

Agenda Report

TO: CITY COUNCIL

Date: June 28, 2004

FROM: City Manager

SUBJECT: VACATION OF A 15-FOOT WIDE STRIP OF LAND ALONG THE WEST SIDE OF BONNIE AVENUE FROM DEL MAR BOULEVARD TO APPROXIMATELY 700 FEET NORTH OF DEL MAR BOULEVARD FOR PASADENA CITY COLLEGE

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Hold a public hearing on the proposed vacation and hear evidence offered by persons interested:
2. Adopt the attached resolution that:
 - (a) Affirms that the City Council has acknowledged that the Final Environmental Impact Report (FEIR) prepared for the Pasadena City College (PCC) Master Plan 2010 concluded that all potential impacts will be reduced to an acceptable level after implementation of mitigation measures, except for noise for which a Statement of Overriding Consideration was adopted. The improvement and narrowing of Bonnie Avenue in connection with this vacation was a component of the project analyzed by the FEIR.
 - (b) Finds that the proposed vacation of the subject portion of Bonnie Avenue is consistent with the General Plan Mobility Element and is unnecessary for present or prospective public use for traffic purposes,

- (c) Orders the vacation of the subject portion of Bonnie Avenue based on certain conditions set forth in Exhibit "C", and the additional condition of the expansion of the preferential permit parking district in the area south of Pasadena City College, if and only if those certain conditions are met,
3. Declare that the City's interest in the proposed vacated strip of land is an easement, only, with a fair market value of less than \$1,000, and therefore, the City's interest in the property is not subject to the provisions of Chapter 4.02 of the Pasadena Municipal Code as indicated in Section 4.02.040(A) of said chapter;
4. Authorize the City Manager to execute a Condition Satisfaction Contract between the City and the applicant.

PLANNING COMMISSION REVIEW:

On April 28, 2004, the Planning Commission reviewed and recommended that the City Council approve the proposed street vacation with the added condition that staff initiate discussions with property owners and residents regarding parking on the east side of Bonnie Avenue and discussions on the possible establishment of a Residential Preferential Parking Program, following City guidelines.

URBAN FORESTRY ADVISORY COMMITTEE REVIEW:

The Urban Forestry Advisory Committee recommended approval of staff's recommendation to allow removal of one tree. Only one tree will need to be removed to allow room for a new drive approach for the new parking structure at PCC. The applicant shall be responsible for the appraised value of this tree and is required to plant trees in the new parkway, of which the number of trees and locations will be determined by the Parks and Natural Resources Division of the Department of Public Works.

EXECUTIVE SUMMARY:

The proposed vacation of a 15-foot wide strip of land along the west side of Bonnie Avenue from Del Mar Boulevard to approximately 700 feet north of Del Mar Boulevard is in conjunction with the PCC Master Plan 2010 for Pasadena City College, located at 1570 East Colorado Boulevard. The proposed street

vacation involves a two-step process, pursuant to the California Streets and Highways Code, Chapter 3, General Vacation Procedure. The first step requires the City Council's adoption of a Resolution of Intention to vacate the subject portions of the street, and to set a public hearing date and time, at least two weeks after the Resolution of Intention is adopted. The second step requires the City Council to hold a public hearing at which time the proposed street vacation shall be considered, and, if the City Council finds it is not needed for present or prospective public use, shall be approved by adopting a Resolution of Vacation.

BACKGROUND:

Pasadena City College (PCC) has requested vacation of a 15-foot wide strip of land along the west side of Bonnie Avenue from Del Mar Boulevard to approximately 700 feet north of Del Mar Boulevard. This request will allow implementation of the PCC Master Plan 2010 adopted in May 2003 by the Pasadena Area City College District Board.

In 1999, the Division of the State Architect approved the full working drawings for construction of a five-level parking structure/regulation-sized soccer field at the corner of Bonnie Avenue and Del Mar Boulevard. That structure consisted of four levels of parking, and the fifth level was to be a soccer field. At the request of the neighbors, the PCC Board had changes made to the plans for the relocation of the parking structure to mid-block on Bonnie Avenue, the separation of the soccer field from the parking structure, and the relocation of the field to ground level at the corner of Bonnie Avenue and Del Mar Boulevard.

In order for a regulation-sized soccer field to fit on campus, 15 feet of Bonnie Avenue was needed. Over the past year, PCC and the Departments of Public Works and Transportation have been working together on PCC's request to vacate a 15-foot wide strip of land along the west side of Bonnie Avenue from Del Mar Boulevard to approximately 700 feet north of Del Mar Boulevard. This strip of land will require the narrowing of Bonnie Avenue beginning approximately 700 feet north of the intersection of Del Mar Boulevard. This improvement will also accommodate a dedicated right turn lane into the campus for south bound traffic along Bonnie Avenue; thus, improving through traffic access.

Pasadena City College owns the property adjacent to the proposed vacation. The subject portion of the street to be vacated is described in Exhibit "A", and is shown on Exhibit "B" (Department of Public Works Drawing No. 5373), attached hereto.

Bonnie Avenue, from Del Mar Boulevard to Colorado Boulevard is approximately 1400 feet in length and 80 feet in width. A review by the Departments of Public

Works and Transportation determined that the proposed vacation of a strip of land along Bonnie Avenue will not have an adverse impact on traffic circulation in the area. In addition, the proposed vacation will require the narrowing of Bonnie Avenue which will reduce the impact to the residents by eliminating on-street parking on the west side of Bonnie Avenue.

There are 10 existing public trees along the portion of Bonnie Avenue proposed for vacation. Only one tree will need to be removed to allow room for a new drive approach for the new parking structure at PCC. The vacation of this strip of Bonnie Avenue will designate the remaining 9 trees as private property trees. As a result, a condition of the vacation requires PCC to plant 24-inch box, or greater, designated street trees in the newly constructed parkway. The number of trees and the locations will be determined by the Parks and Natural Resources Division of the Department of Public Works.

ENVIRONMENTAL CLEARANCE:

The EIR prepared for the PCC Master Plan 2010 was certified by the PCC Board of Trustees in May 2003. The EIR analyzed and provided mitigation measures to reduce the potential impacts resulting from the comprehensive improvements proposed under the Master Plan. The City of Pasadena, as a Responsible Agency, provided comments and recommended mitigation measures to address specific impacts, including, but not limited to traffic impacts on Bonnie Avenue and adjacent intersections. It was determined that the vacation will not have an adverse effect on traffic circulation in the area.

NEIGHBORHOOD MEETINGS:

A neighborhood meeting was held in late January 2004, to receive feedback from the residents of the surrounding neighborhoods on specific components of the Master Plan, including the improvements associated with the proposed vacation along the west side of Bonnie Avenue. At this meeting, staff responded to questions regarding the projected traffic impact on Bonnie Avenue with the construction of the new parking structure, mitigation measures, and the establishment of a Neighborhood Traffic Management Plan (NTMP) and of Preferential Parking Districts for the surrounding neighborhoods that may experience impacts. The consensus was to have the Department of Transportation conduct traffic counts in the area prior to the end of this semester and again at the end of the fall semester. Depending on the results of these counts, an NTMP may be developed with PCC responsible for any resulting requirements.

A condition of the vacation, to address any potential traffic calming improvements, is a deposit of \$50,000. This deposit will be used if it is determined that PCC will be required to install any improvements. PCC's cost will be the actual cost of these improvements, not exceeding \$50,000.

Another neighborhood meeting was held on June 16, 2004, to address the parking conditions on Bonnie Avenue between Del Mar Boulevard and Colorado Boulevard. The existing parking, prior to the onset of on-site construction activities, consisted of parking on the west side of Bonnie Avenue, only. With the recent construction activities, parking has been eliminated resulting in no on-street parking on Bonnie Avenue between Del Mar Boulevard and Colorado Boulevard. At the Planning Commission, staff was directed to address the concerns of residents regarding the lack of on-street parking. As a result, a neighborhood meeting was held to present to the residents and property owners two alternatives for parking. One alternative was to not allow any parking on this block of Bonnie Avenue. The other alternative was to allow limited parking on the east side of Bonnie Avenue. Based on the draft plans, there are approximately 16 available parking spaces. Nine residents/property owners were present, which represented 3 of the 22 parcels along the east side of Bonnie Avenue between Del Mar Boulevard and Colorado Boulevard. PCC, which owns 9 of the 22 parcels, also had a representative present. The general consensus was to allow parking on the east side of Bonnie Avenue only if the parking was part of a preferential permit parking district. The residents/owners are in the process of obtaining a petition for preferential parking.

EXPANSION OF AN EXISTING PREFERENTIAL PERMIT PARKING DISTRICT:

On June 24, 1996, by resolution, the City Council approved the implementation of the Preferential Permit Parking district in the area south of Pasadena City College. The approved district is generally bounded by Del Mar Boulevard to the north, Hill Avenue to the west, San Pasqual Street to the south and Greenwood Avenue to the east. Bonnie Avenue, between Del Mar Boulevard and Colorado Boulevard, was not included because only a few on-street parking spaces were available on the west side along PCC's frontage and no parking was available on the east side adjacent to the residences. The no-parking provision was instituted at the request of residents to minimize parking intrusion by school-related activities. Residents were able to park on the west side of Bonnie Avenue between Del Mar Boulevard and Colorado Boulevard at any time and with overnight parking permits.

With the vacation of the 15-foot wide strip of land along Bonnie Avenue and the construction of the new drive approaches for the new parking structure, the existing parking along the west side will be permanently eliminated. Construction

has already eliminated the parking on the west side of Bonnie Avenue and has impacted those residents, within the subject portion of Bonnie Avenue, who have existing overnight parking passes. They have been accommodated with overnight parking passes for Bonnie Avenue, south of Del Mar Boulevard. This area is within the existing boundaries of the preferential permit parking district; however, for one property, the nearest available parking is located approximately 1000 feet from their property.

By expanding the boundaries to include the east side of Bonnie Avenue between Del Mar Boulevard and Colorado Boulevard, the property owners will be provided with the opportunity to have preferential permit parking on their street; thus, restoring the parking opportunities that were lost as a result of the street vacation.

Staff is currently analyzing the most efficient manner of expanding the preferential permit parking district. As the expansion is a condition of the vacation, it is staff's intention to accomplish it prior to September 30, and it will require, at a minimum, a further resolution of City Council. It may be necessary also to amend current rules and regulations governing the establishment of preferential permit parking districts to allow an expansion of this nature without the full petition and study process normally required.

AUTHORITY AND FUTURE PROCESSING:

Pursuant to PMC Section 2.105.110 (4.a.), the Planning Commission is required to consider and make recommendations to the City Council regarding any proposed vacation of a public right-of-way. The California Streets and Highways Code establishes a two-step process for the City Council. The first step is adoption of a Resolution of Intention and setting of a public hearing. The second step, if approved by the City Council, is the holding of a public hearing and adoption of a Resolution Ordering the Vacation. Staff has prepared a report and set of recommendations for the hearing on June 28, 2004. Staff has contacted all utilities, county agencies, Caltrans and City departments and there are no objections to the proposed vacation. Any requirements for easements will be incorporated into the Condition Satisfaction Contract upon the approval of the vacation.

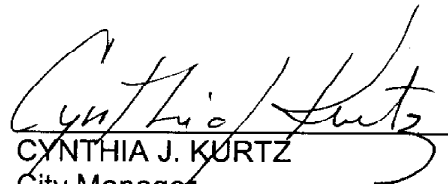
FISCAL IMPACT:

All costs for processing the vacation and construction of public improvements are at the applicant's expense. The applicant shall be responsible for all costs associated with the design, review and construction of the new public improvements and costs associated with meeting all the conditions set forth in

the street vacation, except the expansion of the existing preferential permit parking district.

If a petition is received by 67% of the property owners along the east side of Bonnie Avenue to establish a preferential permit parking district, the cost of sign fabrication and installation, and issuance of permits is estimated at \$1,000. Sufficient funds are available in the Capital Improvement Program Neighborhood Traffic Program (#75210) for the implementation upon approval by City Council.

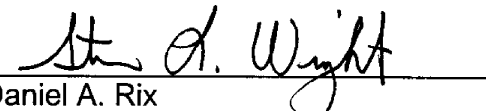
Respectfully submitted,


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BLH
Attachments