



Legislation Text

File #: 20-1102, **Version:** 1

Recommendation to authorize City Manager, or designee, to accept an easement from PPF Amlil 245 West Broadway, LP, a Delaware limited partnership, the owner of the property at 245 West Broadway, for street and alley widening purposes; and execute a quitclaim deed for the City's utility easement located at the property. (District 2)

PPF Amlil 245 West Broadway, LP, is the property owner of the new mixed-use seven-story tower, consisting of 222 residential units and 1,500-square feet of ground floor commercial lease space at 245 West Broadway. For this development project, PPF Amlil 245 West Broadway, LP, is requesting to quitclaim the storm drain easement that is no longer needed due to the storm drain system being relocated within the Pacific Avenue right-of-way (Attachment A). The Department of Public Works seeks City Council approval to accept the quitclaim deed.

Additionally, when a new development is proposed, the public rights-of-way adjacent to the site are reviewed for sufficiency to accommodate the new development. This review was undertaken for the development project at 245 West Broadway. To provide for sidewalks compliant with the Mobility Element of the General Plan, a four-foot wide dedication for sidewalk widening is necessary (Attachment B). The Department of Public Works seeks City Council approval to accept an easement for sidewalk widening purposes.

The necessary City departments have reviewed the proposed right-of-way quitclaim and dedication and have no objections to the actions. Because the development project complies with all applicable Downtown plan regulations, no further California Environmental Quality Act (CEQA) analysis is required, see Planning Commission Staff Report (Attachment C).

This matter was reviewed by Deputy City Attorney Erin Weesner-McKinley on October 15, 2020 and by Budget Analysis Officer Julissa José-Murray on October 23, 2020.

City Council action on this matter is not time critical.

A quitclaim processing fee in the amount of \$3,313 and a dedication processing fee in the amount of \$3,313 was deposited in the General Fund Group in the Public Works Department. This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with existing City Council priorities. There is no local job impact associated with this recommendation.

Approve recommendation.

ERIC LOPEZ
DIRECTOR OF PUBLIC WORKS

APPROVED:

THOMAS B. MODICA
CITY MANAGER