



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 26, 2021**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 2**
DEPARTMENT

SUBJECT: P09-0810 STREET VACATION – A RESOLUTION OF INTENT TO SCHEDULE A PUBLIC HEARING TO CONSIDER A STREET VACATION TO VACATE A SEGMENT OF EUCALYPTUS AVENUE, LOCATED SOUTH OF VASQUEZ PLACE

ISSUE:

Adopt a resolution of intent to hold a public hearing on December 7, 2021, to consider a proposal by Mee Heh Risdon, on behalf of Riverside Supportive Housing, L.P., to vacate a segment of Eucalyptus Avenue, located south of Vasquez Place.

RECOMMENDATION:

That the City Council adopt the attached resolution declaring its intent to hold a public hearing on December 7, 2021, to consider Planning Case P09-0810 Street Vacation for a segment of Eucalyptus Avenue, south of Vasquez Place.

PLANNING COMMISSION RECOMMENDATION:

On May 5, 2011, the City Planning Commission recommended approval of Planning Case P09-0810 Street Vacation, a request to vacate a segment of Eucalyptus Avenue, located south of Vasquez Place, by a vote of 5 ayes, 2 noes, 1 disqualified, and 0 abstentions (Attachments 2 and 3).

BACKGROUND:

The segment of Eucalyptus Avenue proposed to be vacated, is associated with Planning Cases P09-0808 Conditional Use Permit and P09-0809 Design Review for a 121-unit senior housing facility. On June 14, 2011, the City Council approved the associated Conditional Use Permit and Design Review (Attachment 4); however, the Street Vacation was not forwarded to City Council as it was to be considered in the future.

The project has been granted a total of six time extensions with an expiration date of June 14, 2022. On December 23, 2020, a Substantial Conformance was approved to modify the project, which resulted in the reduction of units from 121 to 95 (Attachment 5). The project is required to finalize the vacation of Eucalyptus Avenue. As part of the vacation process, the applicant contacted the property owner of the property located at 2290 Vasquez Place, situated east of the

area, to be vacated for his consent. The adjacent property owner consents to the vacation of Eucalyptus Avenue (Attachment 6).

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 the subject segment of Eucalyptus Avenue, setting the place, date, and time for the public hearing, and noticing requirements.

DISCUSSION:

The applicant is requesting approval of a Street Vacation to vacate a segment of Eucalyptus Avenue, approximately 4,095 square feet in area, 128 feet in length and 33 feet in width, to facilitate the construction of the approved senior housing facility. As part of the Street Vacation, Eucalyptus Avenue is proposed to be “knuckled” where it intersects with Vasquez Place. The “knuckle” improvements will include sidewalk, curb, and gutter. The segment of Eucalyptus Avenue proposed to be vacated will be closed off to the public and ownership will be transferred to the property owner of the single-family residence at 2290 Vasquez Place. The applicant has agreed to construct a new driveway approach at the “knuckle” to serve the residence at 2290 Vasquez Place.

Eucalyptus Avenue is a half-dedicated street that is not needed for vehicular or pedestrian traffic. It was once envisioned by the City that Eucalyptus Avenue would continue southbound to connect to Fourteenth Street/Martin Luther King Jr. Boulevard to complete the grid pattern. However, when Fourteenth Street/Martin Luther King Jr. Boulevard was realigned to its current configuration, extending Eucalyptus Avenue would result in a potentially dangerous intersection situated on a curve. According to the Public Works Traffic Division, the extension of Eucalyptus Avenue from Vasquez Place to Fourteenth Street is no longer needed or desirable.

Staff has determined that the Street Vacation is no longer needed based on the following:

- 1) Access to adjacent properties is not needed as the proposed vacated segment of Eucalyptus Avenue will be transferred to the residence at 2290 Vasquez Place. The applicant proposes improvements to serve the residence at 2290 Vasquez Place and to facilitate the construction of the future senior housing facility;
- 2) There is no need for present or future public use or vehicular traffic, as extending Eucalyptus to Fourteenth Street/Martin Luther King Boulevard would result in a potentially dangerous intersection;
- 3) The vacation is not 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;
- 4) Eucalyptus is only used by the residence at 2290 Vasquez Place; and
- 5) The vacation allows for the continuation of vehicular and pedestrian access on surrounding streets.

The Interim Public Works Director concurs with the recommendations in this staff report.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 3 – Economic Opportunity (Goal 3.3 – Cultivate a**

business climate that welcomes innovation, entrepreneurship, and investment).

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

1. **Community Trust** – The proposed Street Vacation and associated senior project was considered at a public meeting held by the City Planning Commission where public comment is part of the process.
2. **Equity** – The proposed project will facilitate a project available to seniors.
3. **Fiscal Responsibility** – The applicant is responsible for all project costs.
4. **Innovation** – The proposed Street Vacation will facilitate an affordable senior housing development project that is sensitive to the surrounding single-family residences.
5. **Sustainability and Resiliency** – The proposed project is consistent with the approved Mitigated Negative Declaration and will not impact the environment.

FISCAL IMPACT:

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

Prepared by: David Welch, Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, 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 – May 5, 2011
3. City Planning Commission Minutes – May 5, 2011
4. City Council Final Approved Conditions – June 14, 2011
5. Substantial Conformance Report and Approved Conditions – December 23, 2020
6. Street Vacation Agreement Signed by Applicant and Adjacent Property Owner