



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Summary Vacation of the First Alley Southwesterly of Riverside Drive, Northwesterly of Allen Avenue (Alley 307) for a Equestrian and Canine Kennel Project; Vacation Case No. 189V

1. Resolution Ordering the Vacation
2. Resolution Adopting Plan No. 12-244

COUNCIL ACTION

Item Type: Consent Item

Approved for January 23, 2024 **calendar**

EXECUTIVE SUMMARY

The property owner of 1900 Riverside Drive is developing an Equestrian and Canine Kennel Project and has requested the vacation of Alley 307.

Public Works Department (PWD) staff have investigated and determined that the said alley is not utilized by the City of Glendale for alley purposes and is used as part of the private equestrian stable operations at 1900 Riverside Drive and recommends that the alley in question be summarily vacated.

RECOMMENDATION

Approve the resolutions involving Vacation Case 189V, the summary vacation of Alley 307, and authorize the City Manager or a designee to execute any other documentation as may be required to accomplish said summary vacation.

1. Approve a resolution ordering the vacation of said public alley; and
2. Adopt Plan No. 12-244 (Exhibit 1) showing the location of said public alley.

ANALYSIS

On May 1, 1939, an easement for public road, highway, and alley purposes, Alley 307, was granted to the City of Glendale by easements over the southerly 20 feet of Lot 18 of Tract No. 9792 as recorded in Book 138, Pages 59 and 60 of Maps. This

easement was recorded on July 28, 1939, in Book 16759, Page 309 of Official Records, County of Los Angeles, State of California.

State of California Streets and Highways Code Section 8331 allows the legislative body of a local agency to summarily vacate a street or highway if both of the following conditions exist:

(a) For a period of five consecutive years, the street or highway has been impassable for vehicular travel.

(b) No public money was expended for maintenance on the street or highway during such period.

The summary vacation process differs from the traditional vacation process in that a public hearing is not required. If both above circumstances are met, the City Council can approve a resolution to summarily vacate a public street or alley easement.

The adjacent property belongs to PRI Properties, LLC, a California Limited Liability Company, and Harmony Road, LLC, a California Limited Liability Company (Owners). In May 2023 the Owners' architect approached PWD to vacate the alley to allow the development of a 16 stable Equestrian and Canine Kennel Project.

After investigation, PWD has determined that for more than five consecutive years the alley has been impassable for vehicular travel and that no public money was expended for maintenance during that period.

Therefore, the vacation qualifies for the summary vacation process, under Streets and Highways Code Section 8331. The city's easement for public road, highway and alley purposes proposed to be vacated is depicted in Exhibits 1, A, and B, attached hereto.

STAKEHOLDERS/OUTREACH

Staff has worked with the property owner to facilitate the vacation of the public road, highway, and alley easement.

FISCAL IMPACT

There is no fiscal impact associated with this report.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

CEQA does not apply to projects where the lead agency determines "with certainty that there is no possibility that the activity in question may have a significant effect on the environment." CEQA Guidelines (14 Cal. Code Regs.) § 15061(b)(3). Here, the action involves a summary vacation of an alley that has not been used or maintained by the City for public purposes for more than five (5) years. The use of the vacated area as part of an existing facility will continue. There is no possibility that approval of the summary alley vacation will have a significant effect on the environment.

CAMPAIGN DISCLOSURE

This item is exempt from campaign disclosure requirements.

ALTERNATIVES TO STAFF RECOMMENDATION

Alternative 1: The City Council may elect not to approve the resolutions as recommended herein. This would prevent the development of the Equestrian and Canine Kennel Project as currently designed.

Alternative 2: The City Council may consider any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

Submitted by:

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Approved by:

Roubik R. Golanian, P.E., City Manager

EXHIBITS/ATTACHMENTS

Exhibit 1: Plan No. 12-244

Exhibit A: Legal Description

Exhibit B: Legal Description Drawing