



CITY COUNCIL AGENDA REPORT

MEETING DATE: NOVEMBER 3, 2015

ITEM NUMBER: PH-4

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

DATE: OCTOBER 22, 2015

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: ERNESTO MUNOZ, PUBLIC SERVICES DIRECTOR

**FOR FURTHER INFORMATION CONTACT: FARIBA FAZELI, CITY ENGINEER
(714) 754-5335**

RECOMMENDATION

1. Adopt Resolution ordering the vacation of a portion of Sidewalk and Landscape Easement at 580 Anton Boulevard (Attachment 1).
2. Authorize execution of the Quitclaim Deed by the Mayor and the City Clerk (Attachment 2).

BACKGROUND

On October 6, 2015, the City Council adopted Resolution No. 15-53 (Attachment 3) declaring its intention to order the vacation of a portion of sidewalk and landscape easement at 580 Anton Boulevard, and setting this public hearing. 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.

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 4) finding that the proposed vacation of a portion of the sidewalk and landscape easement is consistent with the City's General Plan.

Vacation of a portion of this easement is being requested by Legacy Partners, property owner of 580 Anton Boulevard in conjunction with the proposed development. This vacation of portion of the existing easement consist of the corner cut-off of 20 foot wide City sidewalk and landscape easement located at the Northeast corner of Avenue of the Arts and Anton Boulevard (Attachment 5).

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 recommends that the City Council adopt the Resolution ordering the vacation of a portion of sidewalk and landscape easement at 580 Anton Boulevard. In addition, staff recommends that the City Council authorize the execution of the Quitclaim Deed by the Mayor and the City Clerk

ERNESTO MUNOZ
Public Services Director

FARIBA FAZELI
City Engineer

ATTACHMENTS: 1 – [Resolution ordering the vacation of a portion of Sidewalk and Landscape Easement at 580 Anton](#)
2 – [Quitclaim Deed](#)
3 – [Resolution No. 15-53](#)
4 – [Planning Commission Resolution PC-15-47](#)
5 – [Site Plan](#)

DISTRIBUTION: Chief Executive Officer
Assistant CEO
Economic & Dev. Director/Deputy CEO
City Attorney
City Clerk