

Agenda Report

TO: CITY COUNCIL

DATE: October 1, 2007

FROM: CITY MANAGER

SUBJECT: ADOPT A RESOLUTION APPROVING A LICENSE AGREEMENT BETWEEN THE CITY OF PASADENA AND WREC SAN PASQUAL, LLC, FOR THE INSTALLATION OF PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY ALONG SAN PASQUAL STREET AT 950 SAN PASQUAL STREET

RECOMMENDATION

It is recommended that the City Council:

1. Adopt the attached resolution approving a License Agreement with WREC San Pasqual, LLC, for property located at 950 San Pasqual Street, with terms and conditions as set forth in the background section of this report; and
2. Authorize the City Manager to execute and the City Clerk to attest said License Agreement on behalf of the City of Pasadena.

BACKGROUND

WREC San Pasqual, LLC, ("Licensee") is the owner of the property located at 950 San Pasqual Street ("Granite Park"). The Licensee is developing a five-story residential building that will include 72 condominium units, three work/live units, and three levels of subterranean parking. Two levels of the subterranean parking will replace the surface parking spaces that currently exist at the site which are used for the Shops on Lake. The third level will be for residential parking.

As a condition of development, the Licensee is required to push the south curb of San Pasqual Street to the center of the street to address traffic issues. Within this area, the applicant wishes to install private improvements consisting of decorative paving and landscaping to create a gateway affect into the neighborhood and for the residences of Granite Park. The License Agreement sets forth terms and conditions that protect public

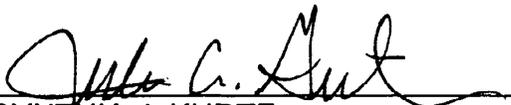
utilities. The License Agreement also sets forth terms for assumption of risk by the Licensee and indemnification of the City for any activity in the public right-of-way associated with the installation and maintenance of the private improvements. The developer has obtained a foundation permit and is currently working on excavation of the site.

The proposed License Agreement area is described in the Legal Description (Exhibit "A") and is shown on the City of Pasadena Department of Public Works Drawing No. 5755 (Exhibit "B"). The specific private improvements for the license area are shown on Department of Public Works Drawing No. 5526, sheets 4 through 7(Exhibit "C"). All exhibits are attached.

FISCAL IMPACT

All costs for processing the License Agreement have been paid for by the developer.

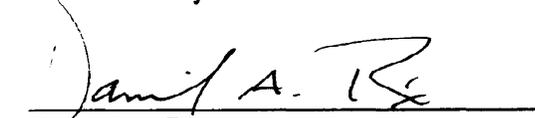
Respectfully submitted,


CJZ 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

10-1101-01 (A)
09-12-06

EXHIBIT "A"

LICENSE AGREEMENT FOR PARKWAY IMPROVEMENTS AT 950 SAN PASQUAL STREET IN THE CITY OF PASADENA

That portion of San Pasqual Street, in the City of Pasadena, County of Los Angeles, State of California, as shown on Tract No. 40414 as shown on the map filed in Book 983, Pages 63 and 64, inclusive, of Maps, in the office of the County Recorder of said County described as follows:

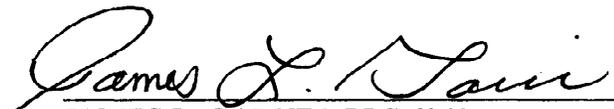
A strip of land, 35.00 feet wide, the Southerly line of which is described as follows:

Commencing at the Northeast Corner of the Granite Drive Tract as shown on the map filed in Book 7, Page 96 of Maps, in the office of said County Recorder, as said corner is shown on said Tract No. 40414; thence along the Easterly prolongation of the Northerly line of said Granite Drive Tract and the Southerly right-of-way line of San Pasqual Street North 89°59'27" East 31.41 feet to the TRUE POINT OF BEGINNING; thence continuing along said Easterly prolongation and said Southerly right-of-way line North 89°59'27" East 172.59 feet to the Northwest corner of said Tract No. 40414.

Containing an area of 0.139 acres, more or less.

Subject to the covenants, conditions, reservations, restrictions, rights of way and easements, if any, of record.

All as shown on Exhibit "B" attached hereto and made a part hereof.

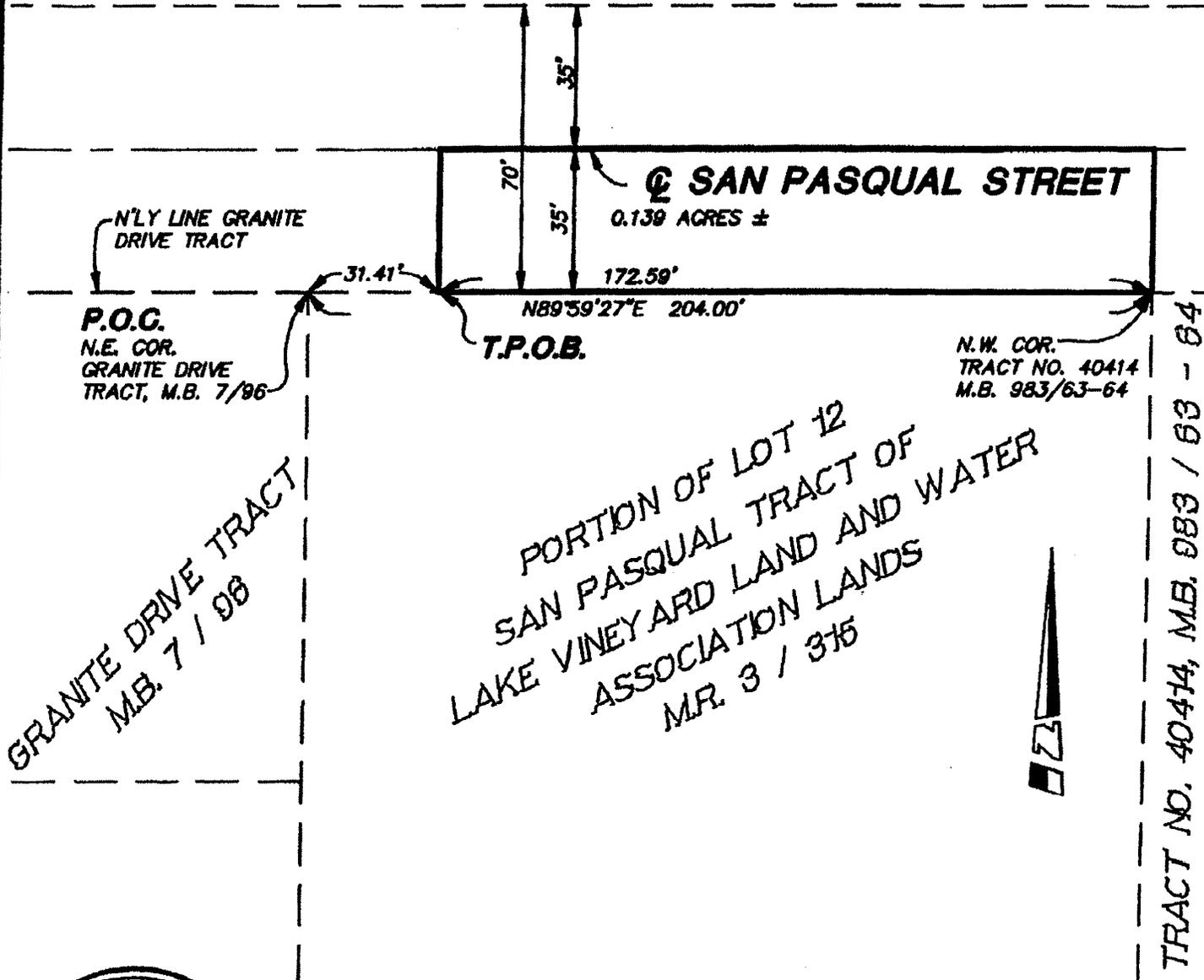

JAMES L. GARVIN, PLS 6343



Reviewed By:


Daniel A. Rix, City Engineer
City of Pasadena

EXHIBIT 'B'



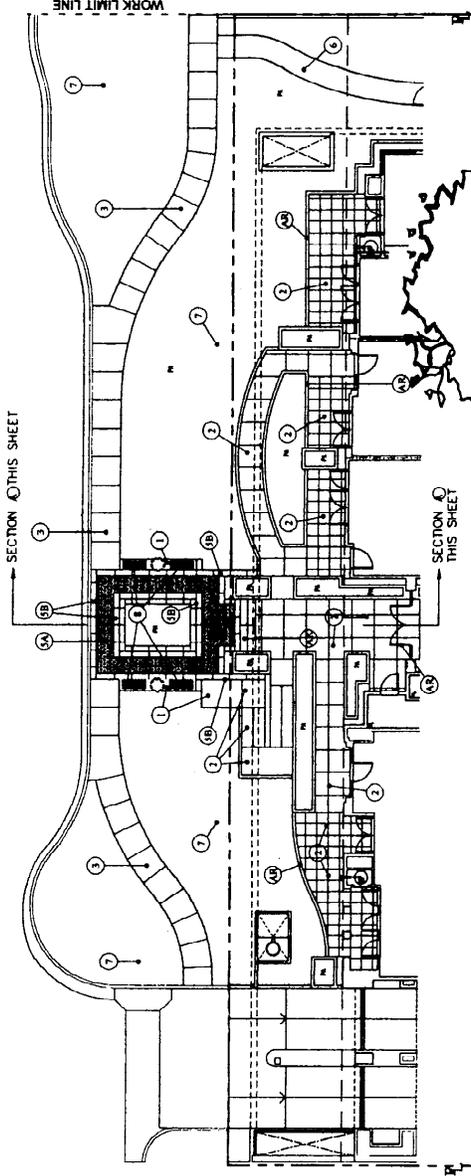
James L. Garvin
JAMES L. GARVIN

CITY OF PASADENA - DEPARTMENT OF PUBLIC WORKS

DRAWN BY: MPD	LICENSE AGREEMENT FOR PARKWAY IMPROVEMENTS 950 SAN PASQUAL ST., CITY OF PASADENA, CA.	SCALE: 1"=40'
CHECKED BY: JLG		DATE: 9/11/2006
SUBMITTED BY: B.H.	APPROVED BY: <i>Daniel A. Rix</i> DANIEL A. RIX, CITY ENGINEER CITY OF PASADENA	5755
	8-21-07 DATE	

APPROVED


SAN PASQUAL ST.



NOTE: THE PROPERTY OWNER OR HOMEOWNER ASSOCIATION SHALL BE RESPONSIBLE FOR FUTURE MAINTENANCE OF THE DECORATIVE CONCRETE SIDEWALK PER CITY'S LICENSE AGREEMENT.

CONSTRUCTION CALLOUTS

- AR WALLS, PLANTER WALLS, STEPS/MANIRALS, FENCES/GATES AND PAVING Laid out and detailed on architectural plans.
- 1. INSTALL 3 1/2" THICK INTEGRAL COLORED CONCRETE PAVING ON GRADE WITH COAGULELA SAND. FINISH TO BE ADD WASH WITH SANDY SCOURABLES AS SHOWN.
- 2. INSTALL 1 1/2" THICK INTEGRAL COLORED CONCRETE PAVING (3 1/2" THICK UNPAVED) ON PROPOSED STRUCTURAL SLAB WITH 60# 10/10 WMM CENTERED IN SLAB. FINISH TO BE ADD WASH WITH SANDY SCOURABLES AS SHOWN.
- 3. INSTALL 3 1/2" THICK NATURAL GREY CONCRETE PAVING ON GRADE WITH 60# 10/10 WMM CENTERED IN SLAB. FINISH TO BE LIGHT BROOM.
- 5A. INSTALL 4"x4" 3"-3 1/2" THICK GRANITE COBBLES IN STAINED SAND PATTERN ON 3 1/2" THICK CONCRETE BASE ON GRADE WITH 60# 10/10 WMM CENTERED IN SLAB.
- 5B. INSTALL 17"x16" 3"-3 1/2" THICK GRANITE "PLANK" BANDING ON 3 1/2" THICK CONCRETE BASE ON GRADE WITH 60# 10/10 WMM CENTERED IN SLAB.
- 6. INSTALL 3 1/2" THICK DECOMPOSED GRANITE WALKWAY WITH SMOOTH CORNERS CURVES & XX REDWOOD HEADUP STAYED AT 4" ON CENTER WITH 2X2 REDWOOD STAKE. 18" LONG. MECHANICALLY TAMP E.C.
- 7. CONCRETE HORIZONTAL 6" WIDE x 8" DEEP W/ #4 REBAR CENTERED.
- 8. 4" BENCH 2-SEAT WASHINGTON SQUARE COLOR BLACK BY LANDSCAPE FORMS 1-800-571-7246

NOTE: ALL GRANITE COBBLES AND PLANKS TO BE TONE GRANITE TEXTURE TYPE, AVAILABLE FROM THOMAS ARCHITECTURAL STONE 208-708-3047.

NOTE: APPROVAL FROM THE DEPARTMENT OF PUBLIC WORKS IS ONLY APPLICABLE TO PHOTOGRAPHS WITHIN THE PUBLIC OFFICE ONLY. ALL ON-SITE WORK ON THE SUBJECT PLANS IS FOR REFERENCE PURPOSES ONLY.



LANDSCAPE CONSTRUCTION PLAN
 CITY OF PASADENA-DEPARTMENT OF PUBLIC WORKS
 PROJECT IMPROVEMENT OF SAN PASQUAL STREET
 LIMITS FROM SHOPPERS LANE to MENTOR AVENUE
 SHEET 4 of 8
 SCALE 1" = 10'
 PROJECT NO. 61184
 SHEET NO. 5526

NO.	DATE	REVISIONS
1	10/10/17	ISSUED FOR PERMITS
2	10/10/17	ISSUED FOR PERMITS
3	10/10/17	ISSUED FOR PERMITS
4	10/10/17	ISSUED FOR PERMITS
5	10/10/17	ISSUED FOR PERMITS
6	10/10/17	ISSUED FOR PERMITS
7	10/10/17	ISSUED FOR PERMITS
8	10/10/17	ISSUED FOR PERMITS

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA APPROVING THE TERMS AND CONDITIONS AND AUTHORIZING THE EXECUTION OF A LICENSE AGREEMENT WITH WREC SAN PASQUAL, LLC, FOR THE INSTALLATION OF PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY ALONG SAN PASQUAL STREET AT 950 SAN PASQUAL

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA

WHEREAS, the City of Pasadena is a municipal corporation which is empowered to carry out the provisions of its Charter and to perform all duties and obligation of the City as imposed by the laws of the State of California; and

WHEREAS, WREC San Pasqual, LLC, wishes to enter into a License Agreement with the City to install and maintain private improvements within the public right-of-way along San Pasqual Street adjacent to 950 San Pasqual Street which protects the public and the public's interests and the City is willing to enter into such an agreement based upon the protections therein; and

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

1. That the License Agreement granting WREC San Pasqual, LLC, permission to install and maintain private improvements along San Pasqual Street adjacent to 950 San Pasqual Street in the City of Pasadena, as described on the Legal Description (Exhibit "A") and as shown on the Department of Public Works Drawing No. 5696 (Exhibit "B") is hereby approved; and

2. The City Manager is authorized and directed to execute and acknowledge the same for and on behalf of the City, and the City Clerk is directed to attest the City Manager's signature and affix the corporate seal of the City thereto, and once fully executed in recordable form, to cause the License Agreement to be recorded in the Official Records of Los Angeles County.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2007, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

JANE L. RODRIGUEZ, City Clerk

Approved as to form:

 9/24/07

Nicholas G. Rodriguez
Assistant City Attorney

10-1101-01 (A)

09-12-06

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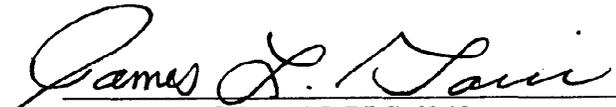
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JAMES L. GARVIN, PLS 6343



Reviewed By:

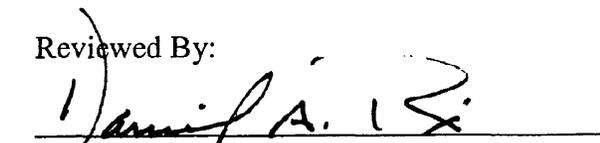
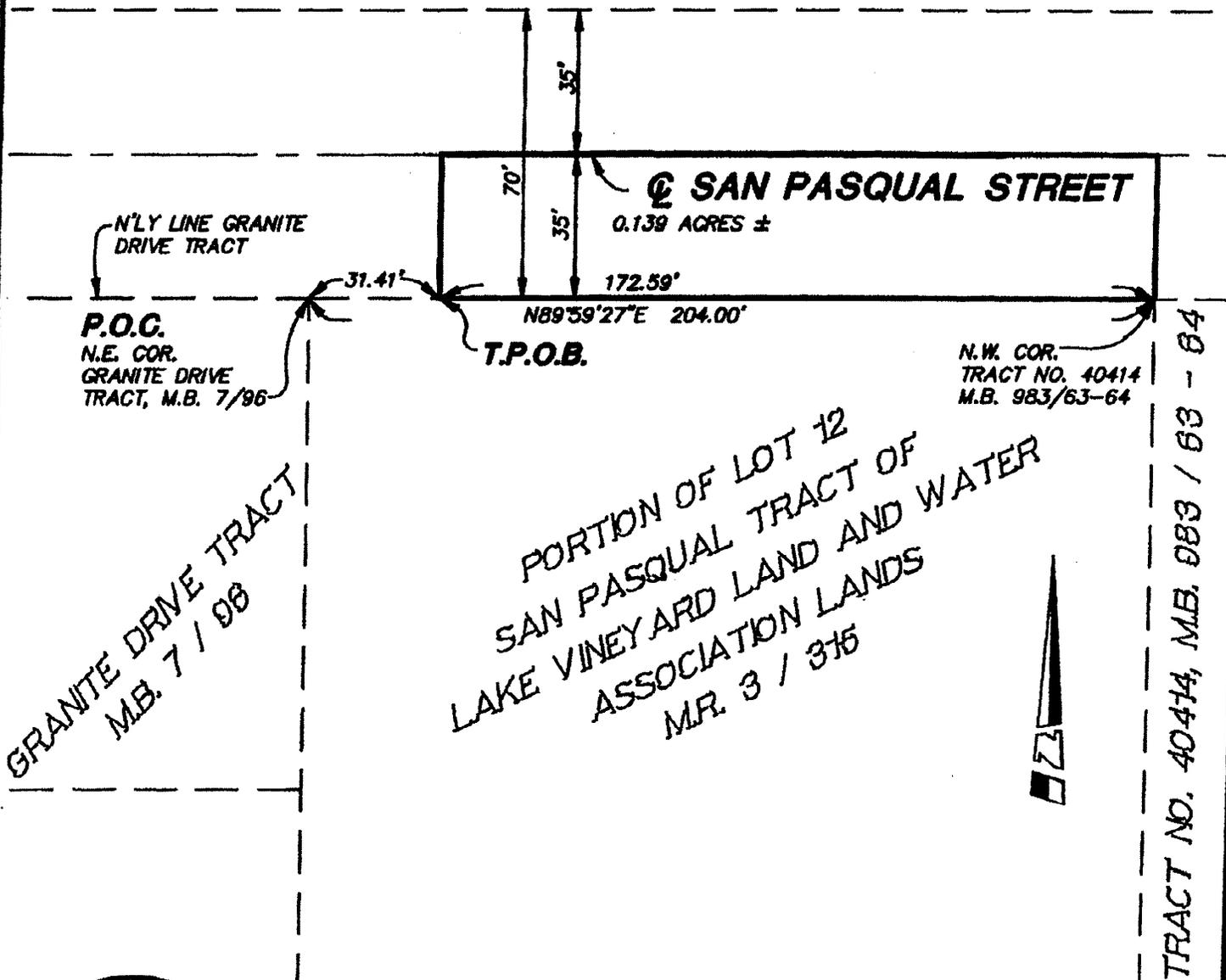

Daniel A. Rix, City Engineer
City of Pasadena

EXHIBIT 'B'



GRANITE DRIVE TRACT
M.B. 7 / 98

PORTION OF LOT 12
SAN PASQUAL TRACT OF
LAKE VINEYARD LAND AND WATER
ASSOCIATION LANDS
M.R. 3 / 315

TRACT NO. 40414, M.B. 983 / 63 - 64



James L. Garvin
JAMES L. GARVIN

CITY OF PASADENA - DEPARTMENT OF PUBLIC WORKS

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