

Council Meeting of
May 19, 2009

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

Members of the Council

**SUBJECT: Community Development - Accept an
Irrevocable Offer to Dedicate on the north side of 190th Street
east of Hawthorne Boulevard**

RECOMMENDATION

Recommendation of the Community Development Director that the City Council accept a 100' x 10' Irrevocable Offer to Dedication on the north side of 190th Street east of Hawthorne Boulevard and adopt a Resolution of acceptance.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

In 2006, the subdivider, JCC Park Place II, LLC (Lot 1, Tract No. 61511), which constructed the existing condominium project on the east side of 18900 Hawthorne Boulevard, was required to record a 100' x 10' Irrevocable Offer to Dedication (Attachment A) to the City for future street improvements. The dedication is for the construction of the right turn pocket for west bound 190th Street to the north bound entrance to the driveway at 18900 Hawthorne Boulevard. This driveway is shared by the adjacent properties north of 18900 Hawthorne Boulevard.

The landowner, Hitchcock Automotive Resources, was approved by the Planning Commission on October 1, 2008 (CUP08-00022) to construct a parking structure at 18900 Hawthorne Boulevard (Lot 2, Parcel Map No. 19431). The landowner has now initiated the request for the City to accept the Irrevocable Offer to Dedicate to allow them to construct a tapered, wide radius driveway on 190th Street, which would better serve the shared driveway. The landowner will be responsible for the driveway

construction. A full right turn lane was not required of this project as the project size did not warrant it.

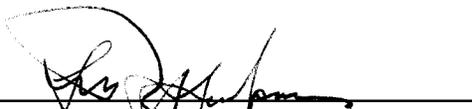
Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

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

CONCUR:


JEFFERY W. GIBSON
Community Development Director


LeROY J. JACKSON
City Manager

Attachments: Resolution
 A. Recorded Irrevocable Offer to Dedicate
 B. Vicinity Map

TS/cks2182

RESOLUTION NO. 2009-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE, CALIFORNIA AUTHORIZING THE MAYOR AND THE CITY CLERK TO ACCEPT AN IRREVOCABLE OFFER OF DEDICATION FOR STREET PURPOSES ON THE NORTH SIDE OF 190TH STREET EAST OF HAWTHORNE BOULEVARD

WHEREAS, the City of Torrance was offered an Irrevocable Offer of Dedication for street purposes over property on the north side of 190th Street east of Hawthorne Boulevard in the City of Torrance, County of Los Angeles, State of California, as per Instrument No. 06-0859422 recorded on April 19, 2006, in the Office of the County Recorder of said County, more particularly described as follows:

That portion of Lot 1 of Tract Map No. 061511 in the City of Torrance, County of Los Angeles, State of California as per map filed in Book 1315, pages 31 to 33 inclusive of Maps in the Office of the County Recorder of said County, described as follows:

The southerly ten (10) feet of the westerly one hundred (100) feet of said Lot 1.

WHEREAS, the hereinabove particularly described Offer of Dedication for street purposes is appropriate for present and prospective street purposes.

NOW, THEREFORE, the City Council of the City of Torrance authorizes the Mayor and the City Clerk to accept the above-described Offer of Dedication for street purposes and that from and after the date this Resolution is recorded, these portions will constitute an easement for street purposes.

INTRODUCED, APPROVED, AND ADOPTED this 19th day of May 2009.

Mayor of the City of Torrance

ATTEST:

City Clerk of the City of Torrance

APPROVED AS TO FORM:
JOHN L. FELLOWS III, City Attorney

By _____
Ronald T. Pohl, Asst. City Attorney

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Recording Requested by:
Sue Herbers, City Clerk

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

06 0859422

IRREVOCABLE OFFER TO DEDICATE

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JCC Park Place II, LLC, a California limited liability company, do(es) hereby irrevocably offer to dedicate to the CITY OF TORRANCE, a Charter City, an easement for **STREET AND HIGHWAY** purposes and incidents thereto, in, over, upon and across the real property in the City of Torrance, County of Los Angeles, State of California described as The Southerly ten (10) feet of the Westerly one hundred (100) feet of Lot 1, Tract 061511, as per Map recorded in Book 1315, pages 31 to 33 inclusive of Maps, in the office of the County Recorder of said County.

This irrevocable offer is made pursuant to Section 7050 of the Government Code Said offer shall be binding upon the grantor, his heirs, successors, and assigns and shall continue in full force and effect until said dedication is accepted by said City or until the right to accept has been abandoned by said City, pursuant to the provisions of said Section 7050 or as otherwise provided by the Legislature for the abandonment or vacation of easements

Dated this 29th day of DECEMBER 2005

JCC Park Place II, a California limited liability company
by J C C. Capital Company, Managing Member

Sign: [Signature]
Steven Schwartz, Vice President

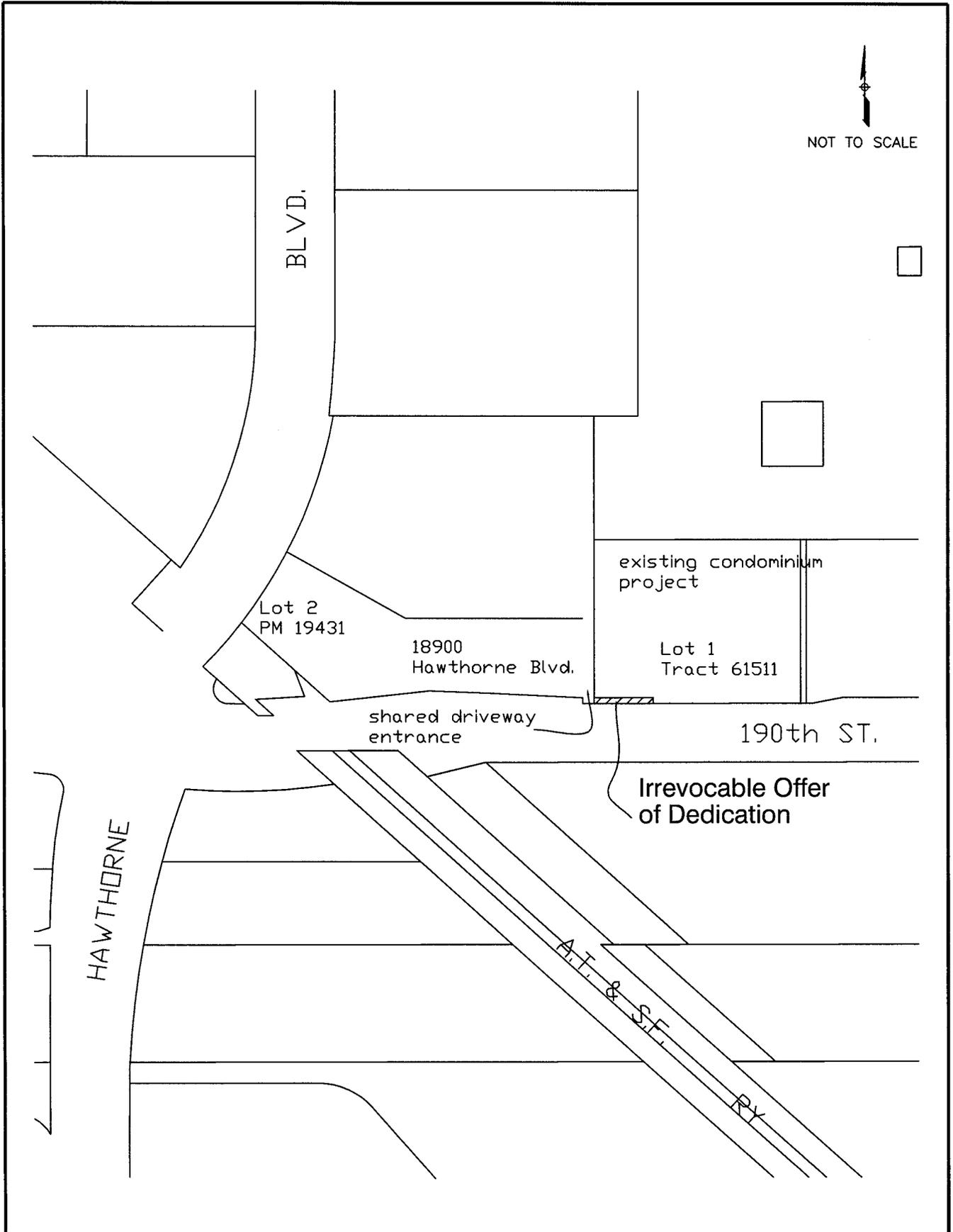
Sign: [Signature]
Kurt Nelson, Vice President

CONSENT OF RECORDATION

The City of Torrance consents to the recordation of the above offer to dedicate pursuant to the authority of Resolution No 70-132 adopted by the City Council of said City on June 9, 1970 This consent is not an acceptance of the offer to dedicate

Dated Feb 9, 2006

By [Signature]
City Clerk



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

APRIL 2009

VICINITY MAP