

**Del Mar City Council**  
**January 4, 2016**  
**Item #12**

Request:

To set the item for a public hearing on February 1, 2016

Application:

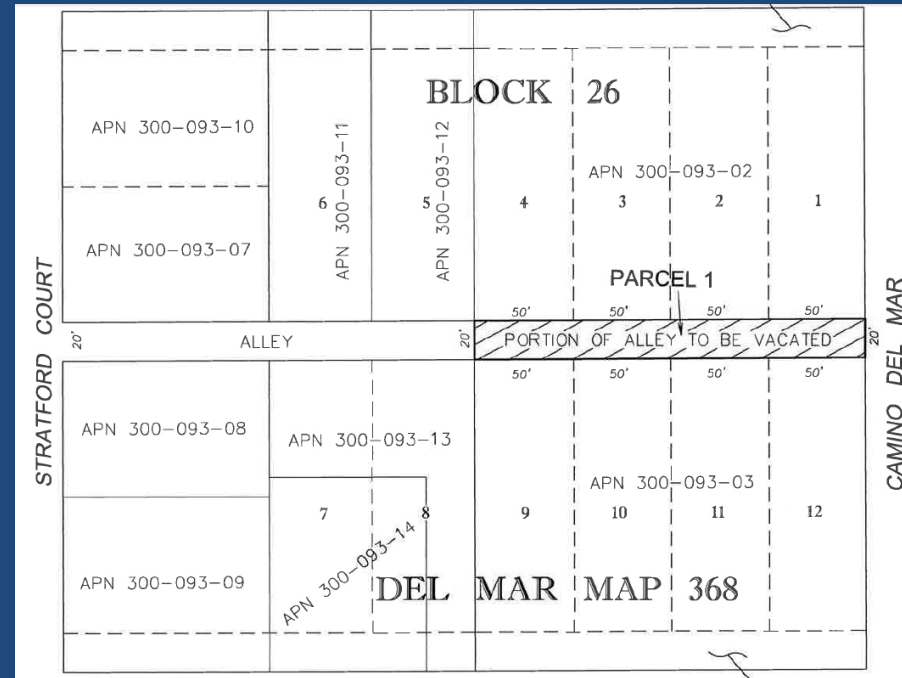
SV15-003 (Alley Vacation Request)

Applicant:

City of Del Mar

# Request

Vacation of a 20 ft wide x 200 ft long alley easement located on the two City Hall parcels



- Undeveloped east-west easement
- No access to the City Hall parcels from Stratford Court.

# Subsequent to Vacation

*(Tentative Hearing 2/1/2016)*

- Easement would be removed
- Underlying property would remain under City ownership
- No longer a mapped pass-through connection between CDM and Stratford Court
- No effect on lot size
- No effect on max FAR, lot coverage, or setback requirements due to PF Zoning

# Process

## Two types of vacations: General and Summary

- Vacation requests are regulated by the CA Streets and Highways Code, Sections 8300-8363”
- All vacations in the City follow the General process

## Process

- Recommendation from the Planning Commission
  - *Completed Sept 9, 2015 – Recommendation to Approve*
- Initial City Council review to set the request for a public hearing
  - *Current City Council meeting*
- City Council public hearing to Approve or Deny the Request
  - *Tentative February 1, 2016*

# Standards of Review

1. Is the subject ROW “unnecessary for present or prospective public use?”

(California Streets and Highways Code Section 8324)

2. Whether the vacation would be consistent with the goals and policies of the Community Plan.

*9/9/2015 PC: unnecessary for present or prospective public use and consistent with Community Plan goals and policies*

# Staff Analysis

- Easement has never been improved to provide a roadway pass-through connection from Stratford Court to Camino del Mar
- Easement is not considered for future street purposes
- Easement has not been used for public access
- Alley is not listed in the Community Plan for retention

# Recommendation

Adopt a Resolution of Intention to Vacate the alley easement and set the matter for a public hearing on February 1, 2016 to consider the vacation request