

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

**Members of the Council:**

**SUBJECT: City Manager – Sale of Real Property: \$303,025.00**

**RECOMMENDATION**

Recommendation of the City Manager that the City Council authorize the Mayor to Execute and the City Clerk to Attest to all documents associated with the sale of City-owned property located at the southeast corner of Pacific Coast Highway and Hawthorne Boulevard to Raju Chhabria in the amount of \$303,025.00 while retaining certain easements for traffic flow purposes.

APN 7534-001-900

Funding

No funding is required; if approved, the sale will generate \$303,025.00.

**BACKGROUND**

The subject property was purchased in 1997 to address the issues at the intersection of Pacific Coast Highway and Hawthorne. The property was to be used to enhance right turn capacity northbound Hawthorne to eastbound Pacific Coast Highway and to create an acceleration lane eastbound onto Pacific Coast Highway. The purchase was done to use in conjunction with the adjacent property, if redeveloped, to continue the acceleration lane.

The adjacent property has a closed carwash located on the premises that has been inoperable for many years. Currently the property is in escrow and the purchaser has contacted the City for an easement or purchase of the City-owned area. The purchase request takes into consideration the right turn channel and acceleration lane as part of their overall proposal.

**ANALYSIS**

The City's property is approximately 6,540 square feet and the cost to purchase in 1997 was \$239,000 or \$36.00 per square foot (psf). The residual portion of the property after the traffic enhancements would be approximately 3565 square feet; this is the area that has been utilized to establish value for the purchase.

The property adjacent to the City's parcel is in escrow for a land value of \$110 psf. The City had gone to bid to enhance this corner with landscaping; the bid amount was \$24,439.30. If the purchase moves forward, the \$24,439.30 would not be expended and the City would not be required to maintain the property.

The proposed traffic improvements would leave a residual parcel that would be difficult or impossible to use as a stand alone property for development. Staff has negotiated a sale price for the property at \$85.00 per square foot for the area not set aside for a street easement. The entire parcel would be transferred in fee with the easements for street recorded against the property as part of the escrow.

The sale of the property with easements meets the goal of the property acquisition in 1997; traffic flow enhancements. Approval of this transaction does not give tacit approval of the proposed project on the former carwash site, the project will be reviewed through the normal planning process with Planning Commission review and if required, City Council review.

Respectfully submitted,

LeROY J. JACKSON  
City Manager



By: Brian K. Sunshine  
Assistant to the City Manager

CONCUR:



LeRoy J. Jackson  
City Manager

- Attachment: A) Letter dated February 7, 2008  
B) Site Map  
C) Easement Documents

08 FEB 13 AM 11:39

February 7, 2008

City of Torrance  
City Manager's Office  
Attn: Brian Sunshine, Assistant to the City Manager  
3031 Torrance Blvd.  
Torrance, CA 90503

**RE: Property Address: 23670 Hawthorne Blvd., Torrance, CA**

Dear Mr. Sunshine,

In reference to our letter dated January 2, 2008, we appreciate the positive response received from the City of Torrance regarding the purchase of the city's surplus land located at 23670 Hawthorne Blvd.

In our meeting with the City of Torrance departments (plot plan meeting) regarding our proposed commercial project, most city officials expressed the need to beautify and enhance this major intersection with an extensive amount of landscaping. We are in agreement with the city officials that professional landscaping will greatly improve the aesthetics of our project from both street sides (Hawthorne Blvd. and PCH).

Therefore, in order to achieve the above objective, we are respectfully requesting the city's cooperation in selling us the surplus land parcel at the very reasonable price of \$85 per sq. ft.

We believe that the addition of this surplus parcel to our project will mutually benefit all parties. If the city is in agreement, please forward the written agreement in order to open escrow. Currently, the plans for our proposed project are in the process of being completed and will be presented to the planning commission at their next meeting.

Thank you again for your time and cooperation in this matter.

Best regards,



Raju Chhabria

Note: Lines and photos are approximate, not to be used for establishing absolute or relative positions.

### Parcel Map and Data



**Legend**

- ◆ Address Points
- City Boundary
- Street Names
- Surrounding City Streets

**Parks, Libraries and Community Centers**

**Type**

- Community Center
- Library
- Park

**Schools**

**Type**

- Elementary Schools
- Elementary Schools- Private
- Middle Schools
- High Schools
- High Schools- Private
- Adult School
- Sumps
- Parcels

**2006 Color Aerial Photos**

**RGB**

- Red Band\_1
- Green Band\_2
- Blue Band\_3

**Parcel Data**

Selected parcel:

<b>Parcel Number</b>	7534-001-900
<b>Site Address</b>	3744 PACIFIC COAST HWY
<b>Owner</b>	TORRANCE CITY
<b>Owner Mailing Address</b>	3031 TORRANCE BLVD
<b>Mailing City and State</b>	TORRANCE CA
<b>Mailing Zip Code</b>	90503
<b>IRIS Land Use</b>	100V
<b>Zoning</b>	H-PCH
<b>Zoning Overlay</b>	
<b>General Plan Designation</b>	C-GEN
<b>Total Impr. Value</b>	0
<b>Total Land SF</b>	0
<b>Census Tract</b>	
<b>Legal Desc.</b>	MEADOW PARK TRACT LEGAL DESC SEE

**Recording Requested by:**  
Sue Herbers, City Clerk

**When Recorded Mail to:**  
CITY OF TORRANCE  
3031 Torrance Boulevard  
Torrance, CA 90503

**EASEMENT DEED**

In consideration of the sum of One Dollar (\$1.00), and other valuable consideration, receipt of which is hereby acknowledged,

\_\_\_\_\_  
\_\_\_\_\_

do(es) hereby grant to the CITY OF TORRANCE, a municipal corporation, of Los Angeles County, State of California, an easement for public **STREET AND HIGHWAY** purposes and incidents thereto, in the following described real property in the City of Torrance, County of Los Angeles, State of California, and more particularly described as follows:

SEE ATTACHED EXHIBITS "A" AND "B"

Dated this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

(All signatures must be notarized)

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Sign: \_\_\_\_\_  
Print: \_\_\_\_\_

Owner's Address: \_\_\_\_\_  
\_\_\_\_\_

ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF \_\_\_\_\_

ON \_\_\_\_\_ BEFORE ME, \_\_\_\_\_

A NOTARY PUBLIC, PERSONALLY APPEARED \_\_\_\_\_

\_\_\_\_\_

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 PERSONS(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 AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_

This acknowledgment is attached to the following document:

Title of Document: \_\_\_\_\_

Number of Pages: \_\_\_\_\_

Dated: \_\_\_\_\_

## EXHIBIT "A"

A PORTION OF LOT 32, MEADOW PARK TRACT, IN THE CITY OF TORRANCE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15 PAGE 60 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF HAWTHORNE AVENUE, 50 FEET WIDE, (FORMERLY GRAND VIEW AVENUE AND CURRENTLY KNOWN AS HAWTHORNE BOULEVARD), AS SAID AVENUE IS SHOWN ON MAP OF SAID MEADOW PARK TRACT, DISTANT THEREON SOUTH  $00^{\circ}13'06''$  WEST 30 FEET FROM THE INTERSECTION OF SAID EASTERLY LINE WITH THE SOUTHWESTERLY LINE OF THAT CERTAIN STATE HIGHWAY, 100 FEET WIDE, DESCRIBED AS PARCEL NO. 1 IN DEED RECORDED IN BOOK 12693 PAGE 231, OFFICIAL RECORDS; THENCE SOUTH  $89^{\circ}46'54''$  EAST 25 FEET; THENCE NORTH  $00^{\circ}13'06''$  EAST 15 FEET; THENCE NORTHEASTERLY TO THE SOUTHWESTERLY LINE OF SAID STATE HIGHWAY, DISTANT THEREON SOUTH  $64^{\circ}42'54''$  EAST 30 FEET FROM THE EASTERLY LINE OF SAID HAWTHORNE AVENUE; THENCE SOUTH  $64^{\circ}42'54''$  EAST 121.15 FEET TO A 2 INCH IRON PIPE; THENCE SOUTH  $25^{\circ}17'06''$  WEST 45.25 FEET TO A POINT IN A LINE WHICH BEARS SOUTH  $89^{\circ}46'54''$  EAST FROM A POINT IN THE EASTERLY LINE OF SAID HAWTHORNE AVENUE, DISTANT THEREON SOUTH  $00^{\circ}13'06''$  WEST 75 FEET FROM THE POINT OF BEGINNING; THENCE NORTH  $89^{\circ}46'54''$  WEST 117.76 FEET TO THE EASTERLY LINE OF SAID HAWTHORNE AVENUE 50 FEET WIDE; THENCE ALONG SAID EASTERLY LINE NORTH  $00^{\circ}13'06''$  EAST 75 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE LAND LYING SOUTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LAND; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LAND A DISTANCE OF 10 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT 60 FEET FROM THE CENTERLINE OF SAID STATE HIGHWAY (KNOWN AS PACIFIC COAST HIGHWAY) TO THE TRUE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID PARALLEL LINE A DISTANCE OF 23.81 FEET TO A POINT OF TANGENCY WITH A CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 102.63 FEET (SAID CURVE HAVING A RADIUS OF 55 FEET AND A CENTRAL ANGLE OF  $106^{\circ}54'41''$ ) TO A POINT ON THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PROPERTY AND DISTANT 33.38 FEET FROM THE EASTERLY LINE OF SAID HAWTHORNE AVENUE.

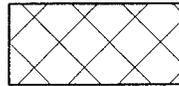
SEE ATTACHED EXHIBIT "B"



# EXHIBIT "B"



(N.T.S.)



INDICATES THE PROPOSED STREET AND HIGHWAY EASEMENT

