

**REQUEST FOR COUNCIL ACTION**

**SUBJECT: ANDREA STAACK, APPLICANT**

1. City Council to consider a Notice of Exemption.
2. **RESOLUTION NO. 7696 (STREET VACATION NO. 164) - PUBLIC HEARING** to vacate approximately 300 linear feet of Canyon Road, north of Sunset Drive in the R-A (Residential Estate) District.

**PROCEDURE FOR PUBLIC HEARING**

1. Mayor declares the meeting open as a public hearing.
2. Mayor calls upon Department Head for report.
3. Mayor calls for questions/comments from members of the City Council.
4. Mayor calls upon applicant, or his representative, for comments testimony.
5. Mayor calls for comments/questions/testimony from members of the public (3 minutes per speaker).
6. Mayor calls upon City Clerk to note any written comments received.
7. Mayor calls upon the applicant, or representative, for rebuttal comments (5 minutes).
8. Mayor closes the public hearing.
9. City Council considers the motion and vote.

**MOTIONS**

If the City Council determines that staff's recommendation is appropriate, the following motions are provided:

1. "I move that the City Council adopt a Notice of Exemption for Street Vacation No. 164 pursuant to Section 21084 of the California Environmental Quality Act (CEQA) and Section 15061(b)(3) of the State CEQA Guidelines."
2. "I move that the City Council approve Resolution No. 7696 ordering the vacation of an unimproved portion of Canyon Road, north of E. Sunset Drive as depicted in Exhibit "A" of said Resolution."

## **PLANNING COMMISSION RECOMMENDATION**

On November 22, 2016, the Planning Commission determined Street Vacation No. 164 was in conformity with the General Plan, pursuant to Government Code Section 65402.

## **ENVIRONMENTAL REVIEW**

Street Vacation No. 164 will have no significant effect on the environment and is exempt from environmental review in accordance with Section 21084 of the California Environmental Quality Act (CEQA) and Section 15061(b)(3) of the State CEQA Guidelines.

## **DISCUSSION**

### **Background/Proposal**

The applicant is seeking approval Street Vacation No. 164 for approximately 300 linear feet of Canyon Road. The street proposed for vacation consists of an unimproved segment of Canyon Road that varies in width from thirty four (34) feet to forty (40) feet and is approximately 300 feet in length. The subject portion of Canyon Road abuts a total of three (3) parcels, each owned by the applicant, on the west and east sides of Canyon Road.

By vacating the street, the applicant will obtain the vacated area as shown in the "Vacation Exhibits" located in Attachment C. The gain in area would be approximately 10,077 square feet and would be divided among the applicant's three (3) abutting parcels.

On November 22, 2016 the Planning Commission made the General Plan conformity determination as required by Government Code Section 65402. The street portion proposed for vacation is not necessary for circulation and is not identified in the General Plan. Additionally, Municipal Utilities Engineering Department and the Fire Marshal's office has reviewed the proposed vacation and are satisfied with the proposal. As previously mentioned, the street proposed for vacation is unimproved and, based on discussions with City Engineering staff, would likely never be constructed by the City due to topographical constraints.

## **NOTICING**

A fourteen (14) day public hearing notice for Street Vacation No. 164 was published in the Redlands Daily Facts on December 2, 2016 and December 9, 2016. Additionally, the public hearing notice was mailed to property owners within a 300 foot radius of the project, posted for public view at the City Clerk's office, and notices were posted along Canyon Road in accordance with the requirements of Section 8320 and 8323 of the Streets and Highways Code.

**ALTERNATIVE**

1. The City Council can continue the proposal and direct staff to address any further design issues.
2. The City Council can deny the proposal.

**FISCAL IMPACT**

The applicant has paid City application fees for the processing of a street vacation.

**STRATEGIC PLAN:**

Not applicable.

**ATTACHMENTS:**

- A. Conditions of Approval
- B. Reference Map of Project Site
- C. Resolution No. 7696 for SV 164 and Street Vacation Exhibits
- D. General Plan Conformity Determination of November 22, 2016, Planning Commission Resolution No. 1293

Prepared by:

---

**EMILY ELLIOTT**  
Associate Planner

Reviewed by:

---

**JAMES TROYER, AICP**  
Interim Development Services Director

Recommended by:

---

**N. ENRIQUE MARTINEZ**  
City Manager

Reviewed by:

---

**DANIEL J. McHUGH**  
City Attorney

**DEVELOPMENT SERVICES DEPARTMENT**

**PLANNING DIVISION**

**CONDITIONS OF APPROVAL FOR  
STREET VACATION NO. 164**

Date of Preparation: December 6, 2016

Applicant: Andrea Staack

Location: North of E. Sunset Drive

---

1. This approval is for a Street Vacation to vacate approximately 300 linear feet of Canyon Road located north of E. Sunset Drive in the R-A (Residential Estate) District.

Approved by:

---

James Troyer, AICP  
Interim Development Services Director