

Council Meeting of
February 24, 2009

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

Members of the Council

SUBJECT: Community Development – Adopt a RESOLUTION regarding the intention to vacate a portion of 242nd Street and setting the date of the Public Hearing

RECOMMENDATION

Recommendation of the Community Development Director and City Manager that the City Council approve and adopt a Resolution declaring the intention to vacate a portion of 242nd Street between Hawthorne Boulevard and Pacific Coast Highway and setting March 24, 2009, as the date for the Hearing thereon.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

On January 13, 2009, the City Council approved the construction and operation of a new commercial center at the southeast corner of Hawthorne Boulevard and Pacific Coast Highway (see Attachment C). This land currently has an existing, operating Jack-in-the-Box building and a closed car wash structure that has been inoperable for many years and has been used intermittently as a Christmas tree and pumpkin sales lot.

As a condition of approval of the proposed development, the City is requiring a dedication of land along the property frontage on Hawthorne Boulevard and Pacific Coast Highway (5,200 SF) to widen these streets. The owner is also required to construct the required street widening improvements, at his expense, so as to improve traffic flow at this intersection.

The property is triangular in shape, which poses its own challenge for development. With all the dedication being required, the property owner has requested that the City vacate a portion of the 242nd Street right of way (the northerly 13' to 16' of 242nd St. along the project frontage) in order to have a viable project (see Attachment B). The vacation of a portion of 242nd Street is the purpose of this action and the Public Hearing action (set for March 24, 2009) by the City Council.

242nd Street was initially created on the Meadow Park Tract on March 31, 1887 as a 50' wide street. The City of Torrance was incorporated in 1921 and this area of the City was annexed in 1927 and 1928. Since the street was created prior to becoming part of the City of Torrance, the City is considered the underlying fee owner of the original 50' width (as well as the street easement owner). On May 21, 1965, an additional 4' and 5' of street easement was granted by the previous owner of this property to make it 55' to 60' wide.

The property owner, as part of the vacation process, will purchase the portion of 242nd Street being vacated, that is currently owned in fee by the City (4,528 SF), for approximately \$65,000. A council item will be brought back to your Honorable Body to complete the sale if and after the easement vacation hearing item is approved. The northerly 4' and 5' will revert back to him free of charge (2,133 SF). Note that the property owner was approved by the City Council (June 24, 2008) to purchase the 3,565 SF at the southeast corner of Hawthorne Boulevard and Pacific Coast Hwy from the City of Torrance at \$85/SF (See Attachment B).

The City is the applicant in the proposed vacation of a portion of 242nd Street, as it is a necessary precursor to the sale of this portion of 242nd Street. The proposed area to be vacated will be used for project parking, landscaping and driveway. The south side of the street will remain unchanged as will the width of the traveled way on 242nd St. There will be a public sidewalk on the north side of the proposed project parking on private property. The public easement for this sidewalk will be granted on the Final Parcel Map that the owner will have prepared, approved and recorded. The vacation will require the reservation of easements for existing utilities or the abandonment, relocation or reconstruction of these facilities by/for the utility companies.

Because the area to be vacated has been used by the public during the past five (5) years, State statutes require the proposed vacation of the street easement be conducted with notification and a Public Hearing.

Adoption of the attached Resolution sets the date and time of the Hearing on the vacation for March 24, 2009 at 7:00 PM in the City Council Chambers. Notices will be posted for the Hearing along the easement to be vacated and mailed to the abutting

property owners. A copy of the Resolution will be published in *The Daily Breeze*, a newspaper of general circulation in the City, two times at least ten days prior to the date of said Hearing.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

By: 
TED SEMAAN, Manager
Transportation Planning,
Development Engineering &
Records Division

By: 
BRIAN SUNSHINE
Assistant to the City Manager

CONCUR:


JEFFERY W. GIBSON
Community Development Director


LeROY J. JACKSON
City Manager

- Attachments: Resolution
 A. Vicinity Map
 B. Detailed Location Sketch
 C. Proposed Project Sketch

TS/cks2161

RESOLUTION 2008-

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TORRANCE DECLARING ITS INTENTION TO VACATE A
PORTION OF 242ND STREET BETWEEN HAWTHORNE
BOULEVARD AND PACIFIC COAST HIGHWAY IN THE CITY OF
OF TORRANCE; FIXING A TIME AND PLACE FOR THE PUBLIC
HEARING THEREON AND PROVIDING FOR THE PUBLICATION
OF THE RESOLUTION**

WHEREAS, the City of Torrance was granted a certain street easement described as follows:

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, and a portion of Walnut Street (currently known as 242nd Street), as shown on map of said Meadow Park Tract, described as follows:

Beginning at the intersection of a line parallel with and distant 50 feet east of the centerline 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, and a line parallel with and distant 30 feet north of the centerline of said Walnut Street, 50 feet wide; thence easterly along said line parallel and 30 feet north of the centerline of Walnut Street a distance of 37.43 feet to a point on the existing property line of said portion of Lot 32, also the TRUE POINT OF BEGINNING; thence at a right angle southerly a distance of 13 feet to a line parallel with and distant 17 feet north of the centerline of said Walnut Street; thence at a right angle easterly a distance of 96 feet along last said parallel line; thence at a right angle southerly a distance of 3 feet to a line parallel with and distant 14 feet north of the centerline of Walnut Street; thence at a right angle easterly a distance of 341.84 feet along last said parallel line; thence at a right angle northerly a distance of 15 feet to a line parallel and 29 feet north of the centerline of Walnut Street, which is also the south property line of said portion of Lot 32; thence at a right angle westerly a distance of 87.18 feet along said property line; thence at a right angle northerly a distance of 1 feet along said property line; thence at a right angle westerly along said property line parallel to Walnut Street a distance of 350.66 feet to the TRUE POINT OF BEGINNING.

WHEREAS, for the purpose of said vacation, the City Council elects to proceed under the vacation provision Division 9, Part 3, Chapter 3 of the Streets and Highways Code.

NOW, THEREFORE, be it resolved by the City Council of the City of Torrance as follows:

SECTION 1

The City Council hereby declares its intention to vacate a portion of 242nd Street between Hawthorne Boulevard and Pacific Coast Highway as more particularly shown on sketches bearing the legend "Proposed Street Vacation of a Portion of 242nd Street between Hawthorne Boulevard and Pacific Coast Highway" which sketches are hereby ordered filed in the Office of the City Clerk of the City of Torrance, and which sketches are hereby referred to for particulars as to the proposed vacation.

SECTION 2

The 24th day of March 2009 at 7:00 PM on said day in the Council Chambers of the City Hall of the City of Torrance is the time and place fixed for Hearing all persons interested in or objecting to the proposed vacation.

SECTION 3

The Community Development Director is directed to post conspicuously not less than three copies of this Resolution not more than three hundred feet apart upon the boundaries of said land to be vacated at least two weeks prior to the date of said Hearing.

SECTION 4

The City Clerk is hereby directed to publish a copy of the Resolution in *The Daily Breeze*, a newspaper of general circulation in the City, two times at least ten days prior to the date of said Hearing.

INTRODUCED, APPROVED AND ADOPTED this 24th day of February 2009.

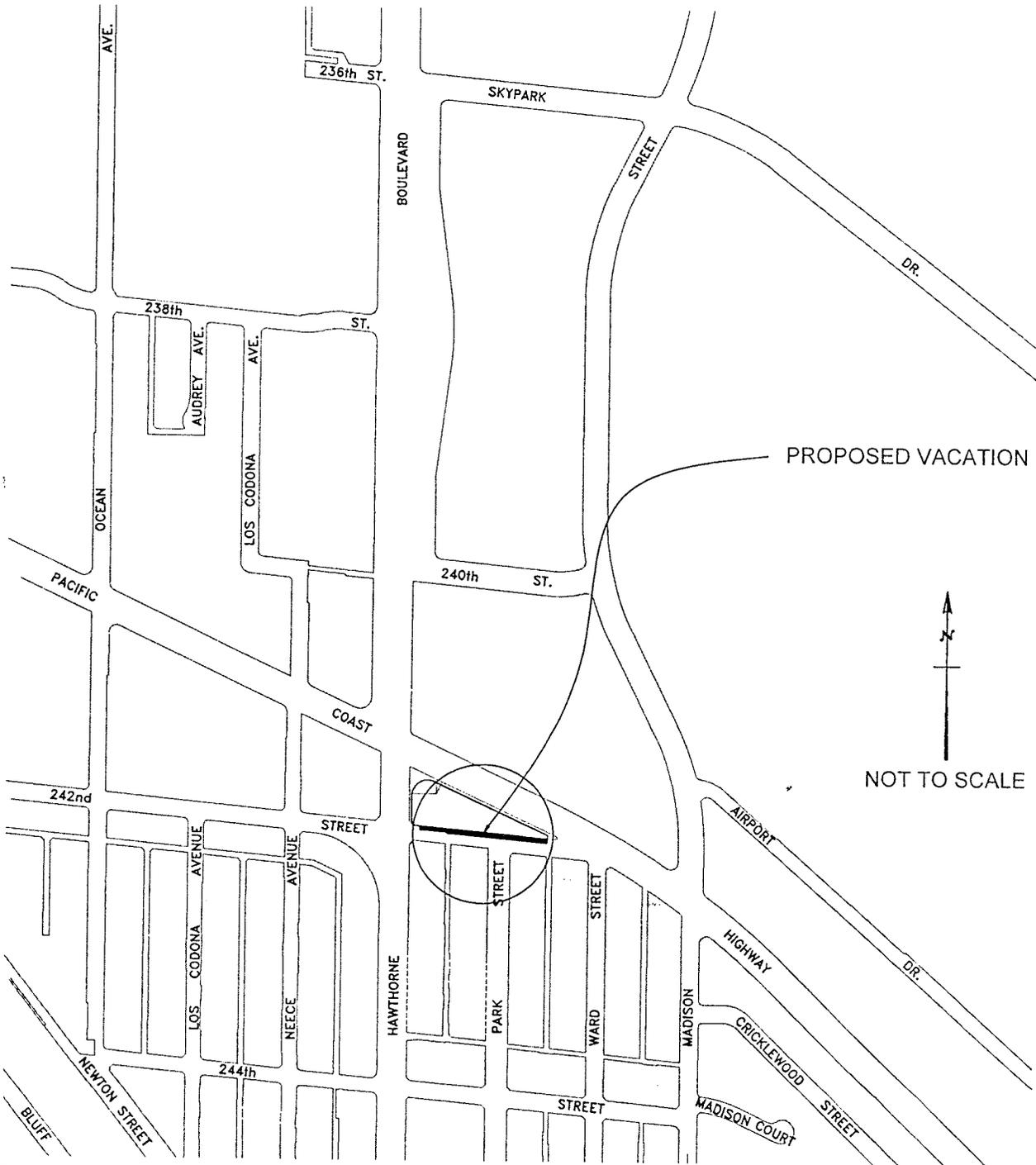
Mayor Frank Scotto

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By: _____
Ronald T. Pohl Assistant City Attorney

Sue Herbers, City Clerk

PROPOSED STREET VACATION OF A PORTION OF 242ND STREET BETWEEN HAWTHORNE BOULEVARD AND PACIFIC COAST HIGHWAY

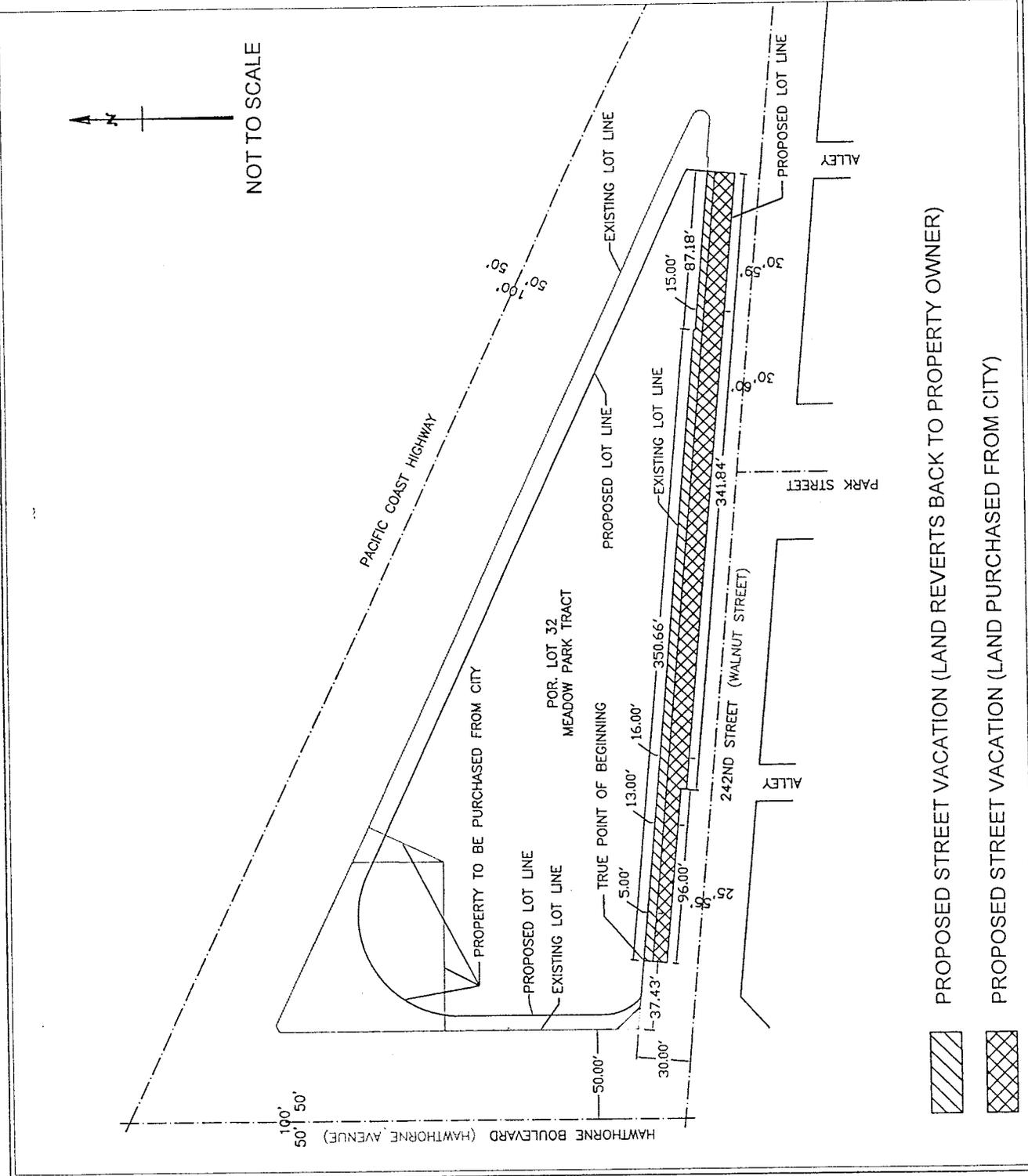


CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

AUG 2008

VICINITY MAP

PROPOSED STREET VACATION OF A PORTION OF 242ND STREET BETWEEN HAWTHORNE BOULEVARD AND PACIFIC COAST HIGHWAY



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

AUG 2008

LOCATION SKETCH

