Memo

To: Mayor McCarthy, City Council
From: Jeff Arango, AICP - Director of Community Planning
Date: June 12, 2013

Re: Land Acquisition Request at the Doghouse - 230 First Street

The owners of the Doghouse building at 230 First Street, Janice and Charlie Kleiner, are requesting the city authorize the acquisition of publicly owned lands at Hladkey Park where the existing porch and stairs on the Doghouse sits. In addition, the Kleiners are requesting an extension of an easement granted in 2007 for a narrow strip of land [2' to 3'] where a portion of the buildings on the west side sits. The extension of the easement is to accommodate expansion of the building towards the water (north) in order to prevent there from being a “jog” in the building [See Attachment A: Site Plan]. The Mayor and city staff have met with the Kleiners and reviewed their request. The Mayor and staff support the Kleiner’s request to acquire what is essentially the property beneath the existing building and appurtenances. The desire to expand the building to the north without a jog in the building is reasonable. However, staff recommends the city and the Kleiners discuss a potential land swap for additional land along Seawall Park. The city owned portion of what appears to be Seawall Park is limited [See Attachment C: Seawall Park Survey]. It appears there is approximately 20’ of land from the edge of the proposed Doghouse expansion on the north side of the building.

The city council must approve any dispensation of city property. The item is on the council agenda for discussion purposes at this time.

Summary of Land Acquisition Request
Area “1” - Easement Extension - 2’ to 3’ in width, 35’ in length
Area “2” - Existing Porch and Stairs - 53’7” x 9.5’ = Approximately 508 square feet.

Attachments:

A. Site Plan from Kleiners outlining the land acquisition request
B. Summary of Land Acquisition Request from Kleiners
C. Seawall Park Survey
Summary of Land Acquisition Request for Doghouse

Janice and Charlie Kleiner

1) Sometime around 2007, the west boundary line of Lot 1 was adjusted to reflect the building west wall location. This section, 2'-3' by 80' was vacated by the city. “A”, is a continuation of said line, and additional 35’ to allow for an addition to the existing building. This is noted as area 1 on the drawing.

2) “C” is approximately 9.5’ and reflects the width of existing side deck/walkway. “B” is 53’7” and reflects the dimension requested to replace the deck/second floor staircase/propane tank base and exterior shear panel. This is noted as area 2 on the drawing.

3) We request that the city vacate these areas “1 & 2”.

4) Area “D”: we request that the city grant easement for the purpose of ingress/egress and utilities. This area “D” is what would be observed to be the grassy area between the building west boundary and the access road.