

Agenda Report

TO: CITY COUNCIL

Date: JUNE 27, 2005

FROM: CITY MANAGER

SUBJECT: APPROVAL AND ACCEPTANCE OF AN EASEMENT FOR PUBLIC SIDEWALK PURPOSES ALONG THE EAST SIDE OF MADISON AVENUE AND AN EASEMENT FOR PUBLIC STREET PURPOSES ALONG THE WEST SIDE OF EL MOLINO AVENUE, SOUTH OF UNION STREET AT 621 EAST COLORADO BOULEVARD

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution approving and accepting a proposed easement for public sidewalk purposes along the east side of Madison Avenue and a proposed easement for public street purposes along the west side of El Molino Avenue, south of Union Street at 621 East Colorado Boulevard.

BACKGROUND

As a condition for the Trio Apartments project at 621 East Colorado Boulevard, the developers were required to dedicate to the City two public easements. The easement for public sidewalk purposes will widen the parkway along the east side of Madison Avenue, from Union Street to approximately 241 feet south of Union Street, by 6.4 feet from 15.6 feet to 22 feet. The widening will align the new sidewalk with the existing sidewalk located south of the development and provide a continuous 10-foot wide sidewalk in a 22-foot wide parkway along the east side of Madison Avenue between Union Street and Colorado Boulevard. The easement for public street purposes will widen the sidewalk by one foot from nine feet to ten feet along the west side of El Molino Avenue from Union Street to approximately 228 feet south of Union Street. The widening will provide a continuous ten-foot wide sidewalk along the west side of El Molino Avenue between Union Street and Colorado Boulevard. Both easements will improve pedestrian access. Consequently, the developers have offered the grant of the easements for public sidewalk and public street purposes.

BACKGROUND (Continued)

The two proposed easement documents have been prepared by the Department of Public Works, executed by the developers, reviewed by the City Attorney's office and are now ready for approval and acceptance by the City Council. The properties included in the two proposed easements are legally described in text and are graphically shown on the attached Department of Public Works Drawing No.'s 5518 and 5519.


FISCAL IMPACT

No revenue will be generated by the approval of the easements. The developers have paid all costs for preparing and processing the easements.

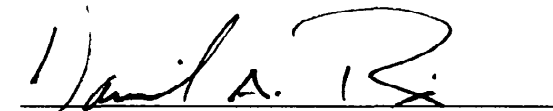
Respectfully submitted,


CYNTHIA J. KURTZ
City Manager

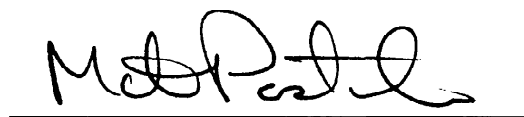
Prepared by:


for Bonnie L. Hopkins
Principal Engineer

Reviewed by:


Daniel A. Rix
City Engineer

Approved by:


Martin Pastucha, Director
Department of Public Works

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING AND ACCEPTING AN EASEMENT FOR PUBLIC SIDEWALK PURPOSES ALONG THE EAST SIDE OF MADISON AVENUE AND AN EASEMENT FOR PUBLIC STREET PURPOSES ALONG THE WEST SIDE OF EL MOLINO AVENUE, SOUTH OF UNION STREET AT 621 EAST COLORADO BOULEVARD

WHEREAS, the easement for public sidewalk purposes to widen the parkway along the east side of Madison Avenue, from Union Street to approximately 241 feet south of Union Street, by 6.4 feet from 15.6 feet to 22 feet, align the new 10-foot wide sidewalk with the existing sidewalk located south of the development at 621 East Colorado Boulevard, and provide a continuous 10-foot wide sidewalk in a 22-foot wide parkway along the east side of Madison Avenue between Union Street and Colorado Boulevard, will improve pedestrian access;

WHEREAS, the easement for public street purposes to widen the sidewalk by one foot from nine feet to ten feet along the west side of El Molino Avenue, from Union Street to approximately 228 feet south of Union Street, and provide a continuous 10-foot wide sidewalk along the west side of El Molino Avenue between Union Street and Colorado Boulevard, will improve pedestrian access; and

WHEREAS, both the Department of Public Works and City Attorney's office have reviewed the two proposed easements;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Pasadena as follows:

That the offered easements for public sidewalk and public street purposes by the developers of 621 East Colorado Boulevard, presented herewith, and graphically shown on the Department of Public Works Drawing No.'s 5518, Sheet 1 of 1, and 5519, Sheet 1 of 1, also presented herewith, are approved and accepted.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2005, by the following vote:

AYES:


NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:

 6/17/05

Nicholas G. Rodriguez
Assistant City Attorney

RECORDING REQUESTED BY
City of Pasadena

WHEN RECORDED MAIL TO

NAME City Clerk
MAILING ADDRESS 6th Floor
117 E. Colorado Blvd.
CITY, STATE Pasadena, CA
ZIP CODE 91105

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE
RESOLUTION NO.

GRANT OF EASEMENTS

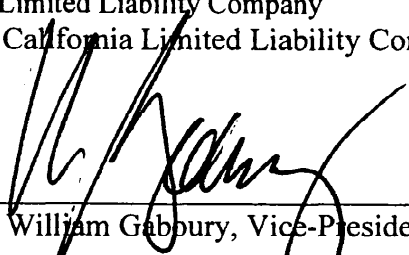
FOR VALUABLE CONSIDERATION, 621 COLORADO ASSOCIATES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY, AND 595 COLORADO ASSOCIATES,
LLC, A DELAWARE LIMITED LIABILITY COMPANY,

hereby grant to the CITY OF PASADENA, a municipal corporation, its successors and assigns, an easement for public sidewalk purposes and an easement for public street purposes in, over, along, upon and across the following described properties.

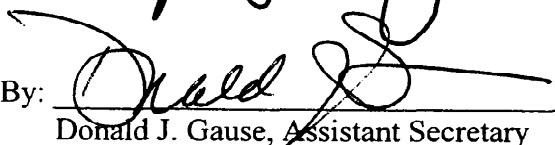
SEE ATTACHED EXHIBIT "A"

By: **621 COLORADO ASSOCIATES, LLC**, a Delaware Limited Liability Company
By: SHEA TRIO PASADENA PARTNERS, LLC, a California Limited Liability Company
By: J.F. SHEA CO., INC., a Nevada Corporation
Its Manager

Date: 5-13-05

By: 
W. William Gabbury, Vice-President

Date: 05-13-05

By: 
Donald J. Gause, Assistant Secretary

By: **595 COLORADO ASSOCIATES, LLC**, a Delaware Limited Liability Company
By: CAPITAL & COUNTIES USA, INC., a Delaware Corporation
Its Sole Member

Date: 5-17-05

By: 
H. Turner Newton, President

STATE OF CALIFORNIA }
COUNTY OF

On May 17, 2005 before me, Lori Lane, Notary Public,
personally appeared H. Turner Newton, president

personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lori Lane (Seal)
Lori Lane
(Name, Typed or Printed)



STATE OF CALIFORNIA
COUNTY OF }

On May 20, 2005 before me, Daralie H. Hamilton,
personally appeared W. William Sabauy
and Donald J. Cause
personally known to me (or proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature Daralie H. Hamilton (Seal)
Daralie H. Hamilton
(Name, Typed or Printed)



EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: GRANT OF EASEMENT FOR PUBLIC SIDEWALK PURPOSES ALONG THE EAST SIDE OF MADISON AVENUE, SOUTH OF UNION STREET

THAT PORTION OF LOT 2, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 53903, FILED IN BOOK 1276, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 2 WITH THE NORTH LINE OF THE PROPOSED 20 FOOT WIDE YARD EASEMENT IN FAVOR OF LOT 1 AS SHOWN ON SAID TRACT NO. 53903; THENCE NORTH 00°02'13" EAST 228.92 FEET ALONG SAID WESTERLY LINE OF SAID LOT 2 TO THE BEGINNING OF A CURVE IN THE WESTERLY BOUNDARY OF SAID LOT 2, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 14.40 FEET THROUGH A CENTRAL ANGLE OF 55°01'01" TO A POINT OF NON-TANGENCY, A RADIAL LINE TO SAID POINT BEARS NORTH 34°56'46" WEST, SAID POINT ALSO BEING ON A LINE PARALLEL WITH AND DISTANT 6.40 EASTERLY FROM SAID WESTERLY LINE OF LOT 2; THENCE SOUTH 00°02'13" WEST 241.23 FEET ALONG SAID PARALLEL LINE TO A POINT ON SAID NORTH LINE OF PROPOSED 20 FOOT WIDE YARD EASEMENT; THENCE NORTH 89°51'13" WEST 6.40 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND HAS AN AREA OF APPROXIMATELY 1,520 SQUARE FEET.

SAID GRANT OF EASEMENT FOR PUBLIC SIDEWALK PURPOSES AT THAT PORTION OF LOT 2, TRACT NO. 53903, IS SHOWN ON THE CITY OF PASADENA DEPARTMENT OF PUBLIC WORKS DRAWING NO. 5518, SHEET 1 OF 1, ON FILE IN THE OFFICE OF SAID DEPARTMENT OF SAID CITY.

PARCEL 2: GRANT OF EASEMENT FOR PUBLIC STREET PURPOSES ALONG THE WEST SIDE OF EL MOLINO AVENUE, SOUTH OF UNION STREET

THAT PORTION OF LOT 2, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 53903, FILED IN BOOK 1276, PAGES 21 AND 22 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE MOST EASTERLY LINE OF SAID LOT 2 WITH THE NORTH LINE OF THE 1.00 FOOT STRIP OF LAND CONVEYED TO THE CITY OF PASADENA BY DEED RECORDED IN BOOK 6439, PAGE 184 OF DEEDS IN THE OFFICE OF SAID COUNTY RECORDER AS SHOWN ON SAID TRACT NO. 53903; THENCE NORTH 00°01'01" EAST 223.00 FEET ALONG SAID MOST EASTERLY LINE OF SAID LOT 2 TO THE BEGINNING OF A CURVE IN THE EASTERLY BOUNDARY OF SAID LOT 2, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE 5.51 FEET THROUGH A CENTRAL ANGLE OF 21°02'22" TO A POINT OF NON-

UNION STREET

N89°55'30"W

N89°55'30"W

EXISTING 2' STREET & SIDEWALK EASEMENT DEDICATED TO THE CITY OF PASADENA PER TRACT NO. 53903

TRACT NO. 53903

MAPS BOOK 1276 PAGES 21 & 22

PARCEL 1

EASEMENT TO THE CITY OF PASADENA FOR PUBLIC SIDEWALK PURPOSES

LOT 2

TRACT NO. 53903

MAPS BOOK 1276 PAGES 21 & 22

LOT 1

MADISON AVENUE

N00°02'13"E

N00°02'13"E

N00°02'13"E

P.O.B.

6.40' N89°51'13"W

20'

PROPOSED 20' EASEMENT IN FAVOR OF LOT 1 FOR YARD PURPOSES PER TRACT NO. 53903

N34°56'46"W RAD.

$\Delta = 55^{\circ}01'01''$
 $R = 15.00'$
 $L = 14.40'$

7.00'

228.92'

30'

6.40'

35'

2'

241.23'

LEGEND



INDICATES EASEMENT AREA

CITY OF PASADENA - DEPARTMENT OF PUBLIC WORKS

DRAWN BY: FUSCOE (PRIV.)

CHECKED BY: FUSCOE (PRIV.)

SUBMITTED BY: JO

FIELD BOOK NO. NONE

GRANT OF EASEMENT FOR PUBLIC SIDEWALK PURPOSES ALONG THE EAST SIDE OF MADISON AVENUE, SOUTH OF UNION STREET

APPROVED BY:

Daniel A. R.
CITY ENGINEER

6/16/2005
DATE

SCALE: 1" = 10'

DATE: 2-04-05

5518

SHEET 1 OF 1



UNION STREET

N89°55'30"W

35'

N89°55'30"W

2'

EXISTING 2' STREET & SIDEWALK EASEMENT DEDICATED TO THE CITY OF PASADENA PER TRACT NO. 53903

TRACT NO. 53903
MAPS BOOK 1276 PAGES 21 & 22

N68°58'39"E
RAD.

Δ=21°02'22"
R=15.00'
L=5.51'

6.99'

228.38'

223.00'

N00°01'01"E

PARCEL 2

EASEMENT TO THE CITY OF PASADENA FOR PUBLIC STREET PURPOSES

LOT 2

1'

25'

EL MOLINO AVENUE



N89°56'20"W 1.00'

1.0' STRIP OF LAND CONVEYED TO THE CITY OF PASADENA BY DEED RECORDED IN BOOK 6439, PAGE 184 OF DEEDS

P.O.B.

N00°01'01"E

N00°01'01"E

LEGEND



INDICATES EASEMENT AREA

CITY OF PASADENA - DEPARTMENT OF PUBLIC WORKS

DRAWN BY: FUSCOE (PRIV.)

GRANT OF EASEMENT FOR
PUBLIC STREET PURPOSES ALONG THE WEST SIDE OF
EL MOLINO AVENUE, SOUTH OF UNION STREET

SCALE: 1" = 10'

CHECKED BY: FUSCOE (PRIV.)

DATE: 2-04-05

SUBMITTED BY: JO

APPROVED BY:

Jamie A. Ricci
CITY ENGINEER

6/16/2005
DATE

FIELD BOOK NO. NONE

5519

SHEET 1 OF 1