



# City of Carson Report to Mayor and City Council

June 18, 2013  
New Business Consent

**SUBJECT: CONSIDER TO ADOPT RESOLUTION NO. 13-060, INTENT TO VACATE VERA STREET NORTH OF 213<sup>TH</sup> STREET FOR THE PROPOSED CARSON REVITALIZATION PROJECT BY SHELL OIL COMPANY**

*Farrokh Abolfathi*

Submitted by Farrokh Abolfathi  
Director of Public Works

*David C. Biggs*

Approved by David C. Biggs  
City Manager

## **I. SUMMARY**

The proposed Carson Revitalization Project (CRP) site is approximately 448 acres and will occur within the Shell Carson Distribution Facility. The primary objective of the CRP is to enhance the function and value of the existing Shell Distribution Facility as a vital element of the region's industrial and energy infrastructure and to promote revitalization by making available underused property for other beneficial uses. The 448 acre project site is the existing Shell Distribution Facility located at 20945 S. Wilmington Avenue in the City of Carson (Exhibit No. 1). The vacation of Vera Street north of 213<sup>th</sup> Street is necessary to accommodate the proposed on-site improvement for CRP.

Staff requests that the City Council adopt a resolution of intent to vacate Vera Street north of 213<sup>th</sup> Street (Exhibit No. 2) and set a date for a Public Hearing.

## **II. RECOMMENDATION**

TAKE the following actions:

1. WAIVE further reading and ADOPT Resolution No. 13-060, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA, DECLARING ITS INTENTION TO VACATE VERA STREET NORTH OF 213<sup>TH</sup> STREET. AND SETTING A TIME AND A PLACE FOR A PUBLIC HEARING HEREIN."
2. SET a Public Hearing for July 16, 2013 at 6:00 p.m.

## **III. ALTERNATIVES**

1. DENY the request to vacate Vera Street from 213<sup>th</sup> Street to north of 213<sup>th</sup> Street.
2. TAKE another action the City Council deems appropriate at this time.

## **IV. BACKGROUND**

The boundaries for the project site are Del Amo Boulevard to the north and Wilmington Avenue and Martin Street to the east, 213<sup>th</sup> Street to the south, and Chico Street and AnnaLee Avenue to the west. The area of the City in which the

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project lies is primarily industrial but, also, includes a mix of residential and other uses. Industrial uses are generally located immediately to the east and west of the site with more extensive industrial uses also located further north and south of the site. Additionally, several residential neighborhoods are located directly to the north and south, Mills Park is located to the north of the site off of Central Avenue. Dolphin Park and Del Amo Elementary School are located south and east of the site, just north of 213<sup>th</sup> Street. The project site is owned and operated by Shell Oil Company and Equilon Enterprises, LLC,dba Shell Oil Products US.

The site is currently being used for bulk petroleum product storage and distribution, as well as related office and support facilities. The site's present uses include product storage tanks and tank service roads, truck loading lanes and associated circulation, electrical substation, pipeline control facilities, and various distribution facility infrastructure/support uses. The total existing facilities occupy approximately 255 acres. The remaining 193 acres are the location of the former refinery in the northern and northeastern portions of the site.

This project consolidates the distribution facilities in two areas. One is located generally west of the future alignment of Tajauta Avenue, extended south in the site to connect to the alignment of Dominguez Street, which extends westward into the site. The second is located on the eastern portion of the property west of Wilmington Avenue. This consolidation of the distribution facilities allows certain areas around the perimeter to be redeveloped for separate, non-distribution facility functions.

The Carson Revitalization Project (CRP) is proposed to be developed into six different revitalization areas, which are located near the edges of the property and on the interior along future extensions of Tajauta Avenue and Dominguez Street. They comprise property that is vacant, underutilized, or improved with existing distribution facility uses that are proposed to be relocated as part of the implementation of the project. These areas are proposed to be developed with uses that would be generally unrelated to the Distribution Facilities activities. Proposed uses include retail, commercial, utility, industrial, and public use. The proposed CRP will be developed in different phases. This is because the Shell Distribution Facility and the areas targeted for revitalization will develop in response to entirely different market demands and, thus, need to be entirely independent of each other. Because of this, it is not known exactly when each component of the site will be developed.

The segment of Vera Street north of 213th Street, which is proposed for vacation, has not been available to the public and is no longer needed for street and public right-of-way purposes. Utility companies have been notified of the proposed street vacation, and have indicated that they do not have any existing utilities on

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the areas proposed to be vacated, and it is not necessary to reserve utility easements at this time.

City staff finds that the vacation of Vera Street north of 213th Street right-of-way is compatible with the Carson General Plan Circulation Element.

**V. FISCAL IMPACT**

The City will not be the agency responsible for maintaining Vera Street, which is proposed for vacation. This vacation would reduce the City's future maintenance costs associated with this location.

**VI. EXHIBITS**

1. Location Map. (pg. 4)
2. Resolution No. 13-060. (pgs. 5-7)

Prepared by: Gilbert M. Marquez, P.E. – Senior Civil Engineer

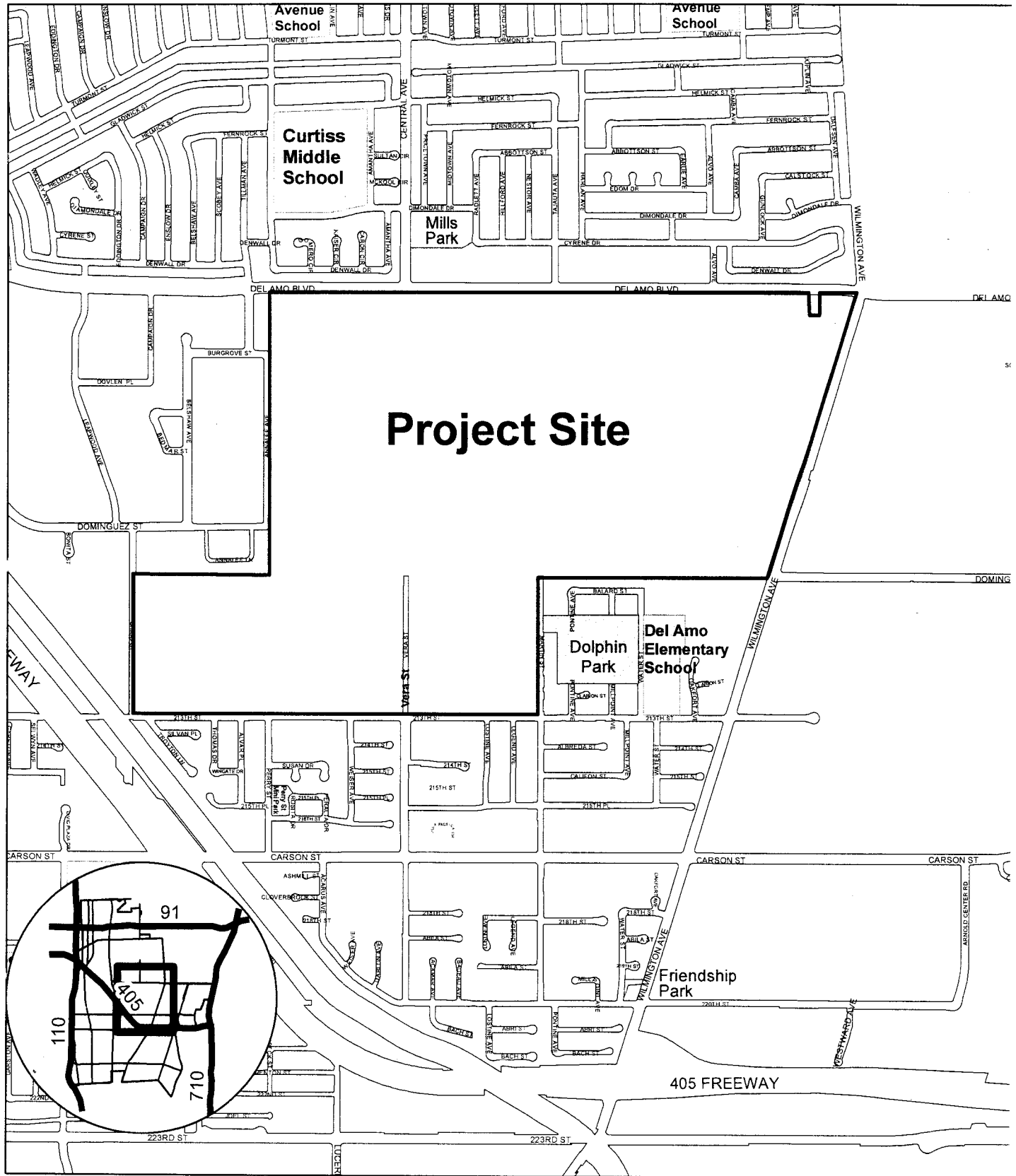
G:\ENGINEERING DIVISION\DEVELOPMENTS\ADDRESS FILES\WILMINGTON\20945 WILMINGTON AVE\_SHELL REVITALIZATION PROJ\VERA STREET VACATION\06-18-13 CC Intent to Vacate Vera Street\_FINAL.doc  
 ID: Rev09-04-2012

Reviewed by:

City Clerk	City Treasurer
Administrative Services	Public Works
Community Development	Community Services

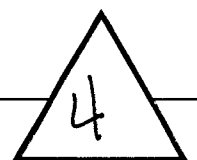
**Action taken by Successor Agency**

Date \_\_\_\_\_ Action \_\_\_\_\_



**Location Map**  
**Vera Street Vacation**  
**from 213th St. to North of 213th St.**

**EXHIBIT NO. 1**



RESOLUTION NO. 13-060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARSON, CALIFORNIA,  
DECLARING ITS INTENTION TO VACATE VERA STREET NORTH OF 213<sup>TH</sup> STREET,  
AND SETTING A TIME AND A PLACE FOR A PUBLIC HEARING HEREIN

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CARSON DOES  
HEREBY RESOLVE AS FOLLOWS:

SECTION 1. Pursuant to the provisions of Division 9, Paragraph 3 of the Streets and Highways Code of the State of California (Sec. 8300, et seq.) the City Council of the city of Carson hereby declares its intention to order the vacation of Vera Street north of 213<sup>th</sup> Street, approximately 67,017 square feet.

SECTION 2. Vera Street north of 213<sup>th</sup> Street that is proposed to be vacated is described on Attachment A and depicted on Attachment B.

SECTION 3. A Public Hearing shall be held on such proposed vacation on July 16, 2013 at the hour of 6:00 p.m. at the City Council Chambers at Carson City Hall, 701 E. Carson Street, Carson, California, at which time and place any and all persons interested in or objecting to said proposed vacation may appear and be heard.

SECTION 4. The City Council hereby directs that Notice of the Public Hearing be published pursuant to Section 8322 of the Street and Highways Code of the State of California and be posted conspicuously along Vera Street north of 213<sup>th</sup> Street proposed to be vacated pursuant to Section 8323 of the Streets and Highways Code of the State of California.

**PASSED, APPROVED, and ADOPTED** this \_\_\_\_ day of \_\_\_\_, 2013.

\_\_\_\_\_  
MAYOR JIM DEAR

ATTEST:

\_\_\_\_\_  
CITY CLERK DONESIA L. GAUSE, CMC

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

# RIGHT-OF-WAY VACATION VERA STREET

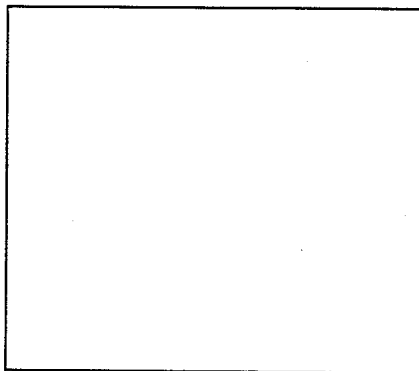
FROM NORTH LINE TRACT NO. 4054 TO 5 FT NORTH OF S. LINE LOT 38

## LEGAL DESCRIPTION

THAT PORTION OF VERA STREET, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON AND DEDICATED BY MAP OF TRACT NO. 4054, RECORDED APRIL 6, 1921 IN BOOK 44, PAGES 39 THROUGH 41, INCLUSIVE, OF MAPS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BOUNDED NORTHERLY BY THE NORTHERLY LINE OF SAID TRACT AND BOUNDED SOUTHERLY BY A LINE PARALLEL WITH AND 5 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF LOT 38 OF SAID TRACT, SAID SOUTHERLY BOUNDARY LINE EXTENDING FROM THE EASTERLY LINE OF SAID LOT 38, ACROSS VERA STREET, TO THE WESTERLY LINE OF LOT 45 OF SAID TRACT.

THE ABOVE DESCRIBED PARCEL CONTAINS 67,017 SQUARE FEET, MORE OR LESS.

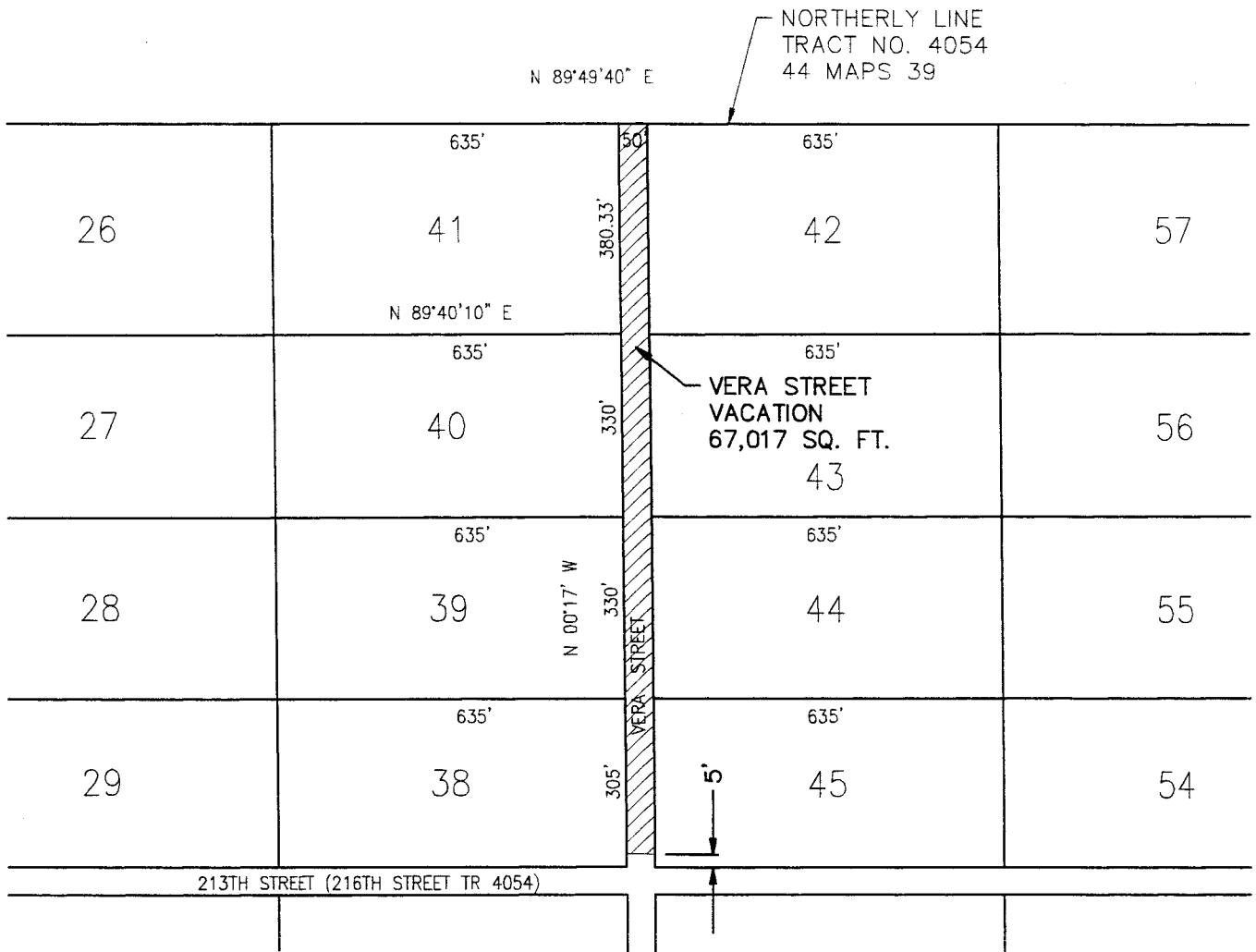
ATTACHED HEREON IS PLAT ATTACHMENT "B" AND BY THIS REFERENCE MADE A PART HEREOF.



PREPARED BY: SPEC Service, Inc.		Shell Oil Company		ATTACHMENT "A"	
CONTACT NAME: XXXXXXXX		NAME: Michael Elmore		LOCATION DESCRIPTION: Vera Street, from north line of Tract No. 4045 to 5 ft north of the south line of Lot 38.	
ADDRESS: 17101 Bushard Street		ADDRESS: 20945 S. Wilmington Avenue		SCALE: NONE	
CITY STATE ZIP: Fountain Valley, CA 92708		CITY STATE ZIP: Carson, CA 90810		1 OF 2	
PHONE: (714)963-8077		PHONE: (310)816-2208			

# RIGHT-OF-WAY VACATION VERA STREET

FROM NORTH LINE TRACT NO. 4054 TO 5 FT NORTH OF S. LINE LOT 38



	<b>VICINITY MAP</b>	<b>LEGEND</b>
		<b>DATE OF BEARING:</b>
		<b>TOTAL VACATED AREA:</b> 67,017 SQ. FT.

<b>PREPARED BY:</b> SPEC Service, Inc.		<b>Shell Oil Company</b>		<b>ATTACHMENT "B"</b>	
<b>CONTACT NAME:</b> XXXXXXXXXX		<b>NAME:</b> Michael Elmore		<b>LOCATION DESCRIPTION:</b> Vera Street, from north line of Tract No. 4045 to 5 ft north of the south line of Lot 38.	
<b>ADDRESS:</b> 17101 Bushard Street		<b>ADDRESS:</b> 20945 S. Wilmington Avenue			
<b>CITY STATE ZIP:</b> Fountain Valley, CA 92708	<b>PHONE:</b> (714)963-8077	<b>CITY STATE ZIP:</b> Carson, CA 90810	<b>PHONE:</b> (310)816-2208	<b>SCALE:</b> SHOWN  2 OF 2	