

Council Meeting of
May 18, 2010

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

Members of the Council

SUBJECT: Community Development Department – Adopt Resolution to Summarily Vacate Six Landscaping and Landscape Irrigation Easements along the west side of Madison Street between Senefeld Drive and Candlewood Road

RECOMMENDATION

The Community Development Director recommends that the City Council approve and adopt the attached Resolution summarily vacating six landscaping and landscape irrigation easements along the west side of Madison Street between Senefeld Drive and Candlewood Road.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

In 2004, the City Council vacated several “future street” easements and 5’ of excess public right-of-way along Madison Street between Senefeld Drive and Candlewood Road. These areas were vacated because the Circulation Element of the General Plan no longer called for Madison Street to be widened and extended south of this area to Rolling Hills Road. Approximately one year before this vacation, the City had renovated Madison Street within the existing 60’ wide public right-of-way and did not use the “future street” easements or the 5’ of excess public right-of-way.

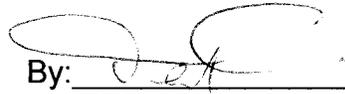
Within these now vacated “future street” easements are existing public landscaping and landscape irrigation easements, which were granted to the City separately from the above described vacated street easements on April 30, 1976 as Instrument Number 6869. These landscaping and landscape irrigation easements were not known to exist at the time of the previous vacation procedure or they would have

been vacated then. The landscape easement is no longer needed as the City has already removed its irrigation facilities and the homeowners have been maintaining this area for several years now. The total area of the 6 landscaping and landscape irrigation easements to be vacated is approximately 3700 square feet.

Because the landscaping and landscape irrigation easements have not been used for their intended purpose over the past 5 years, State law allows for them to be vacated summarily. No construction is required as a result of this action by your Honorable Body. This action will serve to clean up the title to the properties that these landscaping and landscape irrigation easements encumber. The Public Works and Community Services Departments have been notified and have no objection to this action.

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 Sketches (B1 through B6)

TS/cks2193

RESOLUTION 2009 – _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE
ORDERING THE SUMMARY VACATION OF SIX LANDSCAPING AND
LANDSCAPE IRRIGATION EASEMENTS ON THE WEST SIDE OF MADISON
STREET BETWEEN SENEFELD DRIVE AND CANDLEWOOD ROAD IN
THE CITY OF TORRANCE**

WHEREAS, the City of Torrance was granted a certain easement for landscaping and landscape irrigation purposed on April 30, 1976, as Instrument Number 6869 in the following described real property in the City of Torrance, County of Los Angeles, State of California, described as:

Portions of Tract No. 32149, as per map recorded in Book 856, Pages 1 through 3 inclusive of Maps, Records of said County, more particularly described as follows:

PARCEL 1 (see Exhibit B1)

That portion of Lot 1, lying Southerly and Easterly of the following described line:

Commencing at the Northeast corner of Lot 1, said point being 35 feet Westerly of the centerline of Madison Street; thence South 0°13'00" West, 77.66 feet to the true point of beginning, said point being on a non-tangent curve concave to the Southeast having a radius of 19.00 feet, the radial bearing to said point being North 0°13'00" East; thence Westerly, Southwesterly, and Southerly 29.85 feet along the arc of said curve through a central angle of 90°00'00" to point on a tangent line, said line being parallel with and fifty-four (54) feet Westerly of the centerline of Madison Street; thence Southerly along said line to its terminus at the Northerly right of way line of Blair Way.

PARCEL 2 (see Exhibit B2)

That portion of Lot 22, lying Northerly and Easterly of the following described line:

Commencing at the Southeast corner of Lot 22, said point being thirty-five (35) feet Westerly of the centerline of Madison Street; thence North 0°13'00" East, 79.39 feet to the true point of beginning, said point being on a non-tangent curve concave to the Northeast having a radius of 19.00 feet, the radial bearing to said point being

South 0°13'00" West; thence Westerly, Northwesterly and Northerly 29.85 feet along the arc of said curve through a central angle of 90°00'00" to a point on a tangent line, said line being parallel with and fifty-four (54) feet Westerly of the center line of Madison Street; thence Northerly along said line to its terminus at the Southerly right of way line of Blair Way.

PARCEL 3 (see Exhibit B3)

That portion of Lot 23, lying Southerly and Easterly of the following described line:

Commencing at the Northeast corner of Lot 23, said point being 35 feet Westerly of the centerline of Madison Street; thence South 0°13'00" West 69.83 feet to the true point of beginning, said point being on the non-tangent curve concave to the Southeast having a radius of 19.00 feet, the radial being to said point being North 0°13'00" East; thence Westerly, Southwesterly and Southerly 29.85 feet along the arc of said curve through a central angle of 90°00'00" to point on a tangent line, said line being parallel with and fifty-four (54) feet Westerly of the centerline of Madison Street; thence Southerly along said line to its terminus at the Northerly right of way line of Courtney Way.

PARCEL 4 (see Exhibit B4)

That portion of Lot 40, lying Northerly and Easterly of the following described line:

Commencing at the Southeast corner of Lot 40, said point being thirty-five (35) feet Westerly of the centerline of Madison Street; thence North 0°13'00" East, 80.96 feet to the true point of beginning, said point being on a non-tangent curve concave to the Northeast having a radius of 19.00 feet, the radial bearing to said point being South 0°13'00" West; thence Westerly, Northwesterly and Northerly 29.85 feet along the arc of said curve through a central angle of 90°00'00" to a point on a tangent line, said line being parallel with and fifty-four (54) feet Westerly of the center line of Madison Street; thence Northerly along said line to its terminus at the Southerly right of way line of Courtney Way.

PARCEL 5 (see Exhibit B5)

That portion of Lot 41, lying Southerly and Easterly of the following described line:

Commencing at the Northeast corner of Lot 41, said point being thirty-five (35) feet Westerly of the centerline of Madison Street; thence South 0°13'00" West, 77.44 feet to the true point of beginning, said point being on the non-tangent curve concave to the Southeast having a radius of 19.00 feet, the radial bearing to said point being North 0°13'00" East; thence Westerly, Southwesterly and Southerly 29.85 feet along the arc of said curve through a central angle of 90°00'00" to a point on a tangent line, said line being parallel with and 54 feet Westerly of the centerline of Madison Street; thence Southerly along said line to its terminus at the Northerly right of way line of Eleda Drive.

PARCEL 6 (see Exhibit B6)

That portion of Lot 50, lying Northerly and Easterly of the following described line:

Commencing at the Southeast corner of Lot 50, said point being thirty-five (35) feet Westerly of the centerline of Madison Street; thence North 0°13'00" East, 87.14 feet to the true point of beginning, said point being on a non-tangent curve concave to the Northeast having a radius of 19.00 feet, the radial bearing to said point being South 0°13'00" West; thence Westerly, Northwesterly and Northerly 29.85 feet along the arc of said curve through a central angle of 90°00'00" to a point on a tangent line, said line being parallel with and fifty-four (54) feet Westerly of the centerline of Madison Street; thence Northerly along said line to its terminus at the Southerly right of way line of Eleda Drive.

WHEREAS, the existing landscaping and landscape irrigation easements have not been used for their intended purpose for more than five years;

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;

WHEREAS, the City Council finds from the evidence submitted, that the landscaping and landscape irrigation easements described in this Resolution are unnecessary for present or prospective public use;

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 landscaping and landscape irrigation easements herein above more particularly described are unnecessary for present and prospective purposes and the public interest requires the vacation thereof.

SECTION 2

That the above described landscaping and landscape irrigation easements are hereby vacated and abandoned and that, from and after the date this Resolution is recorded, these portions no longer constitute an easement for landscaping and landscape irrigation purposes.

SECTION 3

That the City Clerk is hereby authorized and directed to cause a certified copy of this Resolution and Attachments A and B1 through B6 to be recorded in the Office of the County Recorder of the County of Los Angeles.

INTRODUCED, APPROVED AND ADOPTED THIS 18TH DAY OF MAY, 2010.

Mayor Frank Scotto

ATTEST:

Sue Herbers, City Clerk

APPROVED AS TO FORM:
JOHN FELLOWS III, City Attorney

By: _____
Patrick Sullivan, Assistant
City Attorney

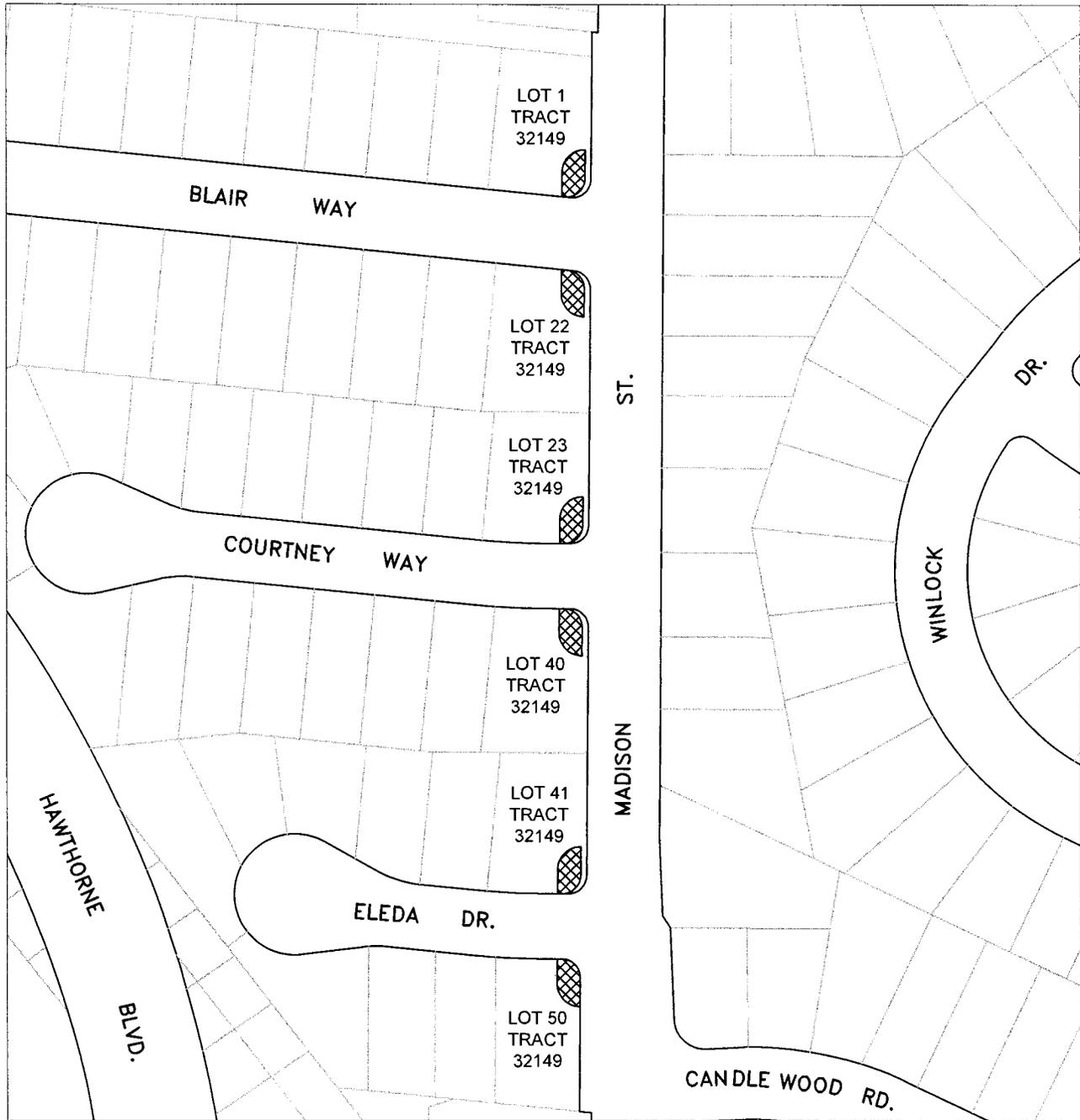
PROPOSED VACATION OF LANDSCAPING AND LANDSCAPE IRRIGATION EASEMENT



PROPOSED EASEMENT VACATION



NOT TO SCALE



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

FEB 2010

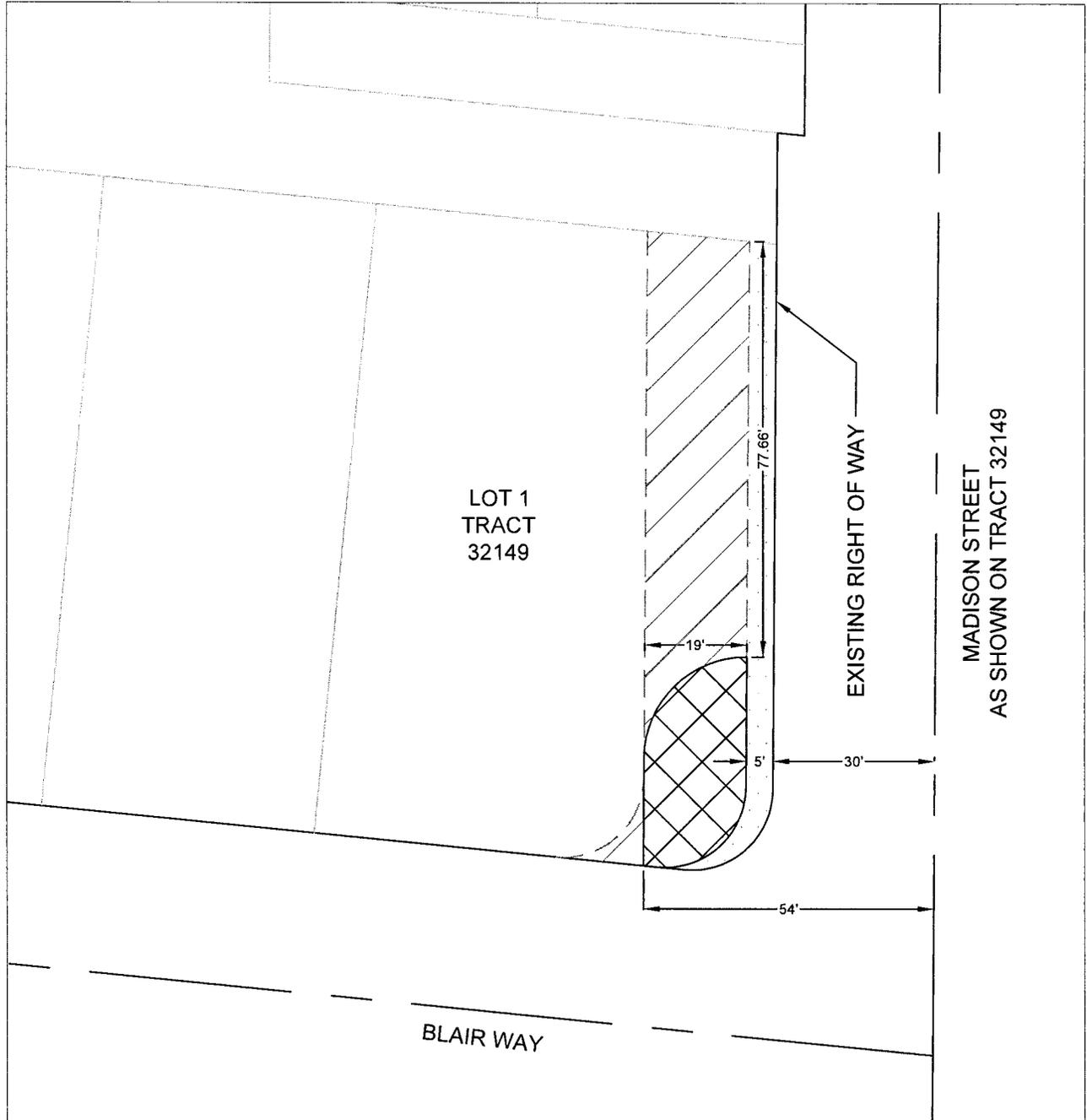
VICINITY MAP

PROPOSED VACATION OF LANDSCAPING AND LANDSCAPE IRRIGATION EASEMENT

-  PROPOSED EASEMENT VACATION
-  FUTURE STREET AREA VACATED
-  PORTION OF MADISON STREET VACATED



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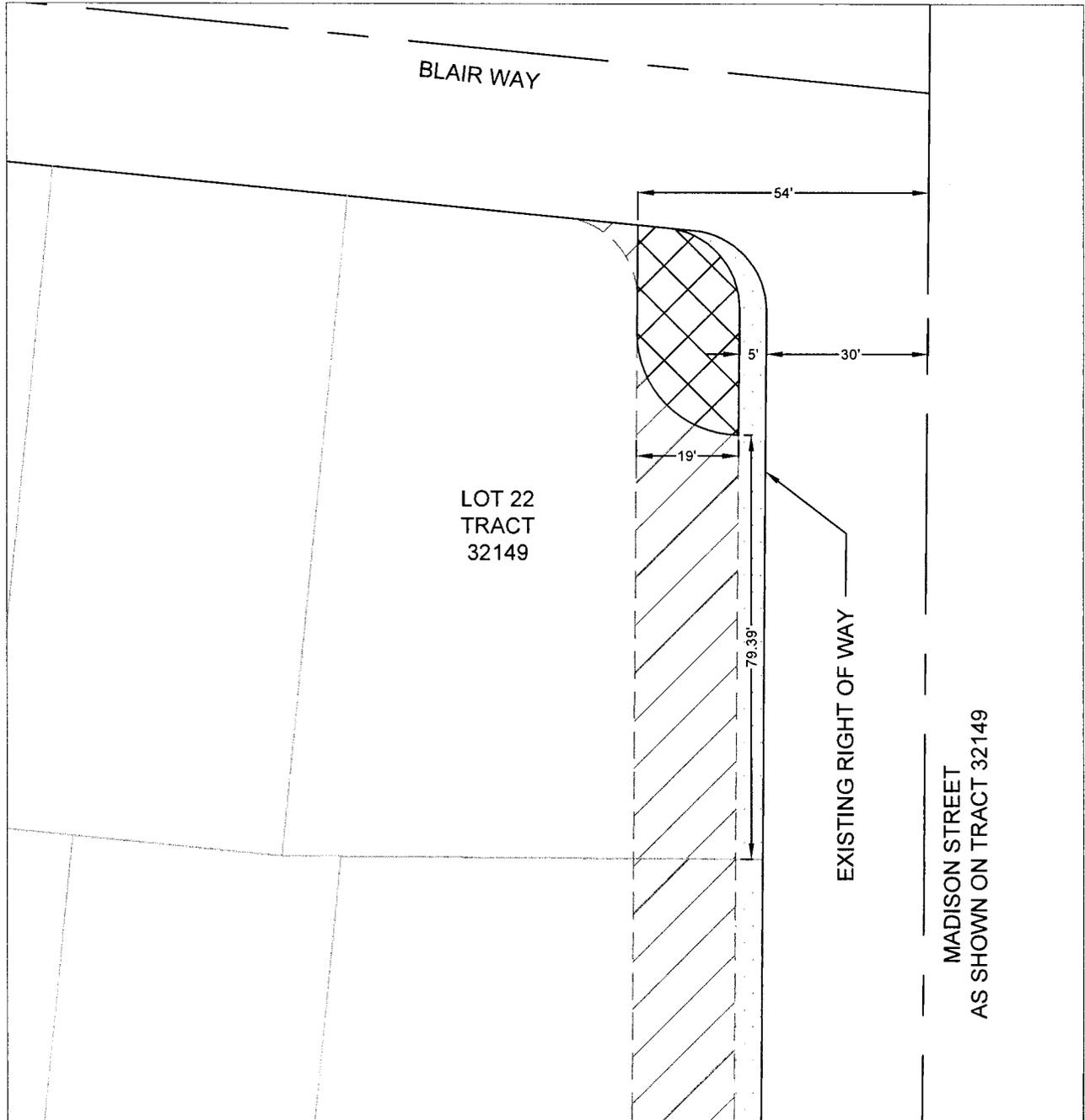
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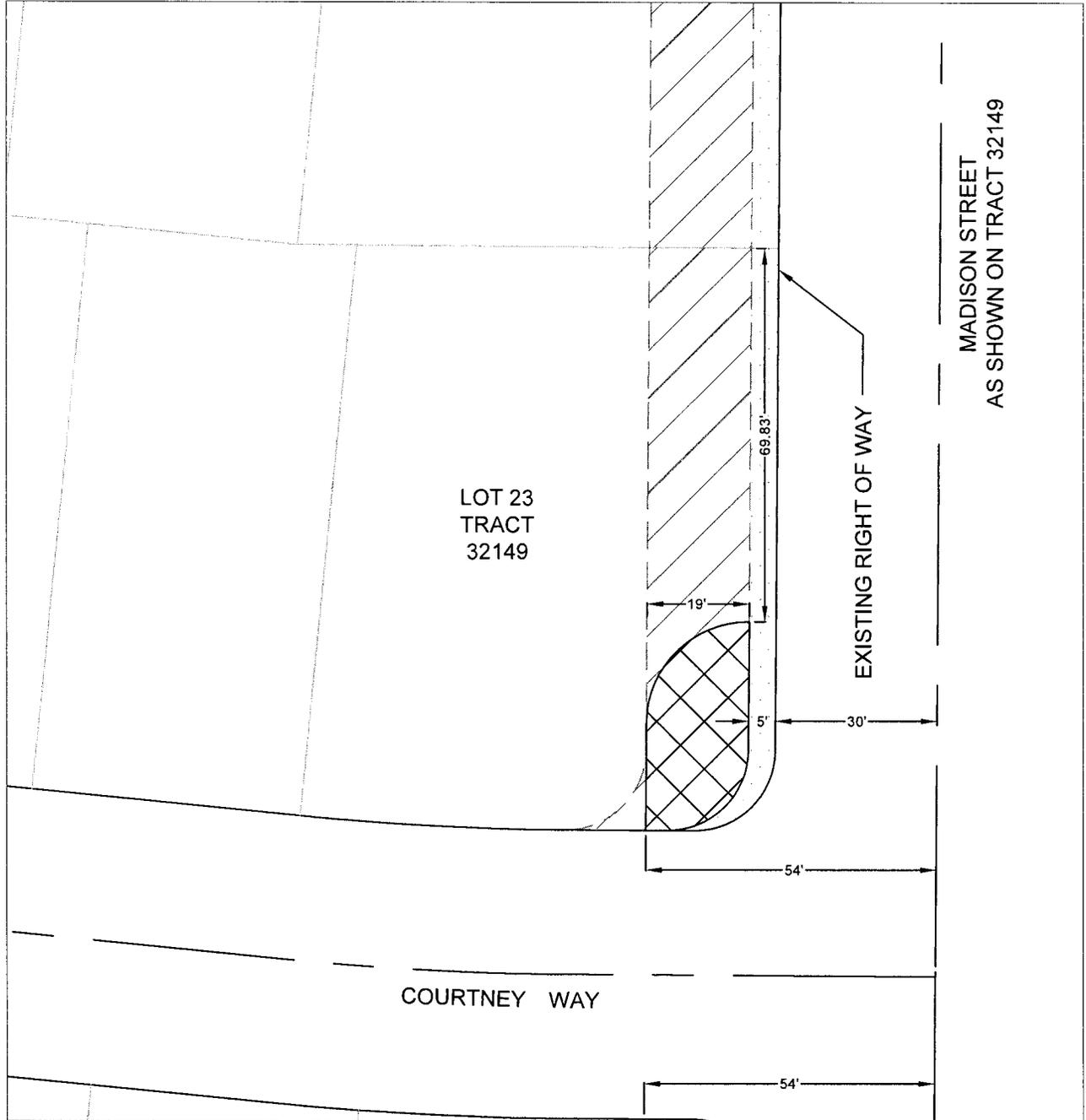
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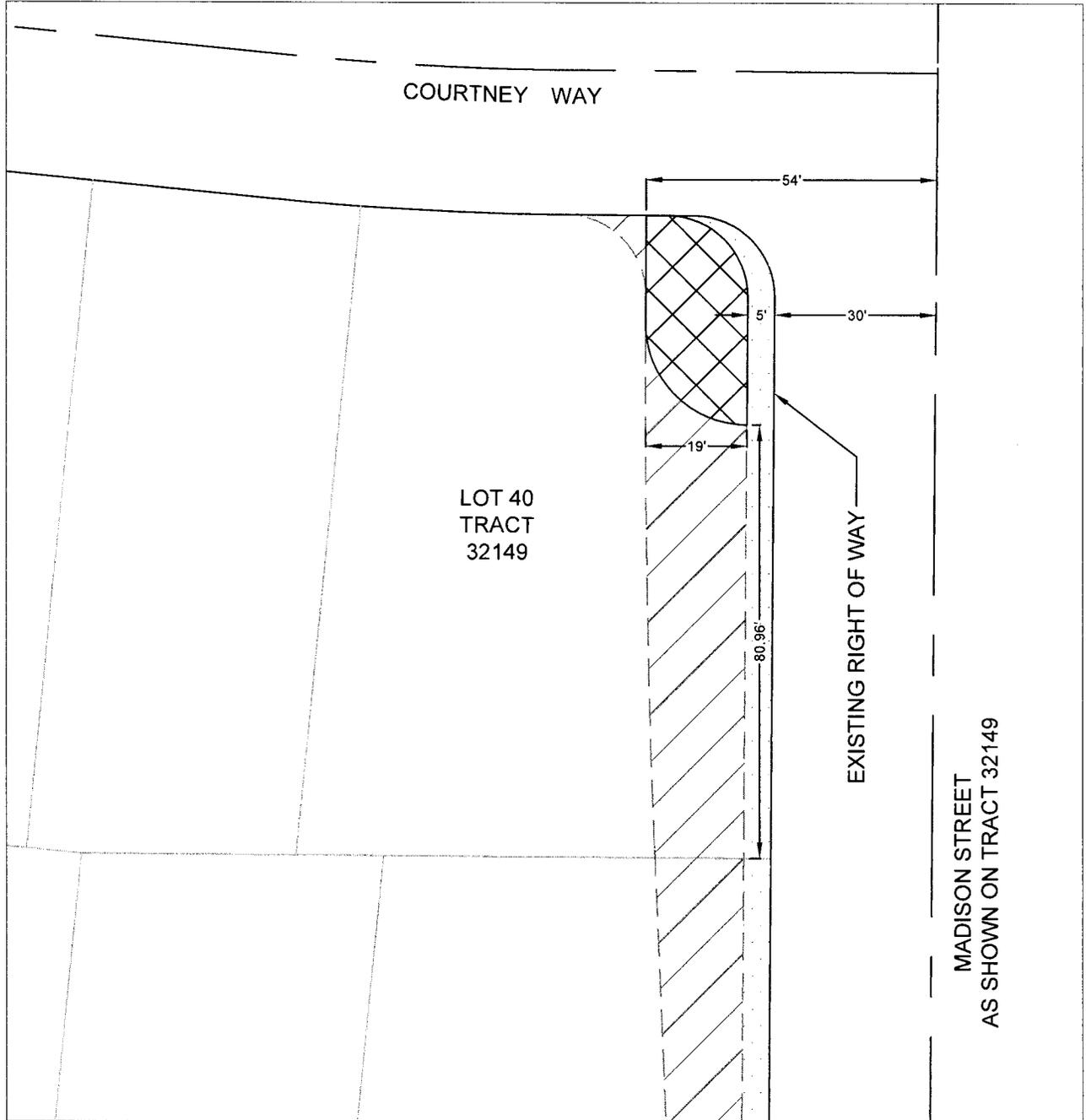
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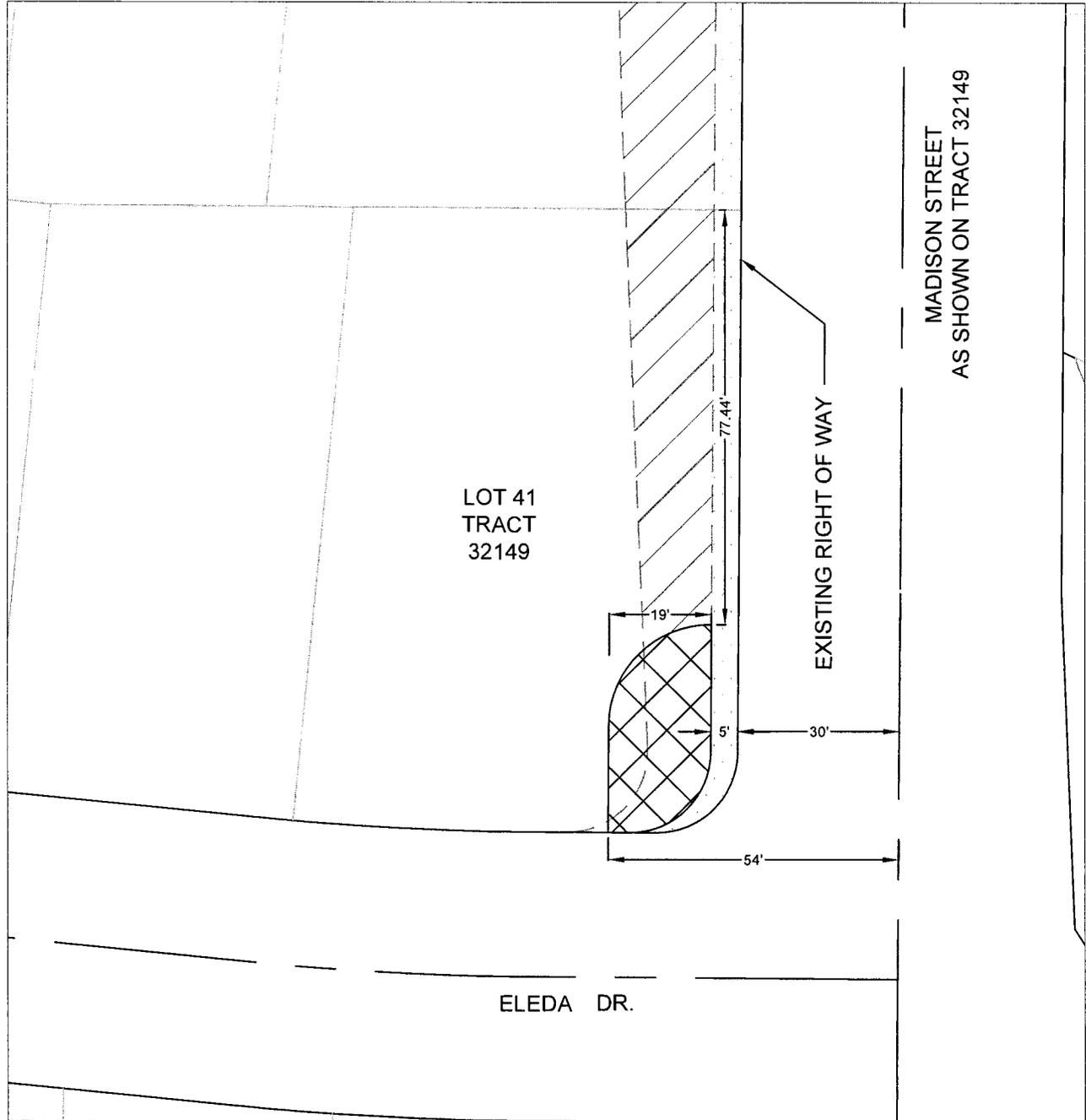
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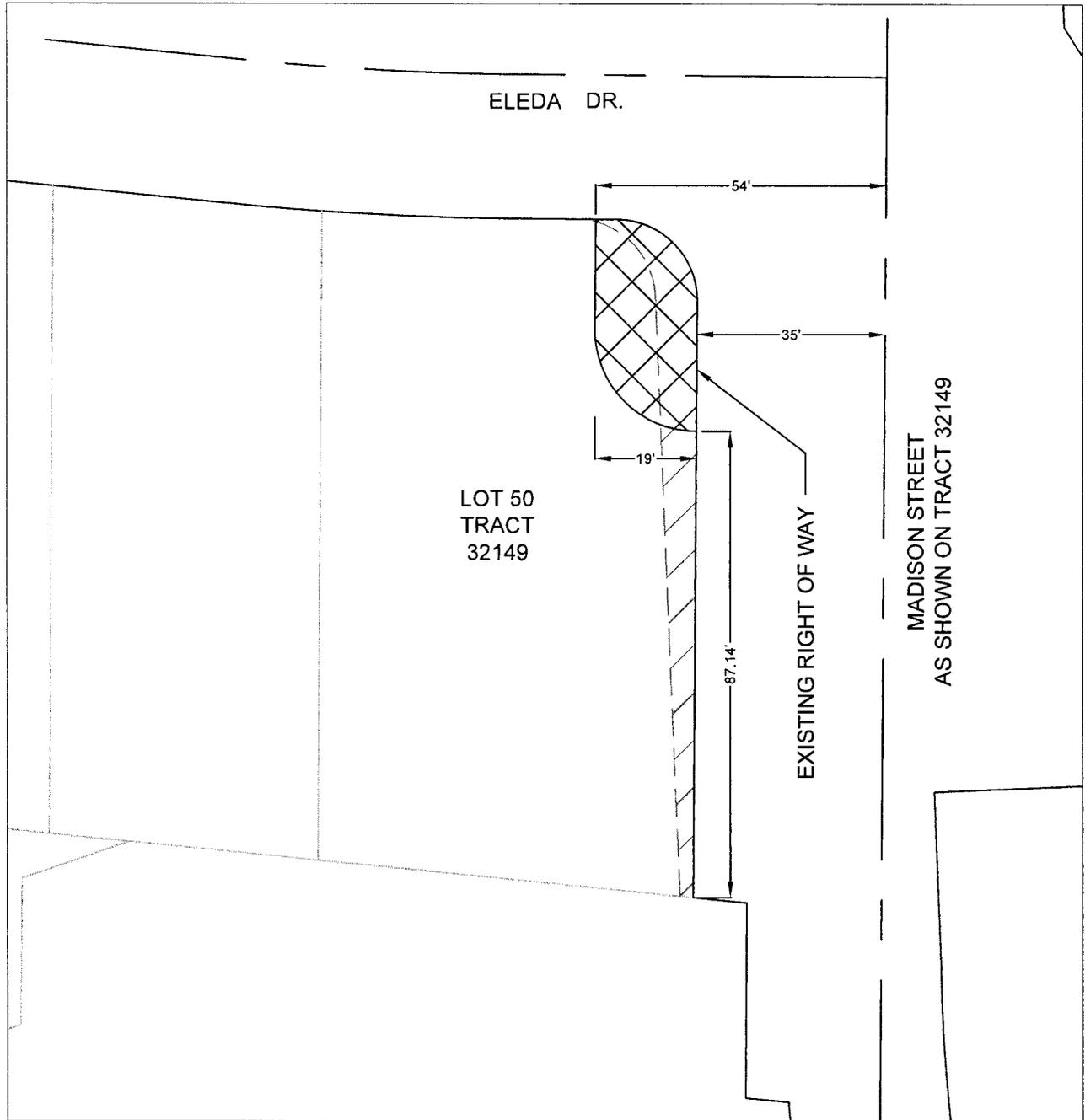
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