

MEMORANDUM

July 25, 2017

To: Planning Commission

From: Susan Koleda, Deputy Director of Community Development

Subject: Finding of Conformance with the City's General Plan for Vacation of Portions of a Public Street – Craig Avenue East of Angeles Crest Highway

Background:

The Streets and Highway Code of California (Section 8313) states:

- (a) If the proposed vacation of a street, highway, or public service easement is within an area for which a general plan is adopted by a local agency, the legislative body of the public entity shall consider the general plan prior to vacating the street, highway, or public service easement.
- (b) The procedure prescribed in Section 65402 of the Government Code shall be followed if that section applies to the proposed vacation. If Section 65402 of the Government Code does not apply to the proposed vacation, the legislative body may submit the proposed vacation to the local planning commission or planning agency and give the commission or agency an opportunity to report upon the proposed vacation.

Section 65402 of the Government Code states:

- (a) If a general plan or part thereof has been adopted, no real property shall be acquired by dedication or otherwise for street, square, park or other public purposes, and no real property shall be disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized, if the adopted general plan or part thereof applies thereto, until the location, purpose and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. The planning agency shall render its report as to conformity with said adopted general plan or part thereof within forty (40) days after the matter was submitted to it, or such longer period of time as may be designated by the legislative body.

This means that most requests for vacation or abandonment of a public street, building or structure must be reviewed by the Planning Commission for conformity with the General Plan before the City Council can act to vacate or abandon.

Location: Craig Avenue, the property in question is located immediately east of Angeles Crest

Highway, south of the I-210 (Foothill Freeway) on-ramp.

General Plan / Zoning: As existing public right-of-way (ROW), the subject portion of Craig Avenue does not have a General Plan Land Use designation or Zoning designation. The General Plan Land Use Map designates the adjacent property to the south, a gas station, as Downtown Village Specific Plan. The immediately adjacent property is designated Mixed Use 2 within the Downtown Village Specific Plan.

Site Condition: The vacation area varies in width, from 46 feet to approximately 82-feet at the eastern terminus, approximately 155 feet east of Angeles Crest Highway. The existing ROW is improved as a public street and includes an approximately 18-foot wide sidewalk on the south side. The street terminates at the Town Center development with a block wall.

Street Creation: Tract No. 4977 created Craig Avenue, a 60-foot wide public right-of-way between what is now Angeles Crest Highway and Commonwealth Avenue, in 1922. The development of the Town Center project, the recordation of Tract No. 66491 and vacation of Craig Avenue east of its current terminus occurred in 2008.

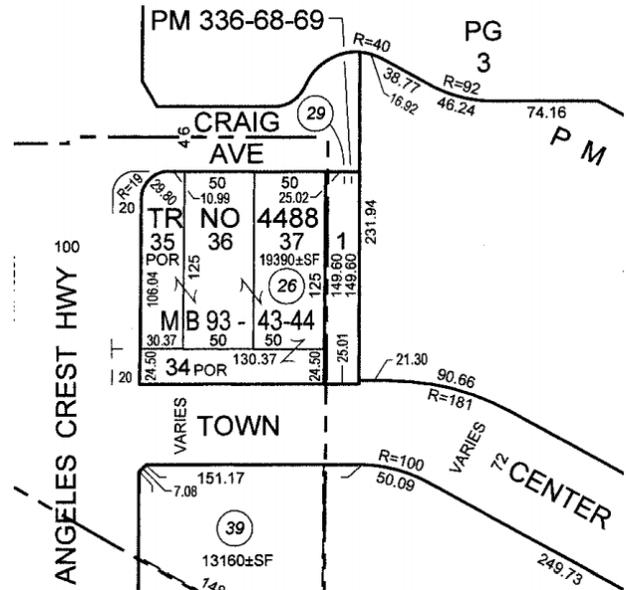
Request:

The City is interested in vacating the remaining portion of Craig Avenue located east of Angeles Crest Highway. The street currently provides access to only one property, an existing gas station to the south, and is substandard in width due to acquisition of right-of-way by the State of California for the I-210 freeway and associated on-ramp.

Analysis:

According to State law, the vacation must be reviewed for conformity with the City's General Plan. In reviewing the General Plan, staff found only one element that might have a bearing on the issue of vacation, the Circulation Element.

General Plan Compliance: A review of the Roadway Classification Map [Figure CE-1], the Transit Line Map [Figure CE-3], the Trails Map [Figure CE-4], and the Existing & Planned Bikeway System map [Figure CE-5] has not revealed any constraints on the proposed street vacation. At the time it was dedicated in 1922, Craig Avenue was a residential collector street [Figure CE-2]. The construction of the



Foothill Freeway to the north and the commercial Town Center development to the east and southeast have reduced the width and connectivity, leaving this portion of Craig Avenue as an isolated remnant of a public street.

With regard to General Plan policies, the proposed vacation is consistent with the policies listed below:

CE GOAL 1: Maintain a safe, multi-modal, efficient, economical, and aesthetically pleasing circulation system providing for the circulation of people, goods, and services to serve the existing and future needs of the City of La Cañada Flintridge. Based on the construction of the Foothill Freeway to the north and commercial development to the east and southeast, Craig Avenue has been reduced in width and its function as a residential collector street removed based on the revised circulation system adopted as part of the Downtown Village Specific Plan and updated General Plan adopted in 2013. The vacation of the remnant portion of Craig Avenue will not have any impact on the current adopted circulation system.

CE Policy 1.1.1: Establish and maintain a circulation network that supports the Land Use Element of the General Plan. The vacation of Craig Avenue is consistent with the circulation system identified within the General Plan Circulation Element and the Downtown Village Specific Plan. The existing right-of-way provides access to only one parcel, the existing gas station to the south, which also has access to Angeles Crest Highway and Town Center Drive. Vacation of Craig Avenue will therefore not diminish the effectiveness of the City's circulation system and existing and future land uses anticipated by the General Plan and provided for within the Downtown Village Specific Plan and Zoning Code will be supported.

Recommendation:

Staff recommends that the Planning Commission find that the vacation of Craig Avenue east of Angeles Crest Highway would be consistent with the Goals and Policies contained within the General Plan. As such, the vacation is in conformance with the City's General Plan.

RESOLUTION NO. 17-

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LA CAÑADA FLINTRIDGE
DETERMINING THAT THE VACATION OF
CRAIG AVENUE EAST OF ANGELES CREST HIGHWAY
BY THE CITY OF LA CAÑADA FLINTRIDGE
IS IN CONFORMANCE WITH THE
GOALS AND POLICIES OF THE GENERAL PLAN**

WHEREAS, the California Government Code Section 65402 and Street and Highway Code Section 8313 requires that the Planning Commission review the disposition of any property, including street vacation, by the City for conformity with the adopted General Plan; and

WHEREAS, the Planning Commission review is intended to assure that the street vacation is consistent with the City's long-range objectives; and

WHEREAS, the subject property is located east of Angeles Crest Highway, immediately south of the I-210 (Foothill Freeway). As existing public right-of-way, the subject property does not have a General Plan Land Use designation or Zoning designation. The General Plan Land Use designation of the immediately adjacent parcel is Downtown Village Specific Plan, and the designation within the Downtown Village Specific Plan is Mixed Use 2; and

WHEREAS, the vacation of Craig Avenue is consistent with CE Goal 2 (Maintain a safe, multi-modal, efficient, economical, and aesthetically pleasing circulation system providing for the circulation of people, goods, and services to serve the existing and future needs of the City of La Cañada Flintridge) and CE Policy 1.1.1 (Establish and maintain a circulation network that supports the Land Use Element of the General Plan). The vacation of Craig Avenue is consistent with the circulation system identified within the General Plan Circulation Element and the Downtown Village Specific Plan. The existing right-of-way provides access to only one parcel, the existing gas station to the south, which also has access to Angeles Crest Highway and Town Center Drive. Vacation of Craig Avenue will therefore not diminish the effectiveness of the City's circulation system and existing and future land uses anticipated by the General Plan and provided for within the Downtown Village Specific Plan and Zoning Code will be supported.

NOW THEREFORE, the Planning Commission hereby determines that the street vacation of Craig Avenue east of Angeles Crest Highway by the City of La Cañada Flintridge is in conformance with the adopted General Plan.

PASSED, APPROVED AND ADOPTED this 25th day of July, 2017

Chair of the Planning Commission

ATTEST:

Secretary to the Commission