



CITY COUNCIL AGENDA REPORT

MEETING DATE: OCTOBER 6, 2015

ITEM NUMBER: CC-8

SUBJECT: NOTICE OF INTENT FOR THE VACATION OF A PORTION OF SIDEWALK AND LANDSCAPE EASEMENT AT 580 ANTON BOULEVARD

DATE: SEPTEMBER 24, 2015

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: ERNESTO MUNOZ, PUBLIC SERVICES DIRECTOR

**FOR FURTHER INFORMATION CONTACT: FARIBA FAZELI, CITY ENGINEER
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RECOMMENDATION

1. Set a public hearing on November 3, 2015, for the vacation of a portion of Sidewalk and Landscape Easement at 580 Anton Boulevard.
2. Adopt Resolution of intent to vacate a portion of Sidewalk and Landscape Easement (Attachment 1).

BACKGROUND

580 Anton Boulevard is being developed with The Lakes Pavilions which will include new retail stores and sit-down restaurants with a total of 21,349 commercial square feet. Included will be a 250-unit 7-story residential apartment complex.

A request was received by the Engineering Division from Legacy Partners, property owners of "580 Anton Boulevard" to vacate the corner cut-off of a 20 foot wide City sidewalk and landscape easement located at the Northeast corner of Avenue of the Arts and Anton Boulevard (Attachment 2).

On August 10, 2015, a report was presented to the Planning Commission outlining the proposed vacation as required by Government Code Section 65402. Subsequently, the Planning Commission adopted Resolution No. PC-15-47 (Attachment 3) finding that the proposed vacation of a portion of the sidewalk and landscape easement is consistent with the City's General Plan.

ANALYSIS

Anton Boulevard is currently designated on the Master Plan of Highways as a Major street (104 feet wide) and Avenue of the Arts is currently designated on the Master Plan of Highways as a Secondary street (72 feet wide). Both streets are at their full right-of-way width and include an additional 20 foot landscape easement. There is currently a class I bike path along Anton Boulevard and a class II bike lane along Avenue of the Arts. Neither the existing bike facilities nor pedestrian access will be impacted by this request to vacate the corner cut-off.

After the proposed vacation is approved and recorded, the subject vacated property will revert back to the adjacent property at 580 Anton Boulevard.

ALTERNATIVES CONSIDERED

The City could retain the remaining landscape easement and continue to be responsible for its maintenance and safety.

FISCAL REVIEW

Once the area is vacated it becomes taxable square footage, resulting in additional property taxes to the adjacent property owner to which the land will revert. This will result in additional revenue to the City.

LEGAL REVIEW

The City Attorney's Office has approved the attached Resolution of Intent as to form.

CONCLUSION

Staff reviewed a request for the City to abandon a portion of sidewalk and landscape easement, and recommends that the City Council set a public hearing for November 3, 2015, and adopt the attached Resolution of Intent to vacate a portion of sidewalk and landscape easement at 580 Anton Boulevard.

ERNESTO MUNOZ
Public Services Director

FARIBA FAZELI
City Engineer

ATTACHMENTS: 1 – [Resolution of Intent to vacate a portion of Sidewalk and Landscape Easement at 580 Anton Boulevard](#)
2 – [Site Plan](#)
3 – [Planning Commission Resolution No. PC-15-47](#)

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