



Administrative Report

H.9., File # 21-1939

Meeting Date: 1/19/2021

To: MAYOR AND CITY COUNCIL
From: TED SEMAAN, PUBLIC WORKS DIRECTOR

TITLE

APPROVE PURCHASE AGREEMENT FOR A PORTION OF THE PROPERTY AT 3615 INGLEWOOD AVENUE, REDONDO BEACH (PARTIAL FEE ACQUISITION) AND TEMPORARY CONSTRUCTION EASEMENT FOR SOUTHBOUND INGLEWOOD AVENUE RIGHT TURN AT MANHATTAN BEACH BOULEVARD PROJECT, JOB NO. 40960

EXECUTIVE SUMMARY

A portion of private property at the northwest corner of Inglewood Avenue and Manhattan Beach Boulevard needs to be acquired for right of way in order to implement construction of the City's Southbound Inglewood Avenue Right Turn at Manhattan Beach Boulevard Project, Job No. 40960. Staff is seeking approval of a purchase agreement with the Redondo Beach Shopping Center, a Joint Venture (Fee Owner) and K & L Redondo Beach Partnership (Ground Lessee) to acquire a portion of the property at 3615 Inglewood Avenue, Redondo Beach, and for a temporary construction easement (TCE), for a price in the amount of \$131,200 (One hundred thirty-one thousand two hundred dollars) for the City's Southbound Inglewood Avenue Right Turn at Manhattan Beach Boulevard Project, Job No. 40960. The City received \$5,175,000 in Measure R South Bay Highway Program Grant Funds for this project from the Los Angeles County Metropolitan Transportation Authority (LACMTA). The purchase amount is to be divided between the Fee Owner and Ground Lessee per the purchase agreement and paid to each, respectively, through an escrow account.

Approval of this item will allow the City to purchase a piece of land from the owner of the property at 3615 Inglewood Avenue, Redondo Beach, having the parcel number 4149-006-026. The size of the land being purchased here is 552 sq. ft. and is required for the construction of a transition lane to a new right turn lane on southbound Inglewood Avenue at Manhattan Beach Boulevard. The City previously obtained a twelve-foot wide strip of land from the adjacent parcel for construction of the right turn lane through exercising City's rights on the right-of-way per stipulated conditions in the permit for development of the land.

Negotiations for the purchase of this additional piece of property have been going on for several months. The City previously submitted an offer for this piece of land and the owner came up with a counter offer. The current purchase price of \$131,200 and the other temporary construction easement conditions are acceptable to both buyer and the seller. The purchase price covers the use of the temporary construction easement (TCE) area for a six months period. For an extended use of the TCE area, the City will compensate the property owner on a month-to-month basis.

BACKGROUND

Effective January 16, 2015, the City of Redondo Beach entered into an agreement with the Los Angeles County Metropolitan Transportation Authority (LACMTA) to design, obtain right-of-way, and construct a right turn lane on southbound Inglewood Avenue at Manhattan Beach Boulevard. Per that agreement, the City obtained \$5,175,000 in Measure R Grant Funds for the Inglewood Avenue Southbound Right Turn Lane at Manhattan Beach Boulevard Project, Job No. 40960.

On July 20, 2017, the Planning Commission of the City of Redondo Beach adopted a Conditional Use Permit for the Gasoline Station located at the northwest corner of the Inglewood Avenue and Manhattan Beach Boulevard intersection to dedicate a 12-foot strip of the property along the Inglewood Avenue to the City for construction of its right turn lane project.

Accordingly, the City obtained and recorded the twelve-foot wide land from the adjacent parcel for the construction of its right turn lane project by way of an easement dedication. As the development of the project proceeded, it became clear that the additional right of way acquisition was necessary to accommodate the design.

Approval of this item will allow the City to purchase the additional right of way from the owner of the property at 3615 Inglewood Avenue, Redondo Beach, having the parcel number 4149-006-026. The size of the land being purchased here is 552 sq. ft. and is required for the construction of a transition lane to a new right turn lane on southbound Inglewood Avenue at Manhattan Beach Boulevard.

In addition to the land purchase, a Temporary Construction Easement is necessary during construction to allow the City to occupy a portion of the adjacent private property for the duration of construction. This is necessary to have access to and complete the work safely.

Recently, the Metropolitan Water District (MWD) completed relocation of its utility cabinet, water meter, air vents and appurtenances in order to make room for the right turn lane project. MWD's utility relocation was delayed by several months due to Covid-19. The City's design consultant anticipates completion of Plans, Specifications, and Estimates (PS&E) by February 2021. Upon finalization and recordation of the property purchase, and with Council's approval of the PS&E's, the project should out go for bid in early March with construction to begin in late Spring 2021.

COORDINATION

The Purchase Agreement was prepared by the City Attorney's Office. The Property Appraisal Report was prepared by R. P. Laurain & Associates. The Title Report was prepared by First American Title Company of Los Angeles.

FISCAL IMPACT

This project is funded entirely with METRO South Bay Highway Program Measure R funding, including the purchase of the property, associated closing costs, and any follow-up inspection expenditures.

<u>Funding</u>		<u>Estimated Expenditures</u>	
Measure R Funds	<u>\$5,175,000</u>	Design/Project Management	\$ 525,000
		Utility Relocation	\$ 300,000
		ROW Acquisition	\$ 157,000
		Construction Management	\$ 140,000
		Construction + Contingency	\$1,270,000
		Remaining Project Funds	<u>\$2,783,000</u>
TOTAL	\$5,175,000	TOTAL	\$5,175,000

APPROVED BY:*Joe Hoefgen, City Manager***ATTACHMENT**

Partial Fee Acquisition Agreement for 3615 Inglewood Ave, Redondo Beach