Council Meeting of
September 15, 2009

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

Members of the Council

SUBJECT: Community Development – Intention to Vacate the Public Alley South of Winlock Road and West of Tandem Way and setting October 20, 2009 as the Date for the Hearing Thereon

RECOMMENDATION

Recommendation of the Community Development Director that City Council approve and adopt the Resolution declaring the intention to vacate the public alley south of Winlock Road and west of Tandem Way and setting October 20, 2009 as the date for the hearing.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

The property owners of 3252 and 3304 Winlock Road have requested the vacation of the existing public alley between their properties. The easement for the alley located south of Winlock Road and west of Tandem Way was dedicated to the City on Tract No. 15140 in 1949 (see attached sketch). The approximate area of the alley to be vacated is 3565 square feet. Vacation of the easement would allow for the vacated area to be combined with the adjacent properties to provide a larger yard for the two properties.

The subject alley is currently in use by the adjacent property owners at 3252 and 3304 Winlock Road, but it is of little use to the general public. Drainage from properties to the south is collected in a swale south of the alley and directed eastward to the existing catch basins at Tandem Way. There is no public access to De Portola Park from this alley. 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 easement be conducted with notification and a Public Hearing.

This vacation will require the reservation of easements for existing utilities or the abandonment, relocation or reconstruction of these facilities. The applicants will sign a Lot Tie Agreement to hold their portion of the alley together with their existing lot. In addition, the applicants will be required to design and construct new curb, gutter, sidewalk, and driveway apron(s) across the alley to be vacated prior to recording the vacation Resolution. The purpose of this requirement is so the vacated area does not appear like a public alley. The applicants will have one year to complete the design and construction or the easement vacation approval will expire.

Adoption of the attached Resolution sets the date and time of the hearing on the vacation for October 20, 2009 at 7:00 PM in the City Council Chambers. Notices will be posted for the hearing along the alley 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

CONCUR:

JEFFERY W. GIBSON
Community Development Director

LeROY J. JACKSON
City Manager

Attachments: Resolution
A. Vicinity Map
B. Location Sketch

TS/cks2205

RESOLUTION 2009-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING ITS INTENTION TO VACATE THE PUBLIC ALLEY SOUTH OF WINLOCK ROAD AND WEST OF TANDEM WAY IN THE CITY OF TORRANCE; FIXING A TIME AND PLACE FOR THE HEARING THEREON AND PROVIDING FOR THE PUBLICATION OF THIS RESOLUTION

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

> That alley within Block 4 of Tract No. 15140 in the City of Torrance, County of Los Angeles, State of California as per the map recorded in Book 356 Pages 44, 45, and 46 of Maps in the Office of the County Recorder of said County, said portion being bounded southerly by the westerly extension of the southerly line of Lot 12 in said Block 4 and bounded northerly by the westerly extension of the northerly line of Lot 12 in said Block 4.

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 the public alley south of Winlock Road and west of Tandem Way as more particularly shown on a sketch bearing the legend "Proposed Vacation of the alley south of Winlock Road and west of Tandem Way in the City of Torrance" which sketch is hereby ordered filed in the Office of the City Clerk of the City of Torrance, and which sketch is hereby referred to for particulars as to the proposed vacation.

SECTION 2

The 20th day of October, 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 15th day of September 2009.

_____
Mayor of the City of Torrance

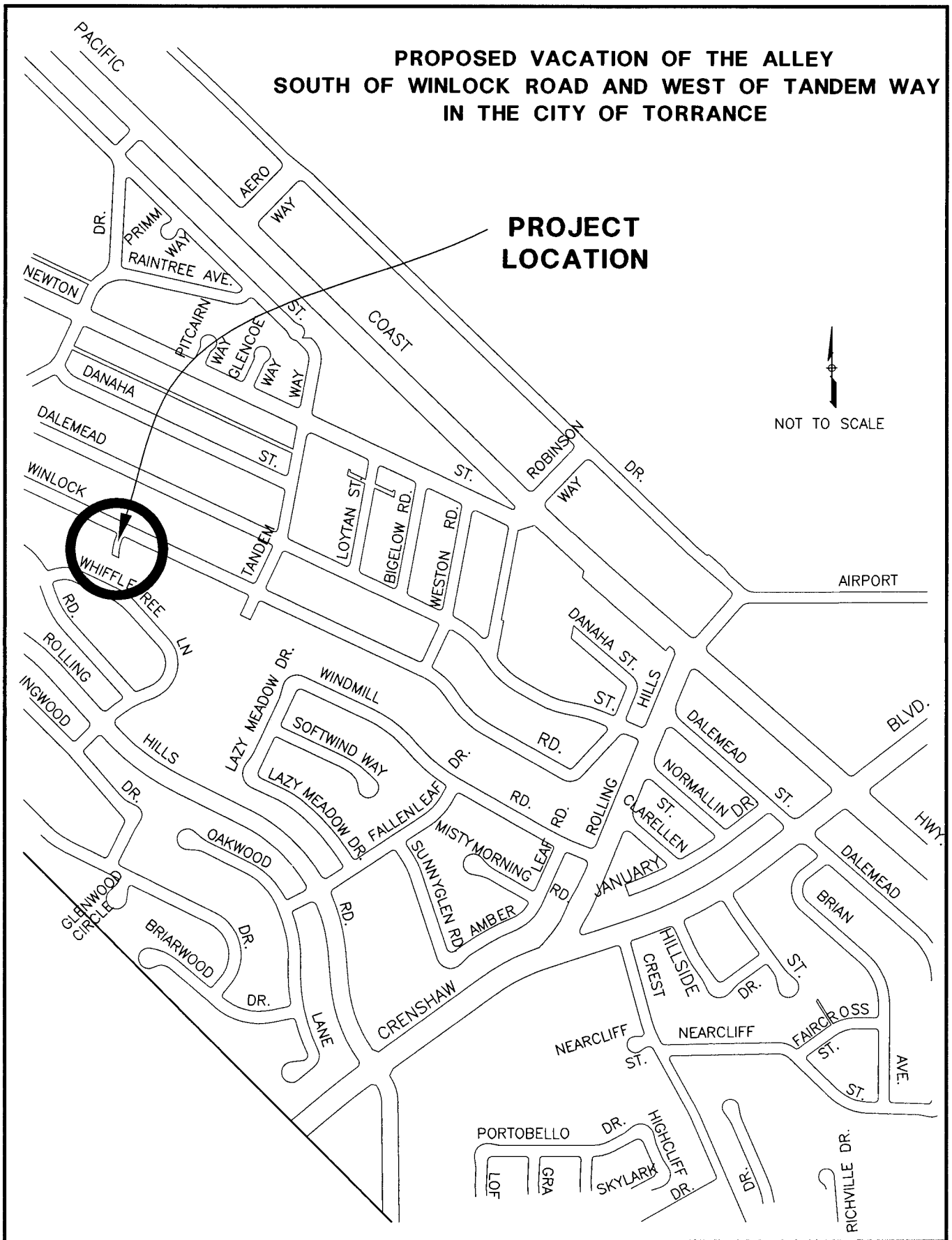
ATTEST:

_____
City Clerk of the City of Torrance

APPROVED AS TO FORM:
John L. Fellows III, City Attorney

By:_____
Ronald T. Pohl, Assistant City Attorney

ATTACHMENT A



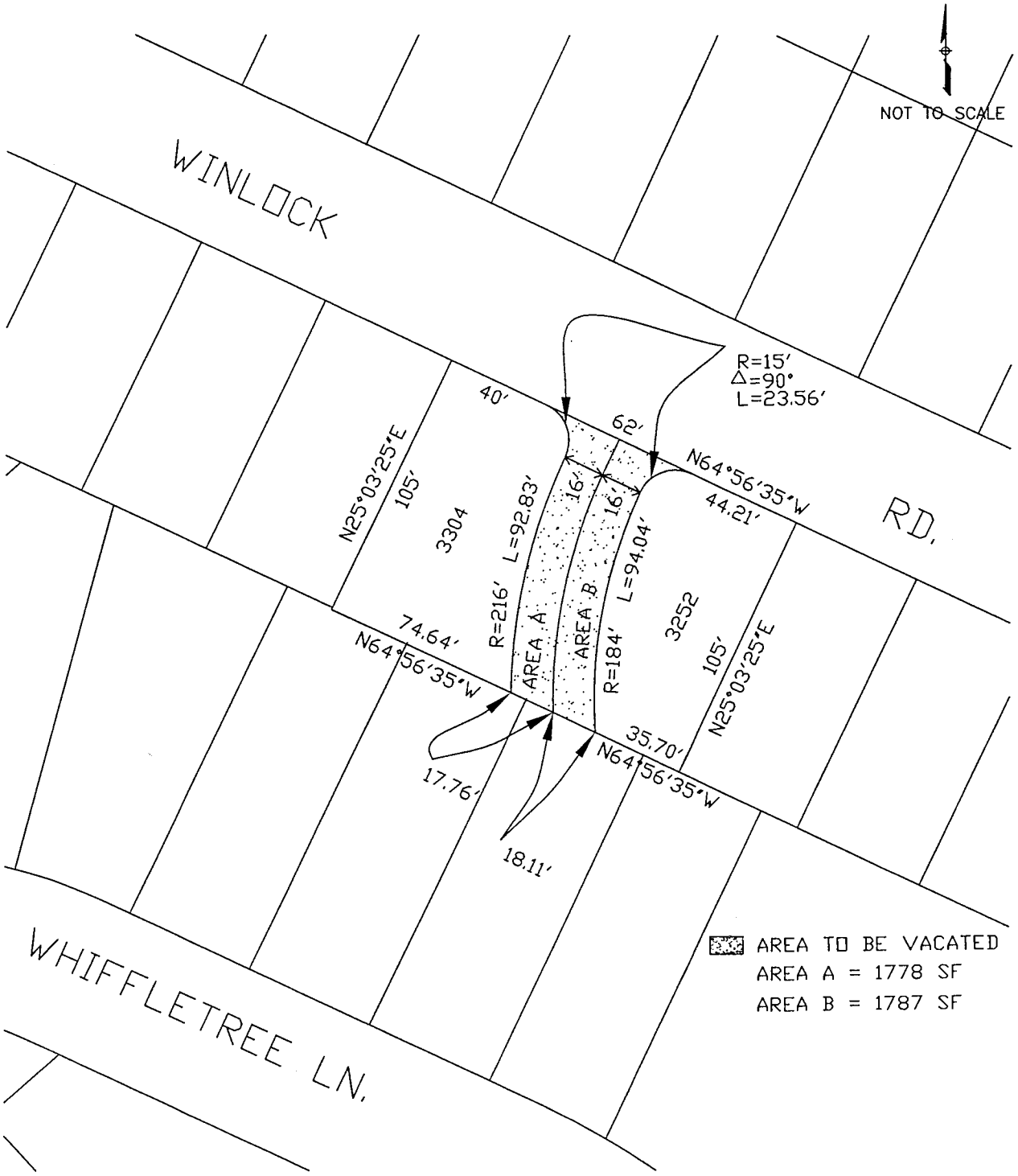
CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

SEPT. 2009	VICINITY MAP

TT\WL09(9/4/09)

ATTACHMENT B

PROPOSED VACATION OF THE ALLEY SOUTH OF WINLOCK ROAD AND WEST OF TANDEM WAY IN THE CITY OF TORRANCE



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

SEPTEMBER 2009	VICINITY MAP

P:CAD\vwinlockroad