

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

Members of the Council:

**SUBJECT: Community Development Department – Adopt Resolution to  
Summarily Vacate a Walk Easement**

### **RECOMMENDATION**

The Community Development Director recommends that the City Council approve and adopt the attached Resolution summarily vacating a public walk easement on the southwest side of Columbia Place between Van Ness Avenue and Dominguez Street.

### **FUNDING**

No funding is required.

### **BACKGROUND/ANALYSIS**

The proposed walk easement vacation is initiated by the property owner of 711 Columbia Place and concurred with by the owner of 709 Columbia Place (see Attachment C). The existing 4-foot-wide public service walk easement was originally granted to the City on Tract 8572 on July 24, 1924. It was originally intended to provide a walkway between the adjacent properties from Columbia Place to a public alley (alley was vacated on May 4, 1925). Since the alley was vacated the walk easement has not been and cannot be used for its dedicated purpose. It is currently landscaped and has a fence along a portion of its centerline.

The reason for initiating the proposed vacation is to allow the existing northwest property line for 711 Columbia Place to move 2 feet further to the northwest to allow for a larger home addition/remodel. By vacating the 4 foot wide walk easement, the adjacent properties (709 and 711 Columbia Place) will effectively increase 2 feet in width. Staff agrees that since 1925 there has been no need for a public service walk easement to a non-existent alley.

An existing city sewer is located along the centerline of this walk easement. It is proposed that the City will reserve a 6 foot wide public sewer easement for future sewer maintenance in the vacation resolution.

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 walk easement to be vacated is 300 square feet.

A public utility easement shall also be reserved in the vacation resolution within the southwest portion of the walk easement to be vacated, to accommodate existing overhead utilities. Additionally, a 2 foot wide easement for waterline purposes will be reserved along the northeast portion of the walk easement to be vacated.

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 walk easement were also notified and no response has been received. Note that the houses at 710 and 714 Border Avenue are currently vacant.

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

- Attachments:                      Resolution  
    A. Vicinity Map  
    B. Location Sketch  
    C. Vacation Request and Concurrence Letters

**RESOLUTION NO. 2007-\_\_\_\_\_****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
ORDERING THE SUMMARY VACATION OF A WALK EASEMENT ON THE  
SOUTHWEST SIDE OF COLUMBIA PLACE BETWEEN VAN NESS  
AVENUE AND DOMINGUEZ STREET IN THE CITY OF TORRANCE**

**WHEREAS**, the City of Torrance was granted a walk easement over a certain portion of land described as follows:

A 4' wide easement for walk purposes as shown along the northwest property line of Lot 10, and the southeast property line of Lot 11 on Tract Map 8677, in the City of Torrance, County of Los Angeles, State of California, as per map recorded in Book 113 page 27 of Tract Maps in the office of the County Recorder of said County.

**WHEREAS**, the existing walk easement has not been used for its intended purpose for more than five (5) years.

**WHEREAS**, the property owners on both sides of the walk easement wish to vacate the existing walk easement to enlarge their property.

**WHEREAS**, the property owners to the southeast of the walk easement have not used or stated an intent to use this easement.

**WHEREAS**, the adjacent property owners to the walk easement proposed for vacation shall grant a public Sewer and Water Easement to the City of Torrance to allow maintenance to the existing City sewer and water mains.

**WHEREAS**, for the purpose of said proposed vacation, the City Council elects to proceed under the vacation provision Division 9, Part 3, Chapter 4, beginning with Section 8330 of the Streets and Highways Code.

**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 walk 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 walk 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 walk purposes.

## SECTION 3

That the City of Torrance and its assigns without limitation does reserve and accept a 6' wide easement for sewer maintenance purposes described as follows:

The northwesterly 3 feet of Lot 10 and the southeasterly 3 feet of Lot 11 of Tract 8766 (after walk easement vacation) as recorded in Book 101, page 10 of Maps in the City of Torrance, County of Los Angeles, State of California in the Office of the Recorder of said County.

## SECTION 4

The City of Torrance and its assigns, without limitation, reserves an easement for Southern California Edison for electrical line purposes over the southwesterly 5' of the land described above in the legal description of vacation.

## SECTION 5

The City of Torrance and its assigns, without limitation, reserves an easement for AT & T for telephone line purposes over the southwesterly 5' of the land described above in the legal description of vacation.

## SECTION 6

The City of Torrance and its assigns, without limitation, reserves an easement for Time Warner Cable for cable line purposes over the southwesterly 5' of the land described above in the legal description of vacation.

## SECTION 7

The City of Torrance and its assigns, without limitation, reserves an easement for Torrance Municipal Water District for water line purposes over the northeasterly 2' of the land described above in the legal description of vacation.

SECTION 8

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 10<sup>TH</sup> day of April, 2007.

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

ATTEST:

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

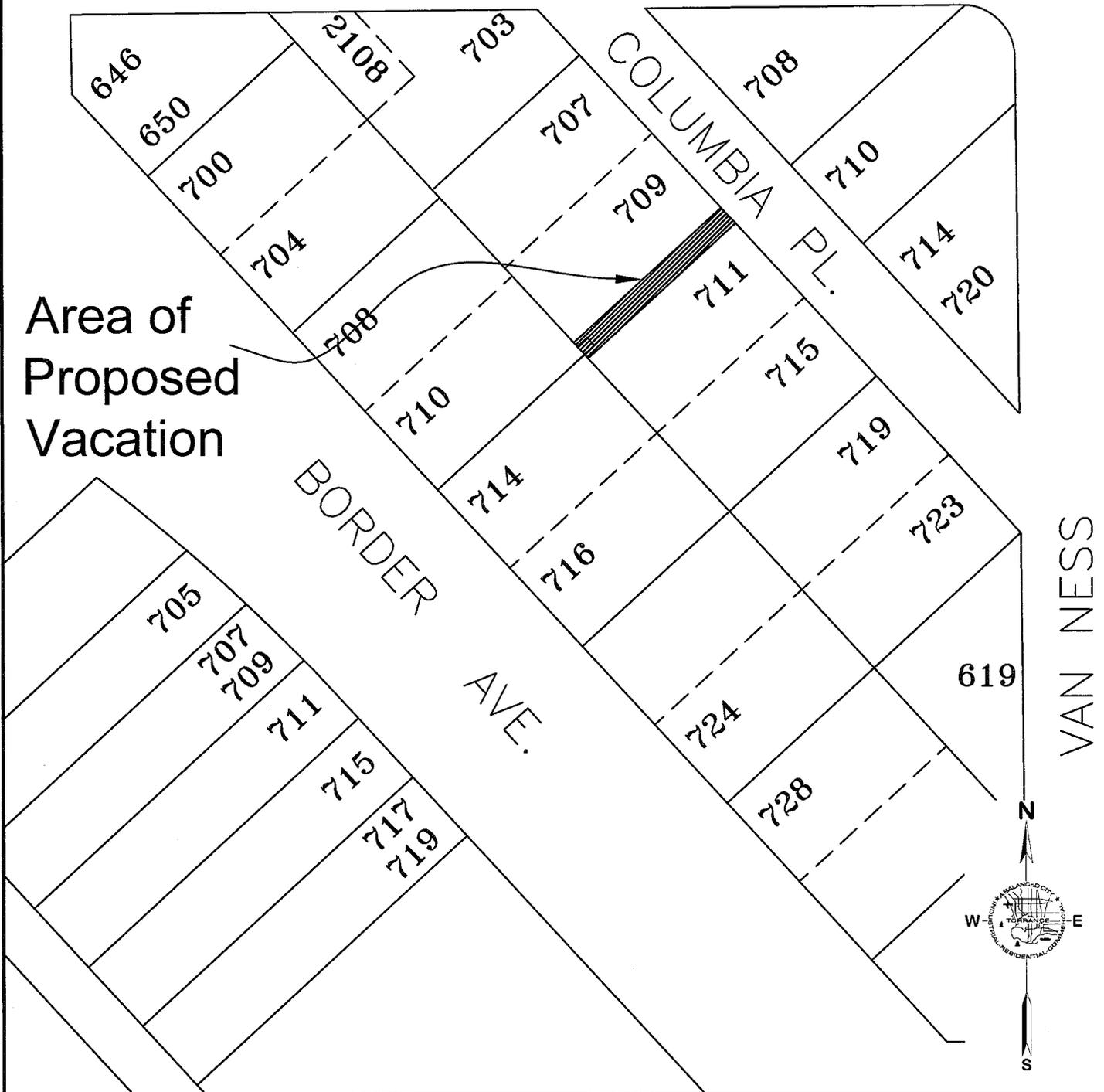
APPROVED AS TO FORM:

JOHN L. FELLOWS III  
City Attorney

By: \_\_\_\_\_  
Ronald T. Pohl, Assistant City Attorney



**PROPOSED SUMMARY VACATION OF A WALK EASEMENT  
ON THE SOUTHWEST SIDE OF COLUMBIA PLACE BETWEEN VAN NESS AND  
DOMINGUEZ ST.**

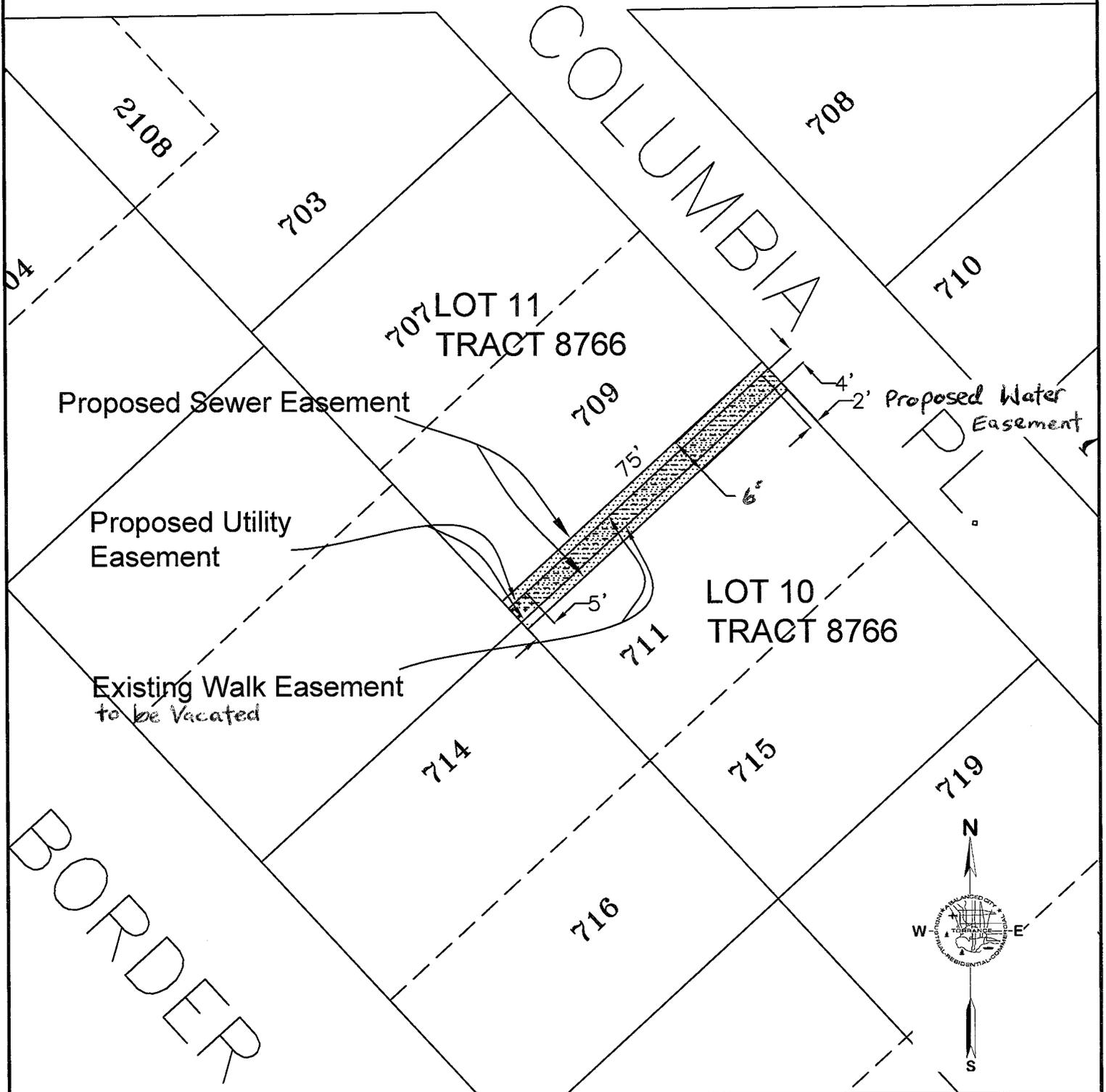


**CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT**

**FEBRUARY 2007**

**VICINITY MAP**

PROPOSED SUMMARY VACATION OF A WALK EASEMENT  
ON THE SOUTHWEST SIDE OF COLUMBIA PLACE BETWEEN VAN NESS AND  
DOMINGUEZ ST.



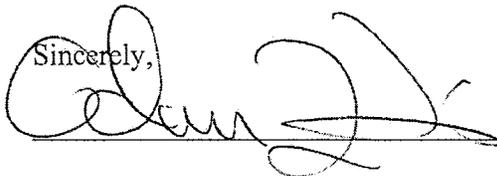
CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

MARCH 2007

LOCATION SKETCH

REQUEST TO VACATE

I Adam Foti own the property @ 711 Columbia Pl. Torrance, CA 90501. I am requesting to vacate the 4' city easement on the north/west side of my property. I have enclosed the Title Report, Legal Description, and a Site Plan including the location of the Easement adjacent to my property. Michael Maynez from CAD Concepts is my agent and can be contacted at 310.466.3224 for any questions or concerns.

Sincerely,  
 Date: 11/14/06

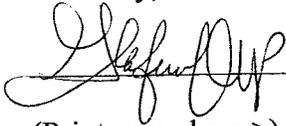
Adam Foti

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REQUEST TO VACATE

I Galafira Allup own the property @ 709 Columbia Pl. Torrance, CA 90501. I am authorizing the process to vacate the 4' city easement on the South/East side of my property. I have enclosed the Title Report, Legal Description, and a Site Plan including the location of the Easement adjacent to my property. If there are any question or concerns I can be contacted at Home (310) 320-6523 or Mobile/Work ( ) -

Sincerely,



(Print name here >)

Date: 01.20.07

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