



Legislation Text

File #: RES 17-0112, **Version:** 1

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Mark Danaj, City Manager

FROM:

Stephanie Katsouleas, Public Works Director

Prem Kumar, City Engineer

Michael A. Guerrero, Principal Civil Engineer

SUBJECT:

Resolution No. 17-0112 to Accept Public Street Easement and Public Sidewalk Easement at 1000 N. Sepulveda Boulevard (Public Works Director Katsouleas).

ADOPT RESOLUTION NO. 17-0112

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 17-0112 accepting a Public Street Easement and Public Sidewalk Easement at 1000 N. Sepulveda Boulevard.

FISCAL IMPLICATIONS:

There are no costs associated with the acceptance of the Public Street Easement and Public Sidewalk Easement.

BACKGROUND:

During the course of the development review process, City staff includes standard requirements that accommodate pedestrian access within the City right-of-way adjacent to any proposed development. If insufficient City right-of-way is available to provide adequate pedestrian access, then City staff works with the adjacent property owner in order to obtain the necessary right-of-way. This policy coincides with the City's General Plan goal to create well-marked pedestrian and bicycle networks that facilitate these modes of circulation.

DISCUSSION:

During development of the commercial property at 1000 N. Sepulveda Boulevard, City staff requested an easement dedication during the plan review process for additional right-of way to ensure sufficient space for a sidewalk and curb ramp. The public sidewalk easement, ranging from 1 foot to 2.5 feet in width along 10th Street, will allow for the construction of a standard five-foot width sidewalk and pedestrian access behind the driveway apron of the development. The dedication also includes a corner radius cutoff at the northeast corner of Sepulveda Boulevard at 10th Street to accommodate construction of a curb ramp. The property owner has agreed to dedicate the proposed easements to the City at no cost. Resolution No. 17-0112 therefore provides for the City to accept the property and easement dedications in order to ensure accessible pedestrian paths are provided.

within City right-of-way. Should the City Council approve acceptance of the easements, then the Grant Deed and Easement Deed will be recorded with the Los Angeles County Recorder's Office.

POLICY ALTERNATIVES:

Accept the Public Street Easement and Public Sidewalk Easement associated with the development of the property located at 1000 N. Sepulveda Boulevard.

PROS: Accepting the project easements will allow accessible pedestrian paths on City right-of-way adjacent to the project site at no cost to the City. This will also allow the City to maintain, repair, or reconstruct the sidewalk in the future should the sidewalk fall into disrepair and the property owner fail to complete necessary repairs in a timely manner.

CONS: Should the City not accept the project easements, then portions of the accessible pedestrian path would need to be constructed on private property. In the future, the City would be limited in its ability to repair or reconstruct the sidewalk. Also a future development may alter or restrict access to accessible areas constructed on private property.

PUBLIC OUTREACH/INTEREST:

After analysis, staff determined that public outreach was not required for this issue.

ENVIRONMENTAL REVIEW:

The City has reviewed the proposed activity for compliance with the California Environmental Quality act (CEQA) and has determined that the activity is not a "Project" as defined under Section 15378 of the State CEQA Guidelines; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines the activity is not subject to CEQA. Thus, no environmental review is necessary.

LEGAL REVIEW:

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

Attachments:

- 1) Project Vicinity Map
- 2) Project Location Map
- 3) Resolution No. 17-0112
- 4) Grant Deed - Public Street Easement
- 5) Easement Deed - Public Sidewalk Easement