street easement that is proposed for vacation today is a remnant piece of the wider Plaza Del Amo and is currently undeveloped. There is only an existing water meter and dry fire

water stand pipe on the area to be vacated which serves/will serve the applicant's property.

The reason for initiating the proposed vacation is to allow the applicant to construct a standard width driveway to his property as per the conditions set forth in CUP05-00046, which approved the development of his property. Staff sees no existing or future need to retain a street easement on this portion of land.

The triangular area of land to be vacated will be tied to the applicant's property by a Lot Tie Covenant & Agreement prior to issuance of the project building permit. The applicant shall construct new curb, gutter, sidewalk, wheelchair ramps, and makeup paving along the property frontage and up to the northwest corner of Plaza Del Amo and Western Avenue prior to occupancy of the on-site buildings.

Since the proposed easement to be vacated has not been used for its intended purpose in the last five years, the existing easement may be vacated summarily as per State law. The existing portion of street easement to be vacated is approximately 200 square feet.

The affected public utility companies and City Departments have been notified of this proposed vacation and we have not received any objection. The surrounding property owners to this street easement on the west side of Western Avenue were also notified and no response has been received.

Respectfully submitted,

JEFFERY W. GIBSON  
Community Development Director

By:   
\_\_\_\_\_  
GREGG LODAN, AICP  
Planning Manager

CONCUR:

  
\_\_\_\_\_  
JEFFERY W. GIBSON  
Community Development Director

  
\_\_\_\_\_  
LeROY J. JACKSON  
City Manager

Attachments:

- Resolution  
A. Vicinity Map  
B. Location Sketch

TS/cks2447

**RESOLUTION NO. 2011-\_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
ORDERING THE SUMMARY VACATION OF A STREET EASEMENT ON  
THE WEST SIDE OF WESTERN AVENUE NORTH OF PLAZA DEL AMO  
IN THE CITY OF TORRANCE**

**WHEREAS**, this street easement was created in Deed recorded December 19, 1922 in Book 1611/269 O.R. over the property in the City of Torrance, County of Los Angeles, State of California, more particularly described as follows:

That portion of Lot S-1 of the Torrance Tract in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 22, Pages 94 and 95 of Maps in the Office of the County Recorder of said County, lying west of the west line of Western Avenue 100 feet wide as now established of record.

**WHEREAS**, the above-described easement has not been passable for vehicular travel for more than five (5) consecutive years preceding this action; and

**WHEREAS**, there are no in-place public utility facilities that would be affected by this vacation; and

**WHEREAS**, no public money was expended for maintenance of this street section; and

**WHEREAS**, for the purposes of this vacation, the City Council elects to proceed under the summary vacation provisions of Chapter 4, Part 3, Division 9 of the Streets and Highways Code commencing at Section 8330.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Torrance as follows:

**SECTION 1**

That it is hereby found and determined that the street easement herein above more particularly described is unnecessary for present and prospective purposes and the public interest requires the vacation thereof.

**SECTION 2**

That the above described street easement is hereby vacated and abandoned and that, from and after the date this Resolution is recorded, this portion no longer constitutes an easement for street purposes.

**SECTION 3**

That the City Clerk is hereby authorized and directed to cause a certified copy of this Resolution and Attachments A and B to be recorded in the Office of the County Recorder of the County of Los Angeles.

INTRODUCED, APPROVED AND ADOPTED THIS 8<sup>TH</sup> day of NOVEMBER, 2011.

\_\_\_\_\_  
Mayor Frank Scotto

APPROVED AS TO FORM:  
JOHN FELLOWS III, City Attorney

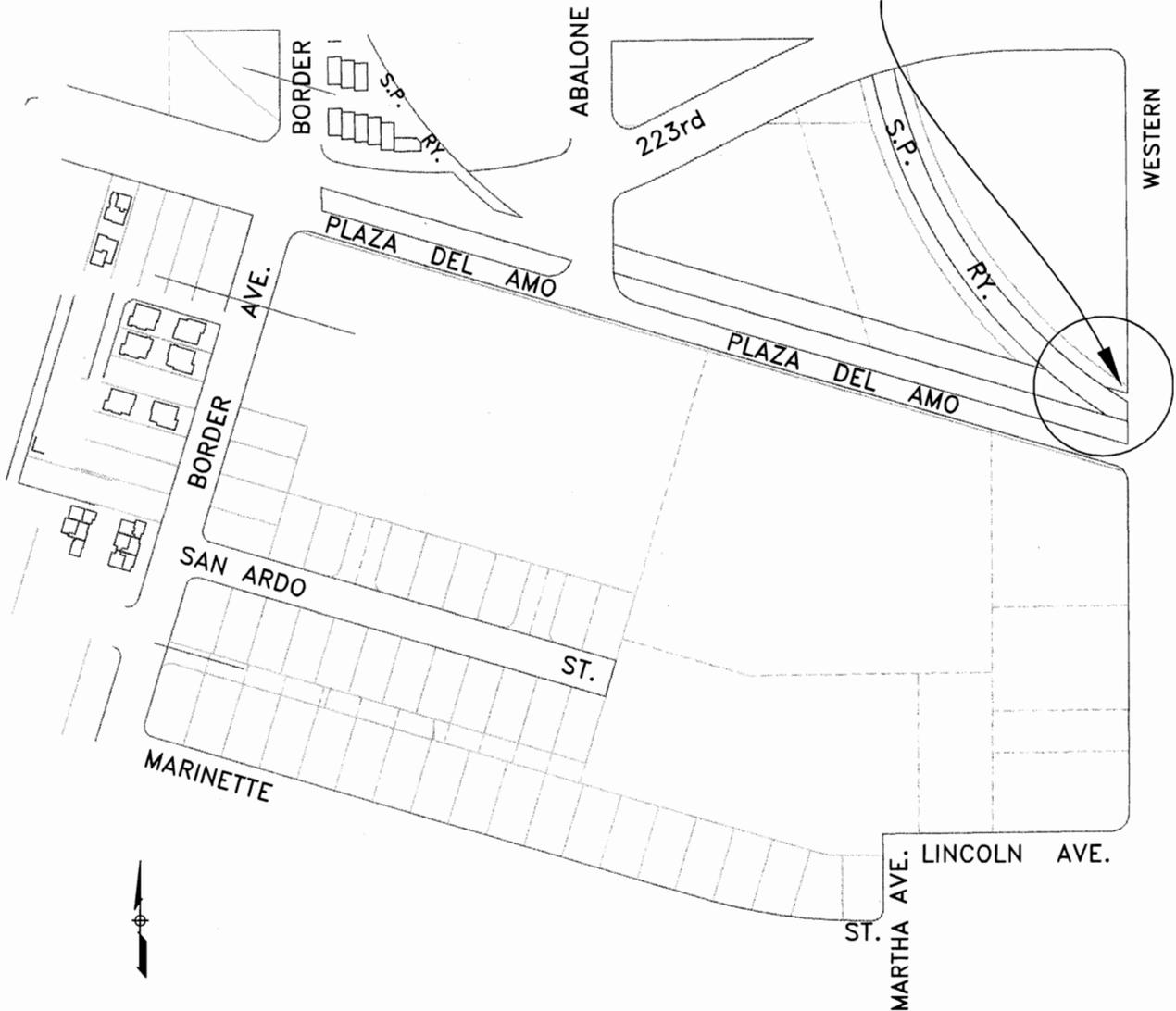
By: \_\_\_\_\_  
Patrick Sullivan, Assistant City Attorney

ATTEST:

\_\_\_\_\_  
Sue Herbers, City Clerk

# PROPOSED STREET VACATION OF WEST SIDE OF WESTERN AVENUE AND NORTH OF PLAZA DEL AMO

PROPOSED  
VACATION



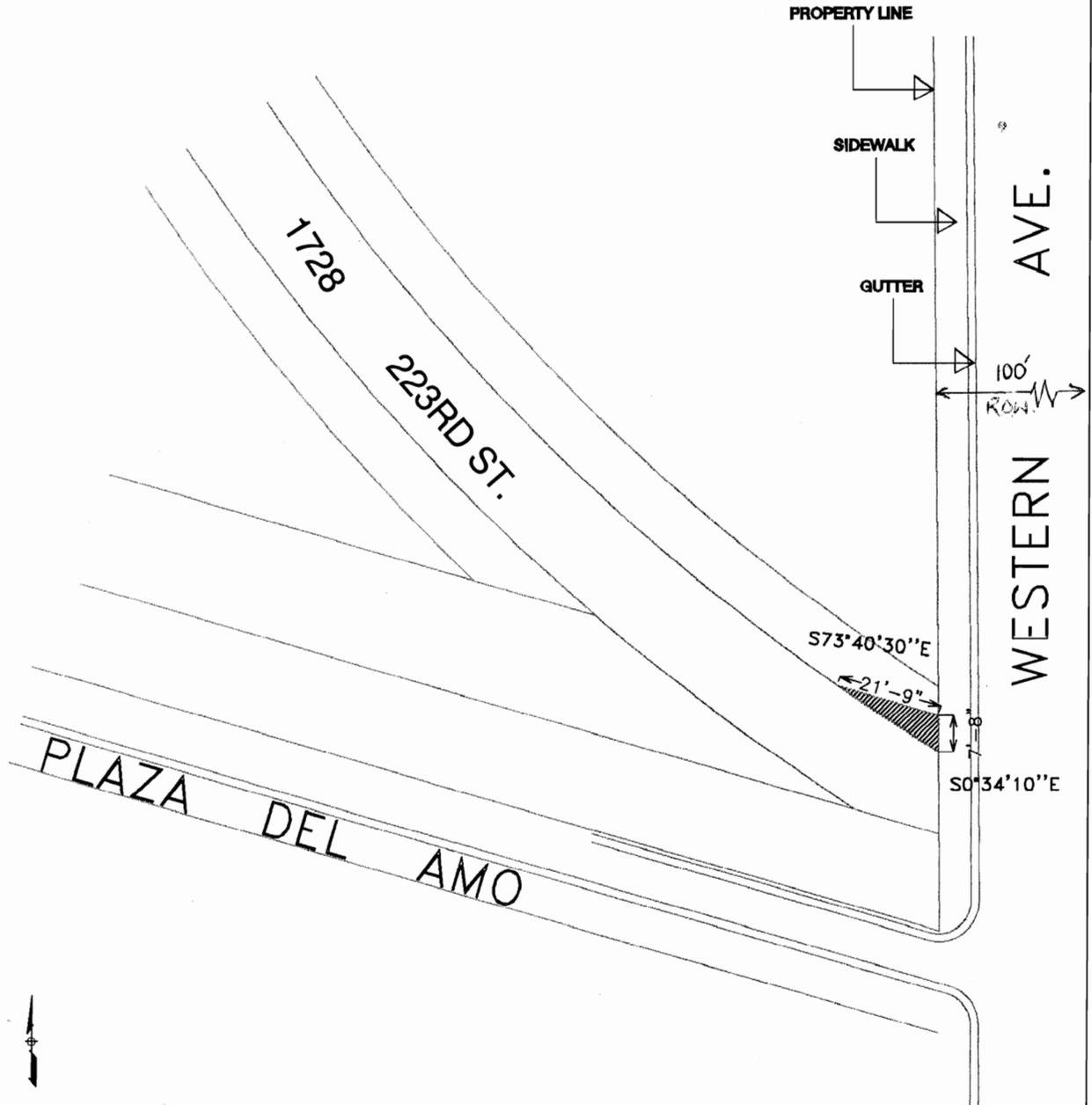
NOT TO SCALE

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

AUG 2007

VICINITY MAP

PROPOSED STREET VACATION  
OF WEST SIDE OF WESTERN AVENUE AND  
NORTH OF PLAZA DEL AMO



NOT TO SCALE



PROPOSED VACATION

CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

AUG 2007

LOCATION MAP