

Agenda Report

TO: CITY COUNCIL

DATE: April 12, 2004

FROM: City Manager

SUBJECT: Approval and acceptance of a proposed easement dedication from the Huntington Memorial Hospital Trust for public street purposes at the southwest corner of Fair Oaks Avenue and California Boulevard at 22 West California Boulevard for the State Route 710 Mitigation – California Boulevard Right Turn Lane at Fair Oaks Avenue Project

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution approving and accepting a proposed easement dedication for public street purposes at the southwest corner of Fair Oaks Avenue and California Boulevard at 22 West California Boulevard.

BACKGROUND:

The California Boulevard Right Turn Lane at Fair Oaks Avenue project is one of the eight projects included in the State Route (SR) 710 Mitigation Project, which was approved by City Council on June 17, 2002. This project, federally funded through transportation bill H.R. 5394, requires the acquisition of right-of-way in order to widen the roadway to provide an exclusive right turn lane. The eight SR 710 Mitigation projects were selected based on their potential to improve mobility in those areas identified as impacted by the gap in the 710 freeway.

This project has been determined to be Categorical Exempt in accordance with the requirements of the California Environmental Quality Act (CEQA) and Programmatic Categorical Exclusion in accordance with the requirements of the National Environmental Policy Act (NEPA). The California Department of Transportation, which is administering the funds provided under H.R. 5394, has approved the environmental documents and the Notice of Exemption has been recorded with the Los Angeles County Clerk.

The California Boulevard Right Turn Lane at Fair Oaks Avenue project includes a 15-foot widening of the south side of California Boulevard from Fair Oaks Avenue to just east of Fairmount Avenue to provide an eastbound to southbound right turn lane. Right-of-way acquisition will be required along the south side of California Boulevard to construct the proposed improvements. The property owner, Huntington Memorial Hospital Trust (HMH), has agreed to enter into a Grant of Easement for public street purposes to dedicate the necessary right-of-way to the City.

The project will be separated into two phases. Phase I includes a right-turn pocket that would accommodate current peak hour traffic volumes at the intersection without impacting the existing Cal Oaks Pharmacy building located on California Boulevard approximately 200 feet west of Fair Oaks Avenue. Construction of the Phase I project is tentatively scheduled to begin in Summer 2004. The Phase II project would extend the Phase I right-turn pocket westerly along California Boulevard to match the existing street width east of Fairmount Avenue. Phase II will require modification of the existing Cal Oaks Pharmacy building and will be constructed when HMH commences its planned development of the adjacent site and clears the required right-of-way for construction. HMH has agreed to dedicate the necessary land and to provide the City with the funds to complete the Phase II project when the site development commences. These requirements for the Phase II project will be included in HMH's conditions of development. The attached Exhibit "C" graphically shows the Phase I and Phase II projects.

The proposed easement documents for the Phase I project have been prepared by the Department of Public Works and reviewed by the City Attorney's office. The easement documents have been submitted to the property owner for execution. The Grant of Easement document, as submitted to the property owner, is attached hereto. The property included in the proposed easement is legally described in text and is graphically shown on the attached Exhibits "A" and "B", respectively.

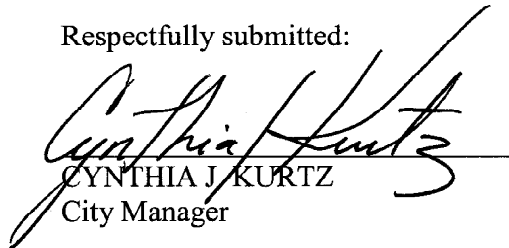
As shown on the attached exhibits, the 15-foot wide right-of-way dedication is along a 72-foot long parcel (22 West California Boulevard, APN 5179-027-044) situated between the existing Cal Oaks Pharmacy building and another 72-foot long parcel (587 South Fair Oaks Avenue, APN 5179-027-043) at the southwest corner of California Boulevard and Fair Oaks Avenue. Both parcels are owned by HMH. An easement dedication for public street purposes was previously granted for the parcel at 587 South Fair Oaks Avenue by Grant of Easement No. 7400, approved and accepted by the City Council on June 22, 1982 and recorded as Instrument No. 82-688649 on July 8, 1982. The existing easement for the parcel at 587 South Fair Oaks Avenue includes a 15-foot wide strip of land along the California Boulevard frontage and a 9-foot wide strip of land along the Fair Oaks Avenue frontage. This previous easement along with this proposed dedication will allow for the widening of the south side of

California Boulevard west of Fair Oaks Avenue to construct the exclusive eastbound to southbound right turn lane, which will facilitate traffic operations and reduce congestion at this intersection.


FISCAL IMPACT:

Costs for preparing and processing the easement dedication were paid for from Budget Account 73202 (California Boulevard Right Turn Lane at Fair Oaks Avenue).

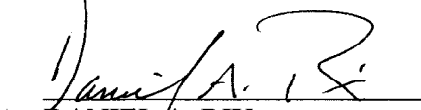
Respectfully submitted:


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