

Del Mar City Council
February 16, 2016
Item #8

Request:

To vacate an unimproved, 20-ft wide alley easement on the City Hall site

Application:

SV15-003 (Alley Vacation Request)

Applicant:

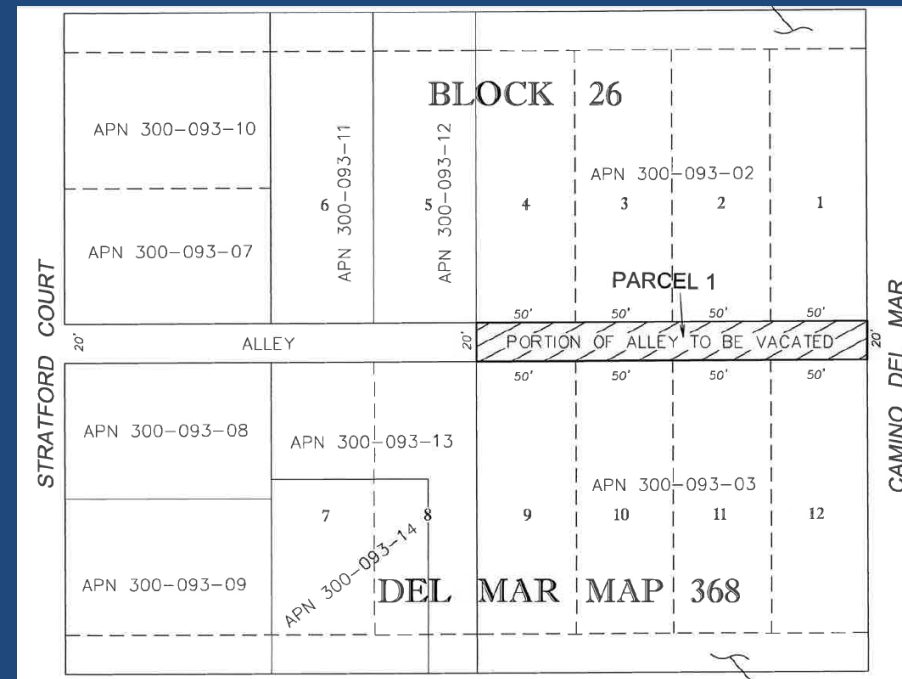
City of Del Mar

Request

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



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



Subsequent to Vacation

- Alley easement would be removed
- Utility easement would be prepared for affected providers
- 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

- Under State law, vacation requests are regulated by the California Streets and Highways Code, Sections 8300-8363.
- Two types of vacations: General and Summary
 - All vacations in the City follow the General process
- General process involves:
 - Recommendation from the Planning Commission
 - **Completed September 9, 2015 – Recommendation to Approve**
 - Initial City Council review and adoption of a Resolution of Intention to Vacate the right-of-way
 - **Completed January 4, 2016 City Council meeting**
 - City Council public hearing and adoption of a Resolution to Approve or Deny the Vacation Request
 - **Current City Council meeting**

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 to Vacate the alley easement with a condition requiring the preparation of a utility easement for affected providers