

Council Meeting of
June 13, 2006

PUBLIC HEARING

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

Members of the Council

SUBJECT: Recommendation to Approve Final Parcel Map No. 62357
Subdivider: Thomas Fitzpatrick
Location: 25535-25557 Hawthorne Boulevard
Number of Lots: 2 lots
Lot 1 – 103- bed assisted living facility
Lot 2 – future commercial development

Expenditure: None

RECOMMENDATION

The Community Development Director recommends that the City Council:

1. Approve Final Parcel Map No. 62357, creating 2 lots with 103 bed assisted living facility on Lot 1 and future commercial development on Lot 2, subdivided by Thomas Fitzpatrick, which substantially conforms to and meets all conditions of approval of the Tentative Map;
2. Accept a 10-foot wide Irrevocable Offer of Dedication for right turn pocket for the proposed main driveway;
3. Accept a 40' wide Irrevocable Offer of Dedication for future street purposes;
4. Accept three variable width traffic signal easements;
5. Abandon slope and drainage easements along Hawthorne Boulevard; and
6. Conduct the Public Hearing to abandon High Street on the south side of property.

FUNDING

No funding required.

BACKGROUND AND ANALYSIS

Tentative Parcel Map No. 62357 (Attachment A) was approved by the Planning Commission on May 18, 2005 to create two lots. Lot 1 is allowed to construct 103-bed assisted living facility and Lot 2 is for future commercial development. On June 21, 2005, City Council also approved a district reclassification of Lot 1 from Walteria District (WT) to the Hospital Medical District (HWD) of the HBCSP. Lot 2 retained its existing Specific Plan District classification of WT. The property is located at 25535-25557 Hawthorne Boulevard (Attachment B).

High Street was granted on the Meadow Park Tract in the year 1887. The High Street right-of-way is no longer needed and does not serve a public purpose and therefore can be abandoned as part of this Parcel Map. On May 18, 2005, the Planning Commission agenda item for this project was inadvertently advertised to merge an undeveloped roadway (High Street) with this subdivision. It was intended to abandon High Street. It is necessary for this item to be a Public Hearing to accomplish the abandonment.

Approval of the Final Map will accept a 10' wide and approximately 197' long Irrevocable Offer of Dedication along Hawthorne Boulevard to provide a right turn pocket for the proposed northern driveway. The Map will also accept a 40' wide and approximately 144' long Irrevocable Offer of Dedication for public right-of-way at northern driveway. The irrevocable offers will be accepted in the future if traffic volumes increase from Lot 2 or adjacent lots.

Approval of the Final Map will accept three variable width easements for traffic signal purposes at the proposed northern driveway. It will be used when upgrading the existing traffic signal poles to maintain existing signal operations and accommodate future left turn phasing in the east/west movements along Rolling Hills Road.

Approval of the Final Map will abandon slope and drainage easements along Hawthorne Boulevard. The easements, which were created by the County when Hawthorne Boulevard was constructed, are no longer needed. Section 66499.20 ½ of the Subdivision Map Act provides for the abandonment of rights-of-way and easements on the map.

Approval of this Final Map will abandon High Street (50' wide, 460' long) adjacent to the southerly property line. The developer has delivered notices of the proposed abandonment to all utility companies in the area and submitted any utility easement requirements to the City. Section 66499.20 ½ of the Subdivision Map Act provides for the abandonment of rights-of-way and easements on the map.

All public improvements will be completed prior to occupancy. Undergrounding of utilities for the relatively short property frontage is not feasible per comments received

from Southern California Edison. The developer has paid all the appropriate fees and all conditions required to be completed prior to recording the final map have been met.

Respectfully submitted,

JEFFERY W. GIBSON
Community Development Director

By: 

TED SEMAAN, Manager
Transportation Planning, Engineering
Permits & Records Division

CONCUR:



JEFFERY W. GIBSON
Community Development Director



LEROY J. JACKSON
City Manager

- Attachment: A. Final Parcel Map No. 62357
B. Vicinity Map
C. Notice of Hearing
D. Notification Map
E. Photo of Posting F. Mayor's Script

CW/BHB/cks1786

2 PARCELS
TOTAL AREA
109,234 SQ.FT.

PARCEL MAP NO. 062357

SHEET 1 OF 2 SHEETS

IN THE CITY OF TORRANCE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PORTIONS OF BLOCK 12, AND THAT PORTION OF CANYON ROAD, AS SHOWN ON THE MAP OF WALTERIA AS PER MAP RECORDED IN BOOK 17, PAGES 55 AND 56 OF MISCELLANEOUS RECORDS AND AS SHOWN ON RECORD OF SURVEY RECORDED IN BOOK 34, PAGE 35 OF LICENSED RECORD OF SURVEYS, A PORTION OF LOT 36 AND THE 50 FOOT WIDE PUBLIC STREET PORTION OF HIGH STREET AS GRANTED TO LOS ANGELES COUNTY PER MEADOW PARK TRACT, AS PER MAP RECORDED IN BOOK 15 PAGE 60 OF MISCELLANEOUS RECORDS, ALL IN THE CITY OF TORRANCE, RECORDS OF LOS ANGELES COUNTY.

TORRANCE DIV 04-000025

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION, AND WE HEREBY DEDICATE TO THE PUBLIC USE THAT CERTAIN STRIP OF LAND DESIGNATED AS "FUTURE STREET" ON SAID MAP WITHIN SAID SUBDIVISION RESERVING TO OURSELVES FOR THE USE OF OURSELVES AND SUCCESSIVE OWNERS OF SAID STRIP OF LAND AND ALL ORDINARY USES OF SAID LAND EXCEPT FOR THE ERECTION OR CONSTRUCTION OF BUILDINGS THEREON UNTIL SUCH TIME AS THE LEGISLATIVE BODY SHALL ACCEPT THE SAME FOR STREET PURPOSES, AND WE HEREBY DEDICATE TO THE USE OF ENTRANCE, EASEMENTS FOR EMERGENCY ACCESS AND TRAFFIC LIGHT PURPOSES OVER THE STRIPS OF LAND SO DESIGNATED ON SAID MAP.

OWNER

T. & S. DEVELOPMENT, L.P., A CALIFORNIA LIMITED PARTNERSHIP

By Thomas K. Fitzpatrick & Sylvia F. Fitzpatrick
THOMAS K. FITZPATRICK SYLVIA F. FITZPATRICK

CHARLES T. RUFF, JR. RETIREMENT TRUST, BENEFICIARY UNDER DEED OF TRUST RECORDED AUGUST 18, 2004 AS INSTRUMENT NO. 04-2129813 OFFICIAL RECORDS. THE BENEFICIAL INTEREST UNDER THE DEED OF TRUST WAS ASSIGNED TO JOHN E. ALTER AND CHRISTINE E. ALTER BY ASSIGNMENT RECORDED AUGUST 19, 2004 AS INSTRUMENT NO. 04-2129913 OFFICIAL RECORDS.

By John E. Alter & Christine E. Alter
JOHN E. ALTER CHRISTINE E. ALTER

PREFERRED BANK, BENEFICIARY UNDER DEED OF TRUST RECORDED MAY 10, 2002 AS INSTRUMENT NO. 02-1030710 OFFICIAL RECORDS

By John Lau & William B. Oberholzer
Pamela Lau Senior Vice President
William B. Oberholzer Senior Vice President

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) SS

ON April 7 2006, BEFORE ME, Michael Rogge
A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED
Thomas K. Fitzpatrick AND
Sylvia F. Fitzpatrick

PERSONALLY PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Michael Rogge
MY COMMISSION EXPIRES: December 19, 2008
MY PLACE OF BUSINESS IS: Los Angeles COUNTY
MY COMMISSION NO.: 1536383

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) SS

ON April 7 2006, BEFORE ME, Michael Rogge
A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED
John E. Alter AND
Christine E. Alter

PERSONALLY PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

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COUNTY OF LOS ANGELES) SS

ON April 7 2006, BEFORE ME, Michael Rogge
A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED
Pamela Lau AND
William Oberholzer

PERSONALLY PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

Michael Rogge
MY COMMISSION EXPIRES: December 19, 2008
MY PLACE OF BUSINESS IS: Los Angeles COUNTY
MY COMMISSION NO.: 1536383

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF T. & S. DEVELOPMENT, L.P., A CALIFORNIA LIMITED PARTNERSHIP ON NOVEMBER, 2004. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, THAT THE MONUMENTS OF THE CHARACTER AND LOCATIONS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE OF THIS MAP; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (AND THAT THE NOTES TO ALL CENTERLINE MONUMENTS SHOWN AS "TO BE SET" WILL BE ON FILE IN THE OFFICE OF THE CITY ENGINEER WITHIN TWENTY-FOUR MONTHS FROM THE FILING DATE SHOWN HEREON).

John Chiappe & Heslop
JOHN CHIAPPE & ASSOCIATES, PLS 7233
LICENSE EXPIRES 12-31-2006
P.S.J.M.A.S. DATE



BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 56°34'00" E OF THE CENTERLINE OF HAWTHORNE BOULEVARD AS SHOWN ON TRACT NO. 31331 FILED IN MAP BOOK 252 PAGES 61 THROUGH 66, INCLUSIVE.

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 56426 (H)(3)(A)-(H) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION, EASEMENT HOLDER FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES RECORDED FEBRUARY 25, 1993 AS INSTRUMENT NO. 4909 IN BOOK D1931 PAGE 427 OFFICIAL RECORDS.

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 56426 (H)(3)(A)-(H) OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY:

SHELL OIL COMPANY, A DELAWARE CORPORATION, LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED MAY 8, 1967 AS INSTRUMENT NO. 2561 OFFICIAL RECORDS.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED PROVISIONS OF THE LOCAL SUBDIVISION ORDINANCES OF THE CITY OF TORRANCE, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER CITY OF TORRANCE DATE
EXPIRES: _____

COUNTY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP, THAT IT COMPLIES WITH ALL PROVISIONS OF STATE LAW, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT IN ALL RESPECTS NOT CERTIFIED BY THE CITY ENGINEER.

COUNTY ENGINEER DEPUTY DATE
EXPIRES: _____

CITY TREASURER'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF TORRANCE TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

CITY TREASURER OF THE CITY OF TORRANCE DATE

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES) SS

ON _____ 2006, BEFORE ME, _____
A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE PERSONALLY APPEARED _____ AND _____

PERSONALLY PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____
MY PLACE OF BUSINESS IS: _____ COUNTY
MY COMMISSION NO. _____

IN THE CITY OF TORRANCE
 COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
 TORRANCE DIV 04-000025

ABANDONMENT NOTE:

I HEREBY CERTIFY THAT PURSUANT TO SECTION 68499.00 1/2 OF THE SUBDIVISION MAP ACT, THE FILING OF THIS MAP CONSTITUTES THE ABANDONMENT OF EASEMENTS FOR DRAINAGE AND SLOPE PURPOSES PER INSTRUMENT NO. 3618 RECORDED DECEMBER 21, 1945 IN BOOK G-3153 PAGE 217 OF OFFICIAL RECORDS AND THE 50 FOOT WIDE PUBLIC STREET PORTION OF HIGH STREET AS GRANTED TO LOS ANGELES COUNTY PER MEADOW PARK TRACT AS PER MAP RECORDED IN BOOK 15, PAGE 60 OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES COUNTY NOT SHOWN ON THIS MAP.

CITY CLERK OF THE CITY OF TORRANCE

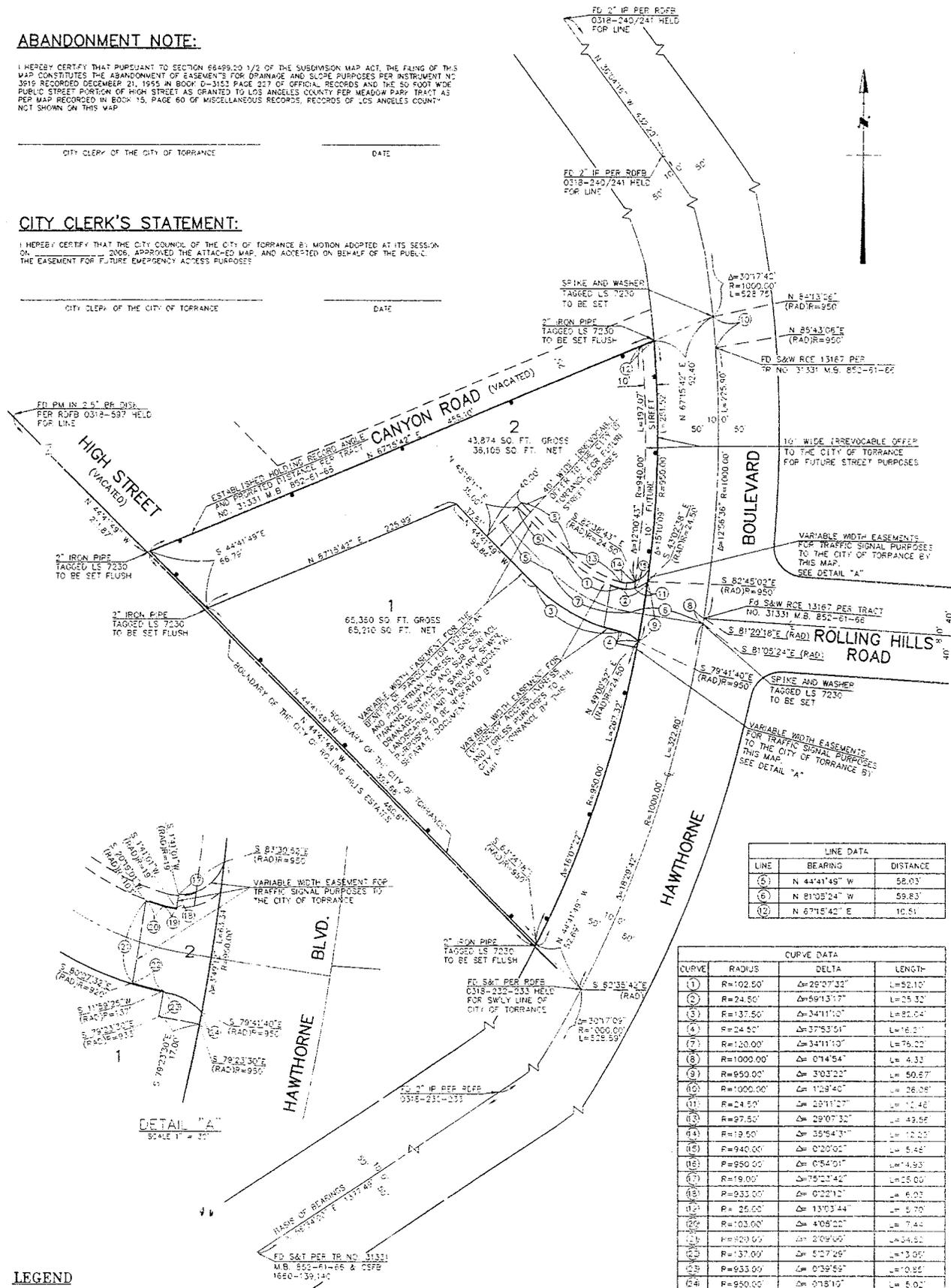
DATE

CITY CLERK'S STATEMENT:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TORRANCE BY MOTION ADOPTED AT ITS SESSION ON _____ 2006, APPROVED THE ATTACHED MAP, AND ACCEPTED ON BEHALF OF THE PUBLIC, THE EASEMENT FOR FUTURE EMERGENCY ACCESS PURPOSES.

CITY CLERK OF THE CITY OF TORRANCE

DATE

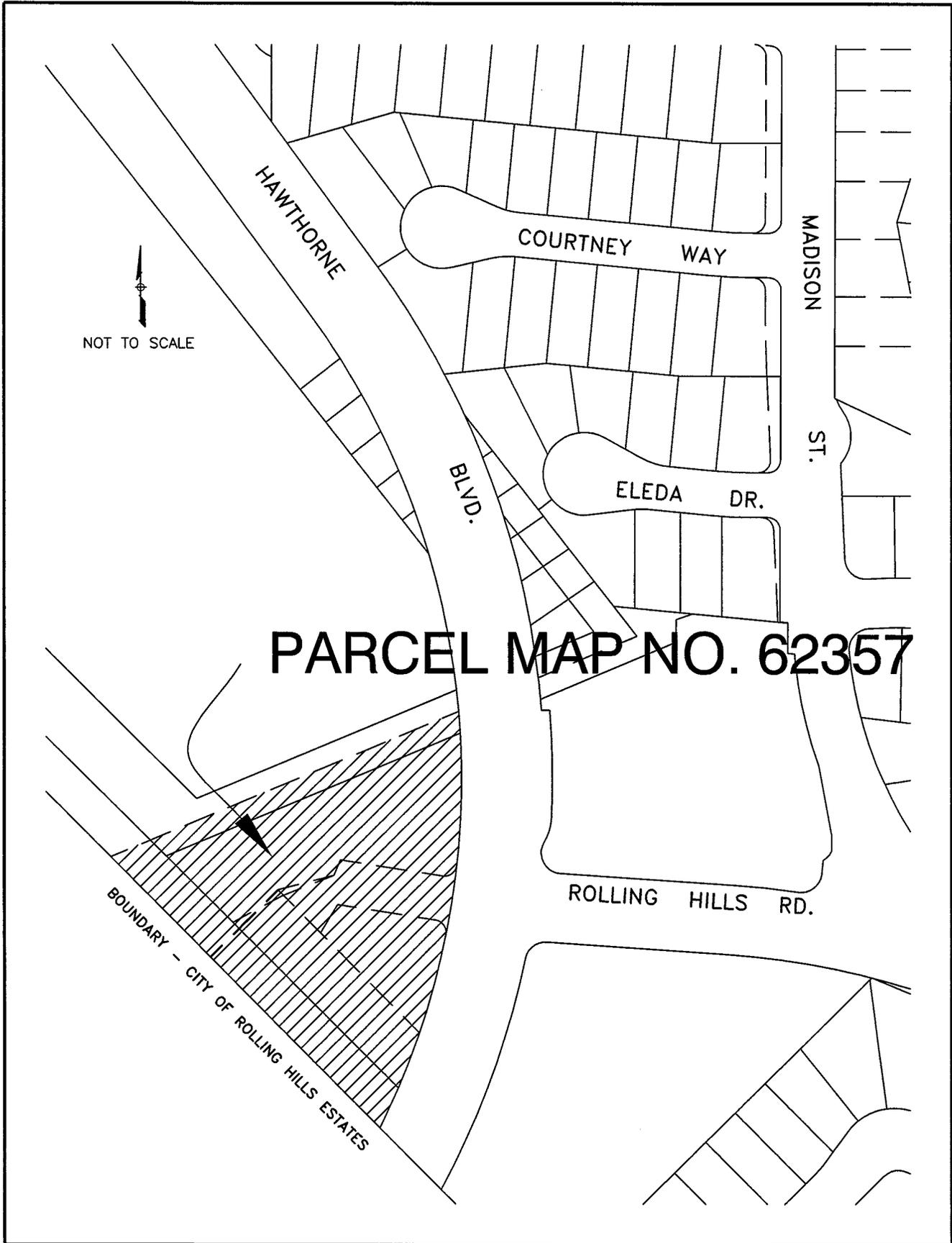


LINE DATA		
LINE	BEARING	DISTANCE
(5)	N 44°41'45" W	58.03'
(6)	N 81°05'24" W	59.83'
(12)	N 67°15'42" E	10.51'

CURVE DATA			
CURVE	RADIUS	DELTA	LENGTH
(1)	R=102.50'	Δ=26°07'33"	L=52.10'
(2)	R=24.50'	Δ=59°13'37"	L=25.33'
(3)	R=137.50'	Δ=34°11'10"	L=82.04'
(4)	R=24.50'	Δ=37°53'51"	L=16.21'
(7)	R=120.00'	Δ=34°11'10"	L=76.22'
(8)	R=1000.00'	Δ=0°14'54"	L=4.33'
(9)	R=950.00'	Δ=3°03'22"	L=50.67'
(10)	R=1000.00'	Δ=1°29'40"	L=26.08'
(11)	R=24.50'	Δ=25°11'23"	L=11.48'
(13)	R=27.50'	Δ=29°07'32"	L=14.95'
(14)	R=19.50'	Δ=35°54'37"	L=12.25'
(15)	P=940.00'	Δ=0°20'02"	L=5.48'
(16)	P=950.00'	Δ=0°54'01"	L=4.53'
(17)	R=19.00'	Δ=75°23'42"	L=16.00'
(18)	P=933.00'	Δ=0°22'12"	L=6.03'
(19)	P=25.00'	Δ=13°03'44"	L=5.70'
(20)	R=103.00'	Δ=4°08'22"	L=7.44'
(21)	P=920.00'	Δ=1°09'50"	L=24.51'
(22)	P=137.00'	Δ=5°27'26"	L=13.05'
(23)	P=933.00'	Δ=0°39'59"	L=0.82'
(24)	P=950.00'	Δ=0°18'10"	L=6.02'

LEGEND

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP.



CITY OF TORRANCE - COMMUNITY DEVELOPMENT DEPARTMENT

JUNE 2006

VICINITY MAP

CITY OF TORRANCE
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., **June 13, 2006**, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

FINAL PARCEL MAP NO. 62357/THOMAS FITZPATRICK: City Council consideration for the approval of Final Parcel Map No. 62357, a two lot subdivision which includes the abandonment of slope and drainage easements along Hawthorne Boulevard and the abandonment of a portion of High Street adjacent to this property located within the Walteria (WT) and Hospital Medical (HMD) Districts of the HBCSP zone within the Hillside Overlay District at 25535-25557 Hawthorne Boulevard.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Department or the office of the City Clerk prior to the public hearing, and further, by the terms of Resolution No. 88-19, you may be limited to ninety (90) days in which to commence such legal action pursuant to Section 1094.6 of the Code of Civil Procedure.

For further information, contact the **PERMITS AND MAPPING DIVISION** of the Community Development Department at (310) 618-5898.

Publish: **June 2, 2006**

**SUE HERBERS
CITY CLERK**

Fifty-nine (59) notices mailed 6/2/06 da

Daily Breeze

5215 TORRANCE BLVD * TORRANCE CALIFORNIA 90503-4077
(310) 543-6635 * (310) 540-5511 Ext. 396

PROOF OF PUBLICATION
(201 5.5 C.C.P.)

STATE OF CALIFORNIA

County of Los Angeles,

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of the THE DAILY BREEZE

a newspaper of general circulation, printed and published _____

in the City of Torrance
County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of County of Los Angeles, State of California, under the date of _____

June 10, 1974

Case Number SWC7146

that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, to-wit

June 2,

all in the year 2006

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Torrance

California, this 2 Day of June 2006

Signature

This space is for the County Clerk's Filing Stamp

2006 JUN -7 PM 12:26

CITY OF TORRANCE

Proof of Publication of

DB DB 6-24
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Torrance City Council at 7:00 p.m., June 13, 2006, in the City Council Chambers of City Hall, 3031 Torrance Boulevard, Torrance, California, on the following matter:

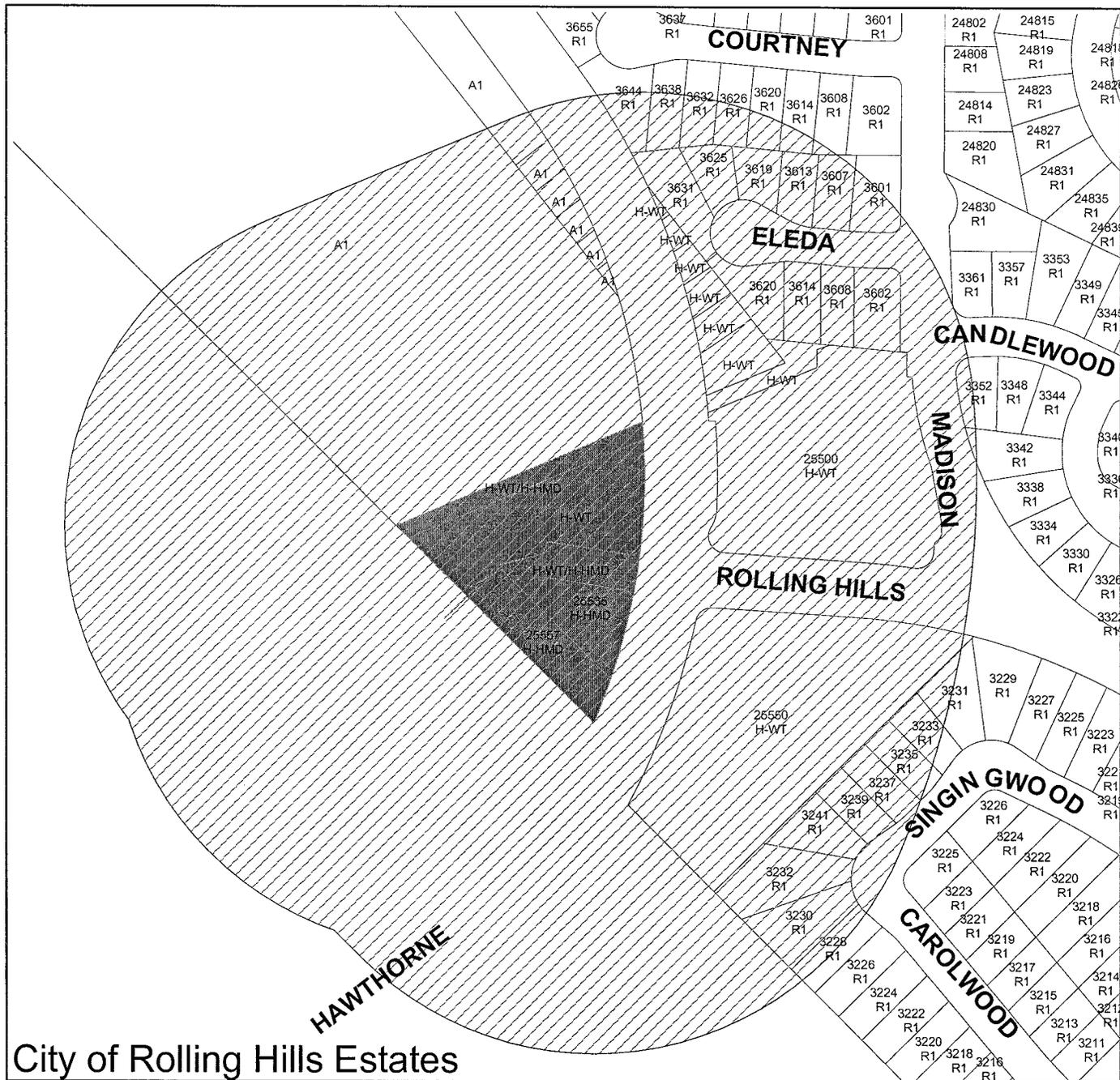
FINAL PARCEL MAP NO. 62357/THOMAS FITZPATRICK: City Council consideration for the approval of Final Parcel Map No. 62357, a two lot subdivision which includes the abandonment of slope and drainage easements along Hawthorne Boulevard and the abandonment of a portion of High Street adjacent to this property located within the Walteria (WT) and Hospital Medical (HMD) Districts of the HBCSP zone within the Hillside Overlay District at 25535-25557 Hawthorne Boulevard.

Material can be reviewed in the Community Development Department. All persons interested in the above matter are requested to be present at the hearing or to submit their comments to the City Clerk, City Hall, 3031 Torrance Boulevard, Torrance, CA 90503, prior to the public hearing.

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SUE HERBERS
CITY CLERK

Pub.: June 2, 2006.



City of Rolling Hills Estates

LOCATION AND ZONING MAP

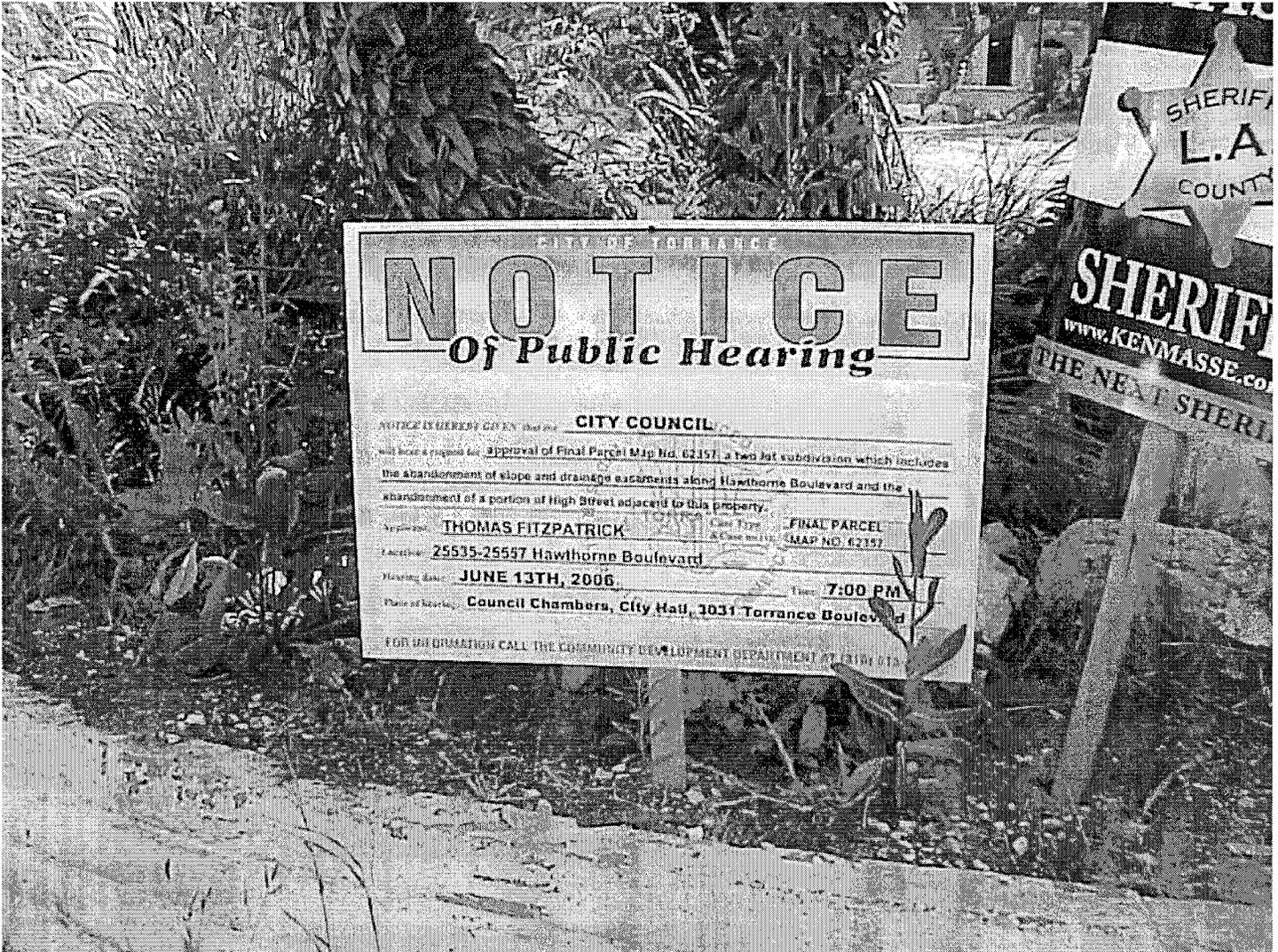
25535-25557 Hawthorne Blvd.
Final Parcel Map No. 62357



LEGEND

-  22535-25557 Hawthorne Blvd.
-  500-ft Notification Area





CITY OF TORRANCE

NOTICE

Of Public Hearing

CITY COUNCIL

NOTICE IS HEREBY GIVEN that the City Council will meet in regular session for the purpose of the **Approval of Final Parcel Map No. 62157**, a two lot subdivision which includes the abandonment of slope and drainage easements along Hawthorne Boulevard and the abandonment of a portion of High Street adjacent to this property.

Applicant: **THOMAS FITZPATRICK** Case Type: **FINAL PARCEL MAP NO. 62157**
 Location: **25535-25557 Hawthorne Boulevard** & Cross Street:

Hearing date: **JUNE 13TH, 2006** Time: **7:00 PM**
 Place of hearing: **Council Chambers, City Hall, 3031 Torrance Boulevard**

FOR INFORMATION CALL THE COMMUNITY DEVELOPMENT DEPARTMENT AT (310) 533-0100

CITY OF TORRANCE
 POSTED BY

 DATE: **6/2/06**

