



STAFF REPORT

1400 Highland Avenue | Manhattan Beach, CA 90266
Phone (310) 802-5000 | FAX (310) 802-5051 | www.citymb.info

Agenda Date: 5/15/2018

TO:

Honorable Mayor and Members of the City Council

THROUGH:

Bruce Moe, City Manager

FROM:

Stephanie Katsouleas, Public Works Director
Prem Kumar, City Engineer
Michael A. Guerrero, Principal Civil Engineer

SUBJECT:

Resolution No. 18-0067 Accepting a Public Street Easement and Public Sidewalk Easement at 3215 N. Sepulveda Boulevard (Exer Urgent Care) (Public Works Director Katsouleas).

ADOPT RESOLUTION NO. ~~17-0112~~ 18-0067 ACCEPTING EASEMENT

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 18-0067 (Attachment 1) accepting a Public Street Easement and Public Sidewalk Easement at 3215 N. Sepulveda Boulevard (Exer Urgent Care).

FISCAL IMPLICATIONS:

There are no costs associated with the acceptance of the Public Street Easement and Public Sidewalk Easement.

BACKGROUND:

In general, during the course of the development review process, City staff includes standard requirements that accommodate pedestrian access within the City right-of-way adjacent to any proposed development. If insufficient City right-of-way is available to provide adequate pedestrian access, then City staff works with the adjacent property owner in order to obtain the rights to the necessary right-of-way required. This policy coincides with the City General Plan goal to create well-marked pedestrian and bicycle networks that facilitate these modes of access and circulation.

DISCUSSION:

During the plan review process, City staff requested proposed easement dedications adjacent

to the commercial property located at 3215 N. Sepulveda Boulevard (Exer Urgent Care). The public street easement dedication includes: 1) a corner radius cutoff at the southwest corner of Sepulveda Boulevard at 33rd Street to accommodate construction of a curb ramp, and 2) a public sidewalk easement along 33rd Street to allow for the use of a standard-width pedestrian access behind the driveway apron on 33rd Street (Attachments 2 and 3). The property owner has agreed to dedicate the proposed easements to the City at no cost. Resolution No. 18-0067 therefore provides for the City to accept the property and easement dedications in order to ensure accessible pedestrian paths are provided within the City right-of-way. Should the City Council approve acceptance of the easements, then the Grant Deed and Easement Deed (Attachments 4 and 5) will be recorded with the Los Angeles County Recorder's Office.

ENVIRONMENTAL REVIEW:

The City has reviewed the proposed acceptance of easement activity for compliance with the California Environmental Quality act (CEQA) and has determined that the activity is not a "Project" as defined under Section 15378 of the State CEQA Guidelines; therefore, pursuant to Section 15060(c)(3) of the State CEQA Guidelines the activity is not subject to CEQA. Thus, no further environmental review is necessary.

LEGAL REVIEW:

The City Attorney has reviewed this report and determined that no additional legal analysis is necessary.

Attachments:

1. Resolution No. 18-0067
2. Project Vicinity Map
3. Project Location Map Showing Easement Boundaries
4. Grant Deed - Public Street Easement
5. Easement Deed - Public Sidewalk Easement