



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 25, 2022**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 5**
DEPARTMENT

SUBJECT: PR-2021-000975 STREET VACATION AND DESIGN REVIEW – ADOPT A RESOLUTION OF INTENT TO SCHEDULE A PUBLIC HEARING TO CONSIDER A STREET VACATION TO VACATE AGUILAR STREET LOCATED WEST OF GIBSON STREET, BETWEEN ARALIA DRIVE AND DOUGLAS DRIVE, TO FACILITATE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT CONSISTING OF 139 UNITS

ISSUE:

Adopt a Resolution of Intent to hold a public hearing on November 22, 2022, to consider a proposal by Angel Orozco, on behalf of Greens Gibson, LLC, to vacate Aguilar Street, located west of Gibson Street, between Aralia Drive and Douglas Drive, to facilitate development of a multi-family residential project consisting of 139 units.

RECOMMENDATION:

That the City Council adopt the attached resolution declaring its intent to hold a public hearing on November 22, 2022, to consider Planning Case PR-2021-000975 Street Vacation of Aguilar Street, located west of Gibson Street, between Aralia Drive and Douglas Drive, to facilitate development of a multi-family residential project consisting of 139 units.

PLANNING COMMISSION RECOMMENDATION:

On September 15, 2022, the City Planning Commission recommended approval of Planning Case PR-2021-000975, a request for a Design Review of project plans for a four-story multi-family residential development consisting of 139 units and a Street Vacation to vacate Aguilar Street, by a vote of 8 ayes and 0 noes (Attachments 2 and 3).

BACKGROUND:

Aguilar Street is designated in the General Plan 2025 as a 66-foot-wide local street that terminates approximately 360 feet east of Gibson Street. The right-of-way proposed to be vacated consists of approximately 360 feet in length and 50 feet in width. Aguilar Street is surrounded by two residences (9315 Aguilar Street and 3210 Gibson Street) and vacant parcels to the north, Gibson Street and residences to the east (across Gibson Street), vacant property to south, and industrial

uses to the west. Currently only 33-feet of Aguilar Street, located in front of two existing residences which take access from Aguilar Street, is improved with curb, gutter, and paving. The multi-family developer is proposing to construct two private driveways (one for each single-family residence) accessed from Gibson Street and install landscaping in a 5-foot-wide planter located between the driveways and the subject multi-family development. The surrounding vacant parcels will comprise of the proposed multi-family development consisting of 139 residential units.

The Resolution of Intent to hold a public hearing is the first requirement for a street vacation, pursuant to the Public Streets, Highways, and Service Easements Vacation Law. Prior to ordering a street vacation, the City Council must first adopt a resolution declaring its intent to hold a public hearing to consider the vacation of Aguilar Street, setting the place, date and time for the public hearing, and noticing requirements. As a matter of information, the Design Review for the proposed multi-family residential development is associated with the Street Vacation and is also to be considered concurrently by the City Council in a Public Hearing proposed to be held on November 22, 2022.

DISCUSSION:

The applicant is requesting approval of a street vacation to vacate approximately 16,696 square feet of Aguilar Street consisting of approximately 360 feet in length and 50 feet in width; to facilitate the construction of a four-story multi-family residential development consisting of 139 units.

Staff has determined that the Street Vacation: 1) will no longer be needed for street purposes or for access to adjacent properties, as the developer for the multi-family project will be constructing private driveways for the two residences located at 9315 Aguilar Street and 3210 Gibson Street; 2) will not be necessary for present or future public use or vehicular traffic, as the remaining unimproved portion of Aguilar Street right-of-way will be incorporated into the project site; 3) Gibson Street will serve as the primary access to the two residences located at 9315 Aguilar Street and 3210 Gibson Street and the proposed multi-family development; 4) will not impact access to any other parcels than the two existing residences that will maintain access via private driveways constructed by the developer of the proposed multi-family development; and 5) will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area.

STRATEGIC PLAN ALIGNMENT:

This project contributes to **Strategic Priority 2 – Community Well-Being**, and **Goal 2.1 – Facilitate the development of a quality and diverse housing supply that is available and affordable to a wide range of income levels.**

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – The proposed multi-family development requires public hearings by the Planning Commission and City Council. Additionally, public comment is encouraged throughout the process through the 15-day public noticing period and at public hearings.
2. **Equity** – The proposed multi-family development provides housing opportunities that benefits all residences in the community and region.
3. **Fiscal Responsibility** – The proposed multi-family development applicant will be responsible for all fiscal aspects of the project.

4. **Innovation** – The proposed multiple family development meets the growing community's need for increased housing opportunities.
5. **Sustainability and Resiliency** – The proposed multi-family development is designed to meet the current and future needs of the community.

FISCAL IMPACT:

There is no fiscal impact associated with this action since all project costs are borne by the applicant.

Prepared by: Chris Christopoulos, Acting Director, Community & Economic Development Department

Certified as to availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/City Treasurer

Approved by: Rafael Guzman, Assistant City Manager

Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Resolution of Intent to Hold a Public Hearing
2. City Planning Commission Report – September 15, 2022
3. City Planning Commission Minutes – September 15, 2022