

# Agenda Report

**TO:** CITY COUNCIL

**Date:** APRIL 10, 2006

**FROM:** CITY MANAGER

**SUBJECT:** APPROVAL AND ACCEPTANCE OF AN EASEMENT DEDICATION FOR PUBLIC STREET PURPOSES ALONG THE GLENARM STREET FRONTAGE OF 1060 SOUTH FAIR OAKS AVENUE

## **RECOMMENDATION**

It is recommended that the City Council adopt the attached resolution approving and accepting a proposed easement dedication for public street purposes along the Glenarm Street frontage of 1060 South Fair Oaks Avenue.

## **BACKGROUND**

As part of the City's State Route (SR) 710 Mitigation – Raymond Avenue to SR 110 Connector Project, it was necessary to widen and reconstruct the Glenarm Street roadway at Fair Oaks Avenue. The construction on this segment of Glenarm Street began in September 2005 and was completed in February 2006. The roadway widening has reduced the parkway width from approximately ten feet to approximately eight feet. In order to provide a standard ten-foot wide parkway and improve pedestrian access, it is necessary for the City to obtain an easement dedication of a 2.13-foot strip of land to widen the parkway along the Glenarm Street frontage of 1060 South Fair Oaks Avenue. The easement dedication also includes the land necessary to provide a 20-foot radius property line corner rounding at the northeast corner of Glenarm Street and Fair Oaks Avenue in order to accommodate an Americans with Disabilities Act (ADA) compliant curb ramp and an approximate 25-foot radius curb return to improve vehicular movements. The curb return, curb ramp, and 10-foot wide sidewalk have been constructed and are being used by the public.

The developers have constructed an automobile leasing office building for Enterprise Rent-A-Car on the property at 1060 South Fair Oaks Avenue. Construction of the project began in September 2005, and was completed in February 2006. There was no discretionary review on the project, and therefore the developers were not conditioned to dedicate the 2.13-foot easement. The developers have offered the grant of easement for public street purposes at no cost to the City. However, the City will be required to

**BACKGROUND** (Continued)

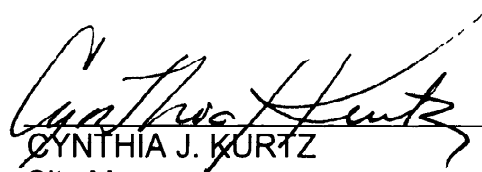
prepare and process the easement documents. The value of the easement area is estimated to exceed \$25,000.

The proposed easement document has been prepared by the Department of Public Works, executed by the developers, reviewed by the City Attorney's office, and is now ready for approval and acceptance by the City Council. The property included in the proposed easement is legally described in text and is graphically shown on the attached Department of Public Works Drawing No. 5594.

**FISCAL IMPACT**

No revenue will be generated by the approval of the dedication. Funds are available in the City's SR 710 Mitigation – Raymond Avenue to SR 110 Connector Project Budget Account No. 73204 to pay for all costs required for preparing and processing the easement.

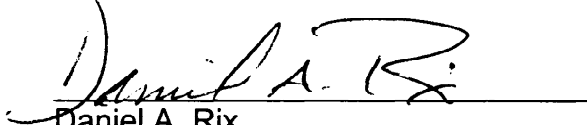
Respectfully submitted,

  
CYNTHIA J. KURTZ  
City Manager

Prepared by:

  
Bonnie L. Hopkins  
Principal Engineer

Reviewed by:

  
Daniel A. Rix  
City Engineer

Approved by:

  
Martin Pastucha, Director  
Department of Public Works

DAR:jo

**RESOLUTION NO.**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING AND ACCEPTING AN EASEMENT DEDICATION FOR PUBLIC STREET PURPOSES ALONG THE GLENARM STREET FRONTAGE OF 1060 SOUTH FAIR OAKS AVENUE**

WHEREAS, the easement of a 2.13-foot strip of land along the Glenarm Street frontage of 1060 South Fair Oaks Avenue, including the land necessary to provide a 20-foot radius property line corner rounding at the northeast corner of Fair Oaks Avenue and Glenarm Street, for public street purposes will improve pedestrian and vehicular access; and

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

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

That the offered easement for public street purposes by the developers of 1060 South Fair Oaks Avenue, presented herewith, and graphically shown on the Department of Public Works Drawing No. 5594, Sheet 1 of 1, also presented herewith, is approved and accepted.

Adopted at the \_\_\_\_\_ meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote:

AYES:

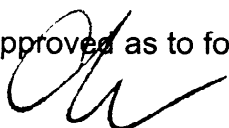
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
JANE L. RODRIGUEZ, City Clerk

Approved as to form:

 3/13/06

\_\_\_\_\_  
Nicholas G. Rodriguez  
Assistant City Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**GRANT OF EASEMENT FOR PUBLIC STREET PURPOSES ALONG THE GLENARM**  
**STREET FRONTAGE OF 1060 SOUTH FAIR OAKS AVENUE**

That portion of Lot 24 of Mills Tract, in the City of Pasadena, County of Los Angeles, State of California as per map recorded in Book 11, Page 33 of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

**Beginning** at the intersection of the East line of the West 120.00 feet of said Lot 24 and the North line of Glenarm Street (35.00 foot half-width) as shown on said Mills Tract map, said point being also on the North line of that certain parcel conveyed in a grant deed to the City of Pasadena recorded May 26, 1928 in Book 7897, Page 251 in Official Records of said County;

Thence along said East line, North 0°00'00" East, 2.13 feet to a line parallel with and 2.13 feet North of said North line of Glenarm Street;

Thence along said parallel line, South 90°00'00" West, 94.00 feet to the beginning of a curve concave to the northeast, having a radius of 20.00 feet,

Thence Northwesterly 31.42 feet along said curve through a central angle of 90°00'00" to the East line of Fair Oaks Avenue (36.00 foot half-width) as shown on said Mills Tract map;

Thence along said East line, South 0°00'00" West, 12.13 feet to the beginning of a curve concave to the Northeast having a radius of 10.00 feet, said curve as described in a grant deed to the City of Pasadena recorded May 3, 1963 in Book 2016, Page 303 in said Official Records;

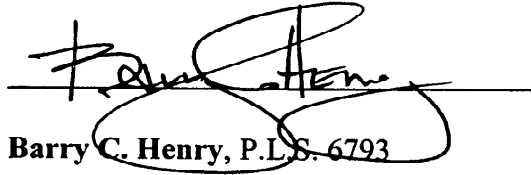
Thence Southeasterly 15.71 feet along said curve through a central angle of 90°00'00" to said North line of Glenarm Street;

Thence along said North line, North 90°00'00" East, 104.00 feet to the **Point of Beginning**.

The above described parcel contains 307 square feet (0.007 acres), more or less.

Said grant of easement for public street purposes of that portion of said Lot 24 of Mills Tract is shown on the City of Pasadena Department of Public Works Drawing No. 5594 on file in the office of said department of said city.

This real property description has been prepared by me,  
or under my direction, in conformance with the Professional  
Land Surveyors Act.

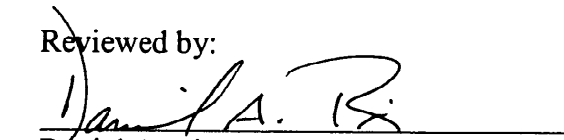
  
Barry C. Henry, P.L.S. 6793

Date: 3/14/06



Expires 09/30/06

Reviewed by:

  
Daniel A. Rix  
City Engineer

Date: 3/16/06

**LEGEND**



INDICATES LIMITS OF EASEMENT

AREA = 307 S.F.

**MILLS TRACT**

M.R. 11-93

POR LOT 24



SCALE  
1"=20'

N0°00'00"E  
2.13'

EAST LINE OF THE WEST 120 FEET OF LOT 24

P.O.B.

94.00'

104.00'

35.00'

37.13'

S90°00'00"W  
N90°00'00"E

Δ = 90°00'00"  
R = 20.00'  
L = 31.42'

S0°00'00"E  
12.13'

Δ = 90°00'00"  
R = 10.00'  
L = 15.71'

36.00'

GLENARM STREET

FAIR OAKS AVENUE



**DAVID EVANS AND ASSOCIATES INC.**  
800 North Haven Avenue, Suite 800  
Ontario California 91764  
Phone: 909.481.5760

**CITY OF PASADENA - DEPARTMENT OF PUBLIC WORKS**

DRAWN BY: JACO (PRIV)

CHECKED BY: BCM (PRIV)

SUBMITTED BY: JO

FIELD BOOK NO. NONE

**GRANT OF EASEMENT FOR PUBLIC STREET PURPOSES  
ALONG THE GLENARM STREET FRONTAGE  
OF 1060 SOUTH FAIR OAKS AVENUE**

APPROVED BY:

*David A. Rio*  
CITY ENGINEER

3/16/06  
DATE

SCALE:

1"=20'

DATE:

01/24/06

**5594**

SHEET 1 NO 1

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

City Clerk  
117 East Colorado Boulevard, 6<sup>th</sup> Floor  
Pasadena, California 91105

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THIS SPACE ABOVE FOR RECORDER'S USE

**GRANT OF EASEMENT**

**FOR VALUABLE CONSIDERATION, CLEA DORIAN JONES,  
NOHEAKALANI F. KNOLL, KELALAINA M. KOPA, NANI SUE PHOENIX, CAROL  
FOULDS COUTTS, and CAROLE COUTTS MAYO hereby grant to the CITY OF  
PASADENA, a municipal corporation, its successors and assigns, an easement for public street  
purposes in, over, along, upon and across the following described property:**

**SEE ATTACHED EXHIBIT "A."**

**[The owners' signatures follow on  
Signature Pages S-1 through S-6]**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**GRANT OF EASEMENT FOR PUBLIC STREET PURPOSES ALONG THE NORTH**  
**SIDE OF GLENARM STREET EAST OF FAIR OAKS AVENUE**

That portion of Lot 24 of Mills Tract, in the City of Pasadena, County of Los Angeles, State of California as per map recorded in Book 11, Page 33 of Miscellaneous Records, in the Office of the County Recorder of said County, described as follows:

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Thence Northwesterly 31.42 feet along said curve through a central angle of 90°00'00" to the East line of Fair Oaks Avenue (36.00 foot half-width) as shown on said Mills Tract map;

Thence along said East line, South 0°00'00" West, 12.13 feet to the beginning of a curve concave to the Northeast having a radius of 10.00 feet, said curve as described in a grant deed to the City of Pasadena recorded May 3, 1963 in Book 2016, Page 303 in said Official Records;

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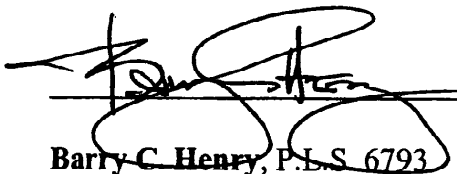
Thence along said North line, North 90°00'00" East, 104.00 feet to the **Point of Beginning**.

The above described parcel contains 307 square feet (0.007 acres), more or less.

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This real property description has been prepared by me,  
or under my direction, in conformance with the Professional  
Land Surveyors Act.

  
\_\_\_\_\_  
Barry C. Henry, P.L.S. 6793

Date: 3/1/06



Expires 09/30/06

Reviewed by:

\_\_\_\_\_  
Daniel A. Rix  
City Engineer

Date: \_\_\_\_\_

**LEGEND**



INDICATES LIMITS OF EASEMENT

AREA = 307 S.F.

**MILLS TRACT**

M.R. 11-33

**POA  
LOT 24**



SCALE  
1"=20'

N0°00'00"E  
2.13'

EAST LINE OF  
THE WEST 120 FEET  
OF LOT 24

P.O.B.

94.00'  
104.00'

35.00'

37.13'

S90°00'00"W  
N90°00'00"E

Δ = 90°00'00"  
R = 20.00'  
L = 31.42'

S0°00'00"E  
12.13'

Δ = 90°00'00"  
R = 10.00'  
L = 15.71'

36.00'

GLENARM STREET

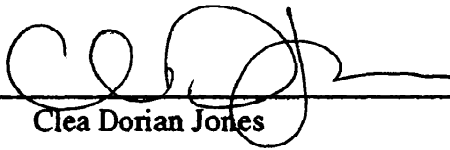
FAIR OAKS AVENUE



**DAVID EVANS  
AND ASSOCIATES INC.**  
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**CITY OF PASADENA - DEPARTMENT OF PUBLIC WORKS**

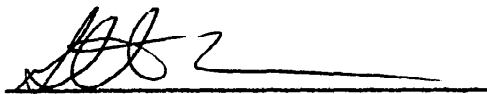
DRAWN BY: JACO (PRIV)	<b>GRANT OF EASEMENT FOR PUBLIC STREET PURPOSES ALONG THE NORTH SIDE OF GLENARM STREET EAST OF FAIR OAKS AVENUE</b>	SCALE: 1"=20'
		DATE: 01/24/06
CHECKED BY: BCM (PRIV)	APPROVED BY:	<b>5594</b>
SUBMITTED BY: JO		CITY ENGINEER DATE
FIELD BOOK NO. NONE		

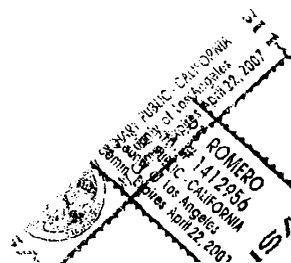
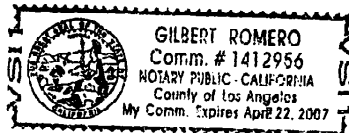
  
Clea Dorian Jones

State of California )  
County of Los Angeles ) ss.

On October 05, 2005, before me, Gilbert Romero, Notary Public, personally appeared Clea Dorian Jones, \_\_\_ personally known to me or X 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.





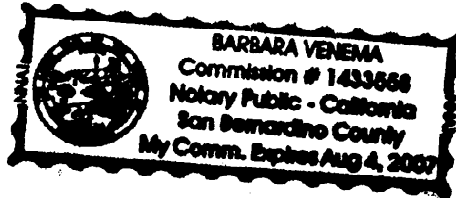
Noheakalani F. Knoll  
Noheakalani F. Knoll

State of California )  
County of San Bernardino ) ss.

On Oct. 4, 2005, before me, Barbara Venema Notary Public, personally appeared Noheakalani F. Knoll,  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.

Barbara Venema



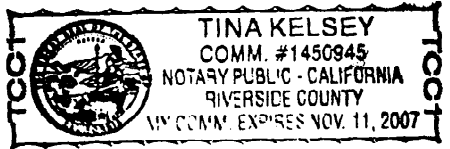
Kelalaina M. Kopa  
Kelalaina M. Kopa

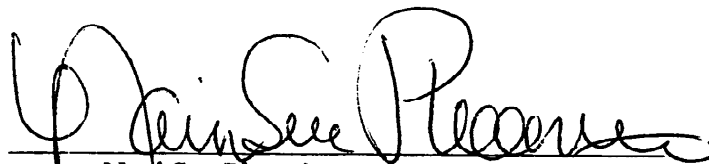
State of California )  
County of Riverside ) ss.

On October 5<sup>th</sup>, 2005, before me, Tina Kelsey, Notary Public, personally appeared Kelalaina M. Kopa, \_\_\_\_\_ 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.

Tina Kelsey



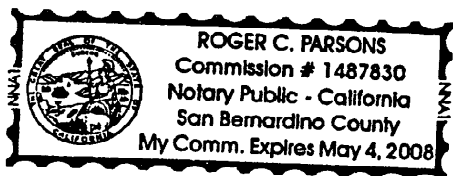
  
Nani Sue Phoenix

State of California )  
 ) ss.  
County of San Bernardino

On Oct 4<sup>th</sup>, 2005, before me, ROGER PARSONS, Notary Public, personally appeared Nani Sue Phoenix, \_\_\_\_\_ 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/his/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.

  
\_\_\_\_\_



Carole Coutts Mayo  
Carole Coutts Mayo

State of California )  
County of San Diego ) ss.

On Oct 4, 2005, before me, Jaclyn M. Cain, Notary Public, personally appeared Carole Coutts Mayo, \_\_\_ personally known to me or X 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.

Jaclyn M. Cain

