



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Set Public Hearing Date for Vacation of the First Alley Northeastly of Victory Boulevard, Between Allen and Irving Avenues (Alley 21); Vacation Case No. 190V

1. Motion Authorizing the City Clerk to Set a Public Hearing for the Subject Alley Vacation.

COUNCIL ACTION

Item Type: Consent Item

Approved for March 5, 2024 **calendar**

EXECUTIVE SUMMARY

The property owner has relocated their business to the property at 1833 - 1857 Victory Boulevard and has requested the vacation of the first alley northeasterly of Victory Boulevard, between Allen and Irving Avenues (Alley 21) to create a secure business campus. The subject alley proposed to be vacated is shown on the location map in Exhibit 1. Public Works Department (PWD) staff has investigated and found that the alley is only used by the properties owned by the applicant.

RECOMMENDATION

Approve the motion authorizing the City Clerk to Set a Public Hearing for the Subject Alley Vacation.

ANALYSIS

On November 10, 1924, Alley 21 was dedicated to the City of Glendale on Tract No. 8620 as recorded in Book 105, Pages 87 and 88 of Maps. The applicant owns the properties on either side of Alley 21. The property at 1833-1857 Victory Boulevard is currently developed with a commercial building and associated parking that will be maintained. The existing single-family home and two car garage at 311 Irving Avenue are currently proposed to remain as-is. No changes are planned for the existing parking lot at 312 Allen Avenue.

The subject alley is improved with asphalt concrete pavement and a concrete gutter. It contains over-head power and telecommunications lines. The northwesterly portion of the alley has a 2-inch gas main. Easements will be reserved for all utilities within the subject alley. Upon vacation, the subject alley will be incorporated into adjoining properties to create a unified and secure business campus.

Director of Community Development Findings

Pursuant to the provisions of the Glendale Municipal Code (GMC), Title 12, Section 12.24.060, the Director of Community Development has reviewed the application requesting the vacation of the first alley northeasterly of Victory Boulevard, between Allen and Irving Avenues (Alley 21). This alley vacation is in conjunction with proposed improvements to the existing buildings and parking areas located at 1833-1857 Victory Boulevard and 312 Allen Avenue that, in accordance with the provisions of GMC 30.47.020, are granted a Design Review Exemption for which the Director of Community Development is the review authority.

Upon consideration of Alley Vacation Case No. 190V, the Director of Community Development found that the proposed vacation conforms with the Comprehensive General Plan of the City of Glendale.

The Director of Community Development's Decision Letter granting a Design Review Exemption is attached hereto as Exhibit 2.

STAKEHOLDERS/OUTREACH

Staff has worked with the property owner to facilitate the vacation of the public alley easement.

Public notification will be provided through mailings to property owners within 300 feet of the proposed alley vacation.

FISCAL IMPACT

There is no fiscal impact associated with this report.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

This item is considered a ministerial activity and therefore, not subject to CEQA review.

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 motion as recommended herein. This would prevent the development of the business campus as envisioned by the applicant.

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

ADMINISTRATIVE ACTION

Submitted by:

Daniel Hernandez, Interim Director of Public Works

Prepared by:

Ruel Villaluna, P.E., Senior Civil Engineer

William F. A'Hearn, Senior GIS Project Manager

Approved by:

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

EXHIBITS/ATTACHMENTS

Exhibit 1: Location Map

Exhibit 2: Director of Community Development Decision Letter