



Agenda Item #: _____

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Ward and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Neil Miller, Director of Public Works
Dana Greenwood, City Engineer

DATE: January 3, 2006

SUBJECT: Accept Street Right-of-Way Dedication for Rosecrans Avenue/Aviation Boulevard Intersection Improvement Project

RECOMMENDATION:

Staff recommends that the City Council pass a motion to adopt Resolution No. 6011 accepting a real property dedication at the southwest corner of Aviation Boulevard and Rosecrans Avenue (3601 Aviation Boulevard).

FISCAL IMPLICATION:

There are no costs associated with the acceptance of the right-of-way dedication.

DISCUSSION:

The developers of Plaza El Segundo (development in the City of El Segundo at the northeast corner of the intersection of Sepulveda Boulevard and Rosecrans Avenue) has agreed to construct several street improvements along Rosecrans Avenue to help mitigate the traffic impacts to the area resulting from the proposed development. One of the improvements to be constructed is the addition of a right turn pocket for eastbound traffic at the intersection of Rosecrans Avenue and Aviation Boulevard. To construct this right turn pocket, it will be necessary for the owner of the adjacent property to dedicate the necessary right-of-way for the street improvement to the City of Manhattan Beach. The property owner at the subject location (3601 Aviation Boulevard) has agreed to dedicate the necessary right-of-way to the City so that the new street improvements will be located within street right-of-way. Resolution No. 6011 therefore provides for the City to accept this right-of-way dedication at no cost to the City.

The improvements will be added to the larger intersection improvement project. The lead agency for that project is the City of Hawthorne. That project is currently being advertised for competitive construction bids. It is anticipated that construction on the intersection improvements will start in late spring or early summer of 2006. Construction of the intersection improvements is expected to take nine months to complete.

Attachments: a) Resolution No. 6011
b) Grant Deed

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c) GIS Map

RESOLUTION NO. 6011

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
MANHATTAN BEACH, CALIFORNIA, ACCEPTING A REAL
PROPERTY DEDICATION AT 3601 AVIATION BOULEVARD

THE CITY COUNCIL OF THE CITY OF MANHATTAN BEACH, CALIFORNIA, DOES
HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby makes the following finding:

The City currently requires the property so conveyed for street improvements.

SECTION 2. The City Council hereby takes the following action:

The dedication of property granted by the owner of 3601 Aviation Boulevard and memorialized by the deed document which is attached hereto and incorporated herein by this reference, and which specifically describes the property granted is hereby accepted.

SECTION 3. The City Clerk shall make this Resolution reasonably available for public inspection within thirty (30) days of the date this Resolution is adopted.

SECTION 4. This resolution shall take effect immediately.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution and thenceforth and thereafter the same shall be in full force and effect

PASSED, APPROVED, and ADOPTED this 3rd day of January, 2006.

Ayes:
Noes:
Absent:
Abstain:

Mayor, City of Manhattan Beach, California

ATTEST:

City Clerk

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DRAFT

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

Title Order No. _____ Escrow No. _____ APN No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CONTINENTAL ROSECRANS AVIATION L.P., a California limited partnership, does hereby convey, sell, remise, release and forever quitclaim to CITY OF MANHATTAN BEACH, a municipal corporation, all right, title, interest, claim or demand in the following described real property in the County of Los Angeles, State of California:

**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE**

Dated: _____

CONTINENTAL ROSECRANS AVIATION L.P.,
a California limited partnership

By: Continental Terrace Corporation,
a Texas corporation
its General Partner

By: _____
Leonard E. Blakesley, Jr.
Executive Vice President and Secretary

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

§
§
§

COUNTY OF _____

On _____, 200__ before me, _____, personally appeared Leonard E. Blakesley, Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

(SEAL)

WITNESS my hand and official seal.

Signature of Notary

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 14 WEST OF THE RANCHO SAUSAL REDONDO, AS SHOWN ON THE MAP OF PARTITION OF PROPERTY FORMERLY OF THE REDONDO LAND COMPANY, IN THE CITY OF MANHATTAN BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS SUBDIVIDED BY JAMES F. TOWELL, ET AL, COMMISSIONERS, SURVEYED AUGUST 1897 BY L. FRIEL, KNOWN AS RECORDER'S FILE MAP NO. 140 DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY POINT IN A CURVE IN THE BOUNDARY OF PARCEL 64-28 DESCRIBED IN DEED RECORDED OCTOBER 25, 1993 AS INSTRUMENT NO. 93-2071612, OFFICIAL RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 31.00 FEET, AND BEING TANGENT TO THE WESTERLY LINE OF THE EASTERLY 48.00 FEET OF SAID SECTION 19 AND TANGENT TO THE SOUTHERLY LINE OF THE NORTHERLY 57.00 FEET OF SAID SECTION 19; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'09" AN ARC DISTANCE OF 48.68 FEET TANGENT TO SAID CURVE, ALONG THE SOUTHERLY LINE OF THE NORTHERLY 57.00 FEET OF SAID SECTION 19, SAID SOUTHERLY LINE BEING THE SOUTHERLY LINE OF SAID PARCEL 64-28, SOUTH 89°58'45" WEST 251.02 FEET TO THE WESTERLY LINE OF THE EASTERLY 330 FEET OF SAID SECTION 19; THENCE ALONG SAID WESTERLY LINE SOUTH 0°03'06" EAST 6.50 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 57.00 FEET OF SAID SECTION 19; THENCE ALONG SAID SOUTHERLY LINE NORTH 89°58'45" EAST 90.67 FEET; THENCE SOUTH 73°35'45" EAST 1.55 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY, AND HAVING A RADIUS OF 75.00 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°25'30" AN ARC DISTANCE OF 21.50 FEET; THENCE TANGENT TO SAID CURVE, ALONG THE SOUTHERLY LINE OF THE NORTHERLY 67.00 FEET OF SAID SECTION 19, NORTH 89°58'45" EAST 140.34 FEET; THENCE SOUTH 45°33'50" EAST 39.66 FEET TO THE WESTERLY LINE OF THE EASTERLY 48.00 FEET OF SAID SECTION 19; THENCE ALONG SAID WESTERLY LINE NORTH 0°03'06" WEST 6.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2,663 SQUARE FEET, MORE OR LESS, OR 0.61 ACRES, MORE OR LESS.

SEE ATTACHED EXHIBIT "A1"

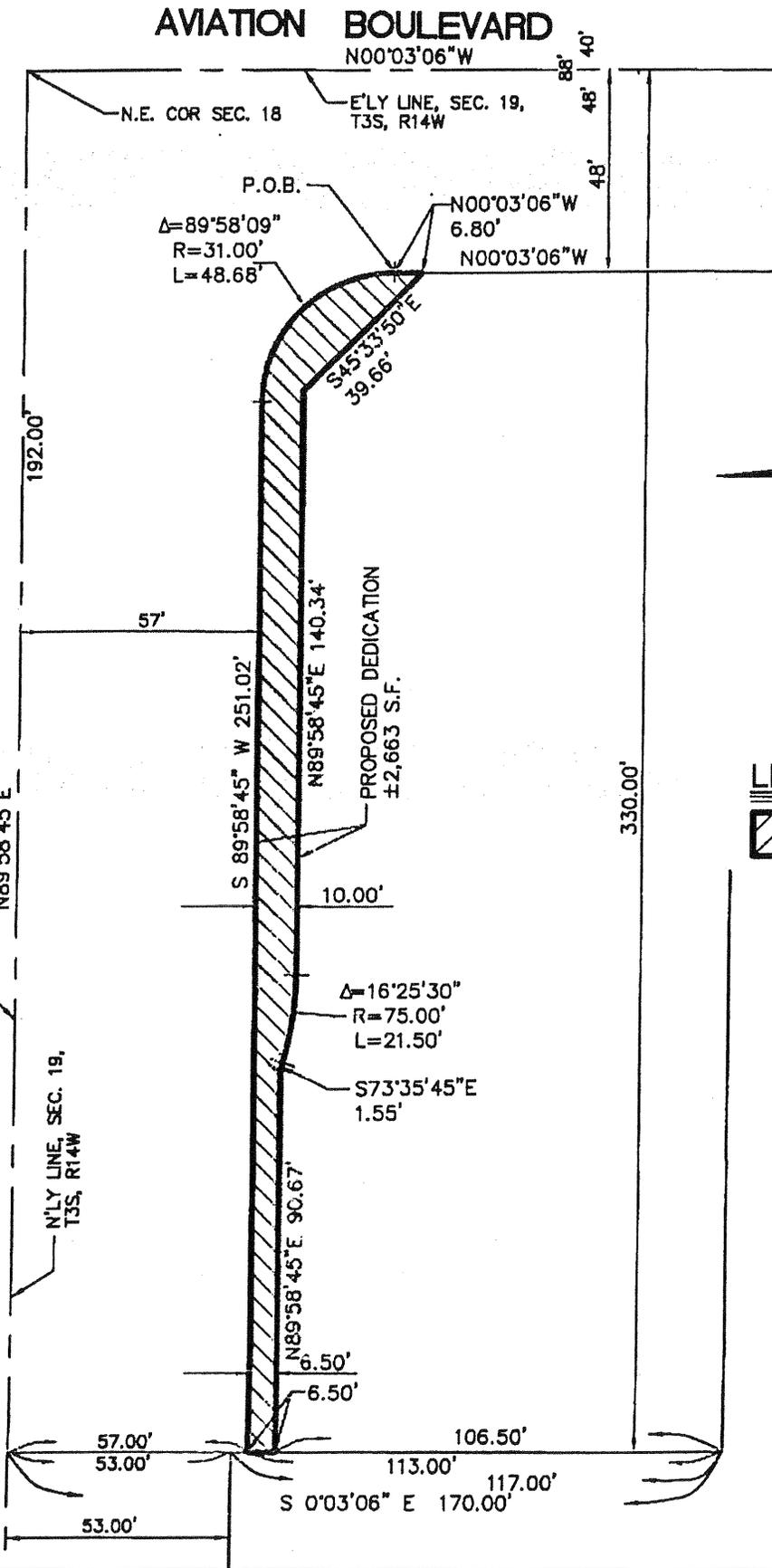
EXHIBIT "A1"

3601 AVIATION BLVD.
MANHATTAN BEACH, CA

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AVIATION BOULEVARD

ROSECRANS AVENUE



SCALE: 1" = 40'

LEGEND:

 AREA TO BE DEDICATED

Rosecrans Ave Street Right-of-Way Dedication

