



Legislation Text

File #: 05-3567, **Version:** 1

Recommendation to request City Attorney to accept an easement deed for the widening of the sidewalk and the alley east of Harbor Avenue and south of Fourteenth Street. (District 1)

It is the goal of the Department of Public Works to widen streets and alleys to the standards established in the City's General Plan. When significant new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. For the construction of a new 8,179-square foot office building at 1634 W. Fourteenth Street, the dedication of additional sidewalk and alley width was recommended as follows:

1. A sidewalk easement should be provided on Fourteenth Street adjacent to the off-site parking lot for the new office building. This action will widen the existing 6-foot wide sidewalk to 8.5 feet, which is the minimum width for a sidewalk with street trees.
2. The existing 15-foot wide alley adjacent to the off-site parking lot should be widened on the north side by 2.5 feet, to a total width of 17.5 feet. The standard alley width of 20 feet will be achieved at this location when property on the south side of the alley is improved and a dedication for public alley purposes for an additional 2.5 feet is recorded.

Cowelco Properties, Inc., the developer of the subject property, agreed to development conditions that include the above described dedications. A map of the area to be dedicated is attached as Exhibit A. A legal description is attached as Exhibit B. The required alley and sidewalk improvements to be constructed within these easements have been completed.

The document for this action was prepared by Deputy City Attorney Lisa Peskay Malmsten on June 29, 2005, and it has now been executed and returned by the property owner. In conformance with the California Environmental Quality Act, Negative Declaration No. ND-12-00 was issued for this project.

City Council action on this matter is not time critical.

A document processing fee of \$250 was paid by the developer and deposited in the General Fund (GP) in the Department of Public Works (PW).

Approve recommendation.

CHRISTINE F. ANDERSEN
DIRECTOR OF PUBLIC WORKS

APPROVED:

GERALD R. MILLER
CITY MANGER