

EXECUTIVE SUMMARY - RESOLUTION REQUEST

PHC Mixed Use, LLC – Easements for 2868 Fairfax St

Background:

In 2018, the City and PHC exchanged parcels directly across the street of similar size and value. As part of the transaction, PHC agreed to deposit in escrow \$650,000 for the benefit of the City towards design and construction of a park. When the park is fully constructed and warranty period has concluded, it will be designated as a park through the formal City Council process.

Resolution Request:

1. The City owns land at 2858 Fairfax Street that will become a dedicated pocket park
2. PHC is constructing a residential building at 2868 Fairfax Street, adjacent to the City land.
 - The underground concrete footings of the PHC building encroach slightly into the City's property
 - PHC requires a 10' strip along the property line to access their building from time to time for periodic maintenance
 - A roof overhang encroaches slightly into the City's property
3. The City is seeking approval to grant easements allowing these encroachments and allowing for building maintenance
4. PHC will pay \$12,862.00
 - \$2,862.00 for the easements
 - \$10,000 to reimburse the City for construction of PHC's sidewalk.

Please see attached exhibit