

Agenda Report

March 18, 2013

TO: Honorable Mayor and City Council

FROM: Department of Public Works

**SUBJECT: ADOPT A RESOLUTION OF INTENTION TO VACATE A TRIANGULAR
PIECE OF LAND AT SOUTHEAST CORNER OF GREENHILL ROAD
AND HASTINGS RANCH DRIVE, AT 3740 GREENHILL ROAD**

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt a Resolution of Intention to vacate a triangular piece of land at the southeast corner of Greenhill Road and Hastings Ranch Drive, at 3740 Greenhill Road;
2. Set a public hearing for Monday, April 22, 2013, at 7:00 p.m. to consider the proposed street vacation prior to adoption of the Resolution Ordering the Vacation in accordance with the requirements and recommendations contained in this report and subject to conditions herein; and
3. Direct the City Clerk to publish and post a Notice of Hearing in accordance with the requirements of Streets and Highways Code Sections 8320, et seq.

PLANNING COMMISSION REVIEW:

On Wednesday, January 23, 2013, the Planning Commission reviewed and recommended that the City Council approve the proposed street vacation as presented by the Department of Public Works. The Department of Public Works memorandum to the Planning and Community Development Department, dated December 12, 2012, is included in Attachment A.

BACKGROUND:

The proposed vacated area at 3740 Greenhill Road is located at the southeast corner of Greenhill Road and Hastings Ranch Drive in the Lower Hastings Ranch Neighborhood,

as shown in the location map in Attachment B. Mr. Cyrus Pejoumand, property owner of 3740 Greenhill Road, submitted an application to vacate a portion of the street adjacent to his property. This is a single-family zoning district with specialized development standards. This street vacation will add additional area to the existing lot resulting in a 19,363-square foot lot. The minimum lot size for this zoning district is 7,200 square feet.

The existing property corner radius is approximately 95 feet, and the existing curb turning radius is approximately 25 feet (see Public Works Drawing No. 6002, as shown in Attachment C). The proposal is for the City to vacate a portion of Hastings Ranch Drive and Greenhill Road, which is an area of 2,352 square feet. The street originally had a large curb turning radius (107 feet) which was designed in the 1950s to provide for right turn movement, allowing northbound motorists on Hastings Ranch Drive to turn right onto eastbound Greenhill Road at a high speed for local streets.

The roadway safety issue at the Greenhill Road and Hastings Ranch Drive intersection was identified in the Neighborhood Traffic Management Program (NTMP) conducted by the Department of Transportation (DOT) in 2004. In accordance with Policy 4.1.3 of the Mobility Element of the 2004 General Plan, the goals of the NTMP are to improve safety and convenience, to protect neighborhoods from traffic intrusion, and to improve the quality of life. The Neighborhood Traffic Management Program is a comprehensive process for reducing and managing traffic volume, travel speeds, and traffic-related noise on local streets.

Based on the NTMP recommendation, the Departments of Public Works and Transportation installed temporary striping with raised ceramic pavement markers as a visual and horizontal extension of the curb rounding. The improvement consequently changed the dual lane split to a single lane entering the four-way stop intersection with a tighter turning radius, which was effective in reducing travel speeds.

In 2011, the City completed a capital improvement project that replaced the temporary curb extension with permanent curb extension to reduce the turning radius and create a standard four-way stop intersection. The project also included the construction of curb and gutter, sidewalk, and the installation of landscaping. One existing street tree was removed within the proposed vacated area and was replaced with a species recommended in the City's Master Tree Plan in the public parkway. The proposed vacated area has been landscaped with mulch and drought resistant plants and an irrigation system that is connected to the existing water meter servicing the property at 3740 Greenhill Road. The landscaped area has since been maintained by the applicant, the property owner at 3740 Greenhill Road. The applicant is also responsible for the water service rate for the irrigation system within the proposed vacated area, which is incorporated as part of the irrigation system for 3740 Greenhill Street.

The City's interest in the subject portion of land at the southeast corner of Greenhill Road and Hastings Ranch Drive, at 3740 Greenhill Road, is in easement only for public street purposes. The fee title of the proposed vacation area is vested to Mr. and Mrs.

Intent to vacate a triangular piece of land at 3740 Greenhill Road

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Cyrus Pejoumand, husband and wife as joint tenants. The vacation will convey all rights to the abutting property owners except for any public utility easement required as described below. As a result, no structures will be allowed on the vacated area that is reserved for easement.

Pasadena Municipal Code Chapter 4.02 specifies the requirements and exemptions for the disposal of surplus City property. This vacation is exempt from these requirements under the provision that the value of the easement is less than \$10,000. The triangular vacated area is located at the corner of the property and will not affect the setback from both property lines; and therefore it will not increase the allowable building square footage. The actual buildable land value is negligible. The vacated area is not independently developable as the adjacent zoning requires a minimum of 7,200 square feet per lot. The City's Real Property Manager has confirmed that the vacation area has a nominal value of less than \$10,000.

The subject portion of land to be vacated is legally described and shown in Exhibit A (Public Works Drawing No. 6057), which is referenced and attached in the Resolution.

The Department of Public Works has determined that there is no need, present or future, to retain this area for its intended public purpose. Relinquishing all rights of the proposed vacated area will relieve the City from future maintenance responsibilities and liability associated for the vacated area.

Neighborhood Meetings

Other than the Planning Commission public hearing on January 23, 2013, no separate neighborhood meeting was held for the proposed street vacation. The community outreach and involvement in the 2004 NTMP program included public meetings, brochure mailings, surveys, and website and library postings. Upon the adoption of the Resolution of Intention to vacate the subject proposed area, the property owners within a 300-foot radius will be notified about the public hearing on Monday, April 22, 2013, at 7:00 p.m.

Conditions

The street vacation has been reviewed by other City departments, County Agencies, various utilities, and the California Department of Transportation (Caltrans). There are no specific comments or objections to the proposed street vacation except the following requirement from the Department of Public Works:

There is an existing 8-inch sewer main line within the proposed vacation area. A 10-foot wide public utility easement of approximately 40 feet long is required if the sewer line remains in place. Said easement shall be reserved within the proposed vacated area.

COUNCIL POLICY CONSIDERATION:

The proposed street vacation is consistent with the following City Council goals and objectives: improve mobility and accessibility throughout the City of Pasadena, ensure public safety, and support and promote the quality of life and local economy.

The approval of the street vacation is supported by General Plan policies. The Mobility Element supports addressing problems related to impacts from traffic. Mobility Element Policy 4.1.3 protects neighborhoods by addressing the negative impacts of traffic conditions in neighborhoods. Policy 20.1 supports the NTMP and calls for protecting neighborhoods from traffic impacts.

Policy 20.2 of the Land Use Element of the General Plan calls for the City to reduce traffic congestion and to protect residential neighborhoods from traffic impacts. The 2011 Capital Improvement Project narrowed the turning radius at the southeast corner of Hastings Ranch Drive and Greenhill Road intersection in order to reduce northbound traffic speed on Hasting Ranch Drive when making a right hand turn onto Greenhill Drive. This street vacation is the final ministerial step in this process of reducing the turning radius for the purpose of slowing traffic, and the City has determined that it does not need this property in the future.

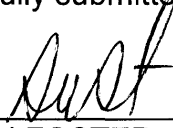
ENVIRONMENTAL ANALYSIS:

The proposed street vacation has been determined to be Categorical Exempt (Class 4) from preparation of environmental documents in accordance with the guidelines of the California Environmental Quality Act, CEQA Title 14 Chapter 3, Section 15305 – Minor Alterations in Land Use Limitations. The proposed project constitutes a minor alteration to an existing facility involving no expansion or use beyond the existing conditions; therefore it does not have a significant effect on the environment. This class of projects has been declared by the Secretary for Resources to be categorically exempt with Section 21084 of the Public Resources Code.

FISCAL IMPACT:

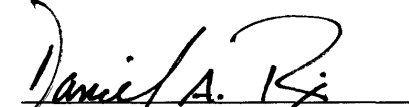
All costs for processing the vacation are at the applicant's expense. The applicant shall be responsible for all costs associated with meeting all the conditions set forth in the street vacation.

Respectfully submitted,



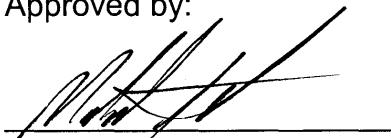
SIOBHAN FOSTER
Director of Public Works

Prepared by:



Daniel A. Rix
City Engineer

Approved by:



MICHAEL J. BECK
City Manager

Attachment A – Public Works memorandum to the Planning and Community
Development Department

Attachment B – Location Map

Attachment C – Public Works Drawing No. 6002

MEMORANDUM - CITY OF PASADENA
Department of PUBLIC WORKS

DATE: December 12, 2012

TO: Denver Miller, Principal Planner
Planning and Community Development Department

FROM: Daniel A. Rix, City Engineer
Department of Public Works

RE: **Vacation of a triangular piece of land at the southeast corner of Greenhill Road and Hastings Ranch Drive, at 3740 Greenhill Road**

RECOMMENDATION:

In accordance with the authority conferred upon the Planning Commission by Section 2.105.110(B)(4)(a) of the Pasadena Municipal Code, the Department of Public Works recommends that the Planning Commission recommend that the City Council:

1. Take the appropriate action and make the appropriate findings to vacate the subject portion of land at the southeast corner of Greenhill Road and Hastings Ranch Drive, at 3740 Greenhill Road, in accordance with the conditions and recommendations contained in this report;
2. Find that the subject portion of land proposed for vacation is consistent with the General Plan Mobility Element and is unnecessary for present or prospective public use for street purposes;
3. Declare that the City's interest in the subject portion of land proposed for vacation is in easement only, for public street purposes; and that the land is not owned by the City as fee title; and that it is not subject to the provisions of Chapter 4.02;
4. Adopt a resolution vacating the subject portion of land at the southeast corner of Greenhill Road and Hastings Ranch Drive, at 3740 Greenhill Road, in accordance with the conditions and recommendations contained in this report.

BACKGROUND:

Mr. Cyrus Pejoumand, property owner of 3740 Greenhill Road has submitted an application for the street vacation of a portion of land adjacent to his lot. His property is located at the southeast corner of Greenhill Road and Hastings Ranch Drive in the

Lower Hastings Ranch Neighborhood. The existing property corner radius is approximately 95 feet. The previously existing curb turning radius was approximately 107 feet.

This exceedingly large curb turning radius provided ample room for a separate through and right turn movement, allowing northbound motorists on Hastings Ranch Drive to turn right onto eastbound Greenhill Road at dangerously high speeds in a residential neighborhood.

In accordance with Policy 4.1.3 of the Mobility Element of the 2004 General Plan, the goals of the Neighborhood Traffic Management Program (NTMP) are to improve safety and convenience; to protect neighborhoods from traffic intrusion; and to increase the quality of life. NTMP is a comprehensive process for reducing and managing traffic volume, travel speeds, and traffic-related noise on local streets. The NTMP was conducted with heavy community involvement. City staff collaborated with corresponding communities at each step of the process to identify problems, collect data, develop and analyze options, recommend solutions, conduct resident survey, implement actions, and monitor effects and adjust measures if necessary.

The speed issue at the Greenhill Road and Hastings Ranch Drive intersection was identified in the NTMP conducted by the Department of Transportation (DOT) in 2004. The NTMP recommended that temporary striping with raised ceramic pavement markers be installed at the southeast corner of the intersection as a visual and horizontal extension of the curb rounding. The improvement consequently changed the dual lane split to a single lane entering the four-way stop intersection with a tight turning radius; and it was greatly effective in reducing travel speeds.

In 2011, the Department of Public Works permanently replaced the temporary curb extension as a Capital Improvement Project. The project included the construction of curb and gutter, sidewalk, and the installation of landscaping. The 5-foot wide sidewalk was reconstructed to correspond with the new curb alignment. One existing street tree was removed within the proposed vacated area and was replaced with a species recommended in the City's Master Tree Plan in the public parkway. The landscape within the proposed vacated area and adjacent to the sidewalk has since been maintained by the abutting property owners at 3740 Greenhill Road.

The City's interest in the subject portion of land at the southeast corner of Greenhill Road and Hastings Ranch Drive, at 3740 Greenhill Road, is in easement only for public street purposes. The fee title of the proposed vacation area is vested in Mr. and Mrs. Cyrus Pejoumand, husband and wife as joint tenants. Chapter 4.02 of the Municipal Code contains the requirements for the disposal of surplus City property. It includes a number of requirements as well as exemptions. The vacation is exempt from these requirements under the provision that the value of the easement is less than \$10,000.

The proposed street vacation is consistent with the Public Facilities Element of the General Plan by implementing a high level of maintenance to ensure public safety. Strategy 200.0 of the policy calls for the delivery of a high level of public services as

means of maintaining or improving the City's urban environment and raising the quality of life for its residents. The street vacation also supports the Mobility Element Policy 4.1.3 – Protect – Neighborhood – by addressing the negative impacts of traffic conditions in neighborhoods.

The vacation will convey all rights to the abutting property owners, the Pejoumands. The department has determined that there is no need, present or future, to retain this area for its intended public purpose. Relinquishing all rights of the proposed vacated area will relieve the City from all future maintenance responsibilities and any liability associated for the vacated area.

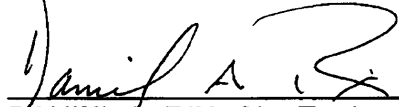
The subject portion of land to be vacated is legally described and shown in Exhibit "A" (Department of Public Works Drawing No. 6057), attached hereto.

The project is categorically exempt under the California Environmental Quality Act in accordance with Title 14 Chapter 3, Section 15305 - Minor Alterations in Land Use Limitations. The proposed project constitutes a minor adjustment of a lot line that will not result in the creation of a new parcel, nor a change in land use or density; therefore it will not have a significant effect on the environment.

OTHER CITY DEPARTMENTS, PUBLIC AGENCIES, AND OTHERS:

The street vacation has been reviewed by other City departments, County Agencies, various utilities, and the California Department of Transportation (Caltrans). There are no specific comments or objections to the proposed street vacation except the following requirement from the Department of Public Works:

There is an existing 8-inch sewer main line within the proposed vacation area. A public utility easement is required if the sewer line remains in the place.



DANIEL A. RIX, City Engineer
Department of Public Works

DAR:yw

Attachment

EXHIBIT A

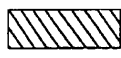
LEGAL DESCRIPTION & PLAT MAP

THAT PORTIONS OF GREENHILL ROAD AND HASTINGS RANCH DRIVE, TRACT 12501, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 294 PAGES 29, 30 AND 31 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOW:

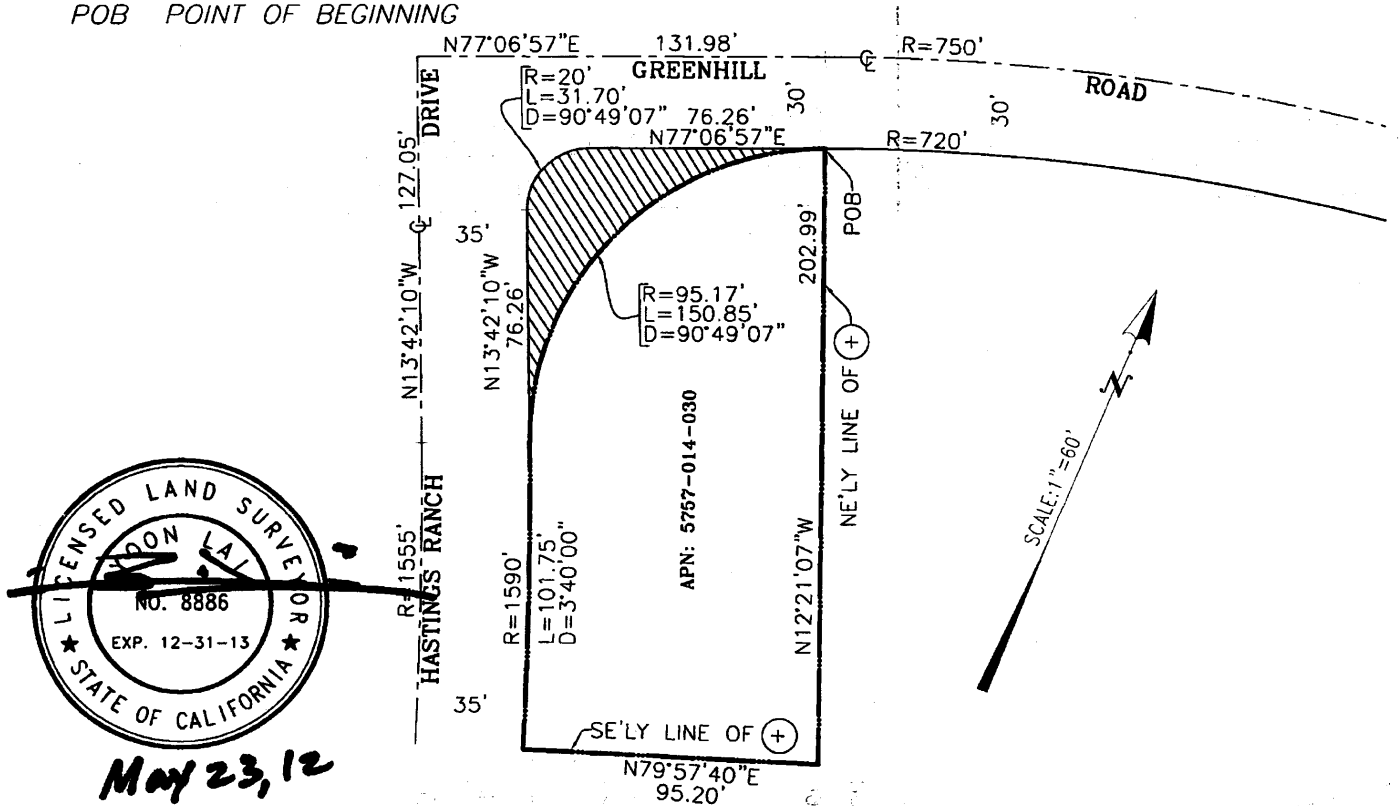
BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 46 OF SAID TRACT; THENCE, $S77^{\circ}06'57''W$, 76.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING RADIUS OF 20.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF $90^{\circ}49'07''$, AN ARC DISTANCE OF 31.70 FEET; THENCE, $S13^{\circ}42'10''E$ 76.26 FEET TO A BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING RADIUS OF 95.17 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF $90^{\circ}49'07''$, AN ARC DISTANCE OF 150.85 FEET TO THE POINT OF BEGINNING.

LEGEND:

⊕ LOT 46, TRACT 12501, MB 294-29-31

 AREA OF GREENHILL ROAD TO BE VACATED BY CITY OF PASADENA. AREA=2,352 SF

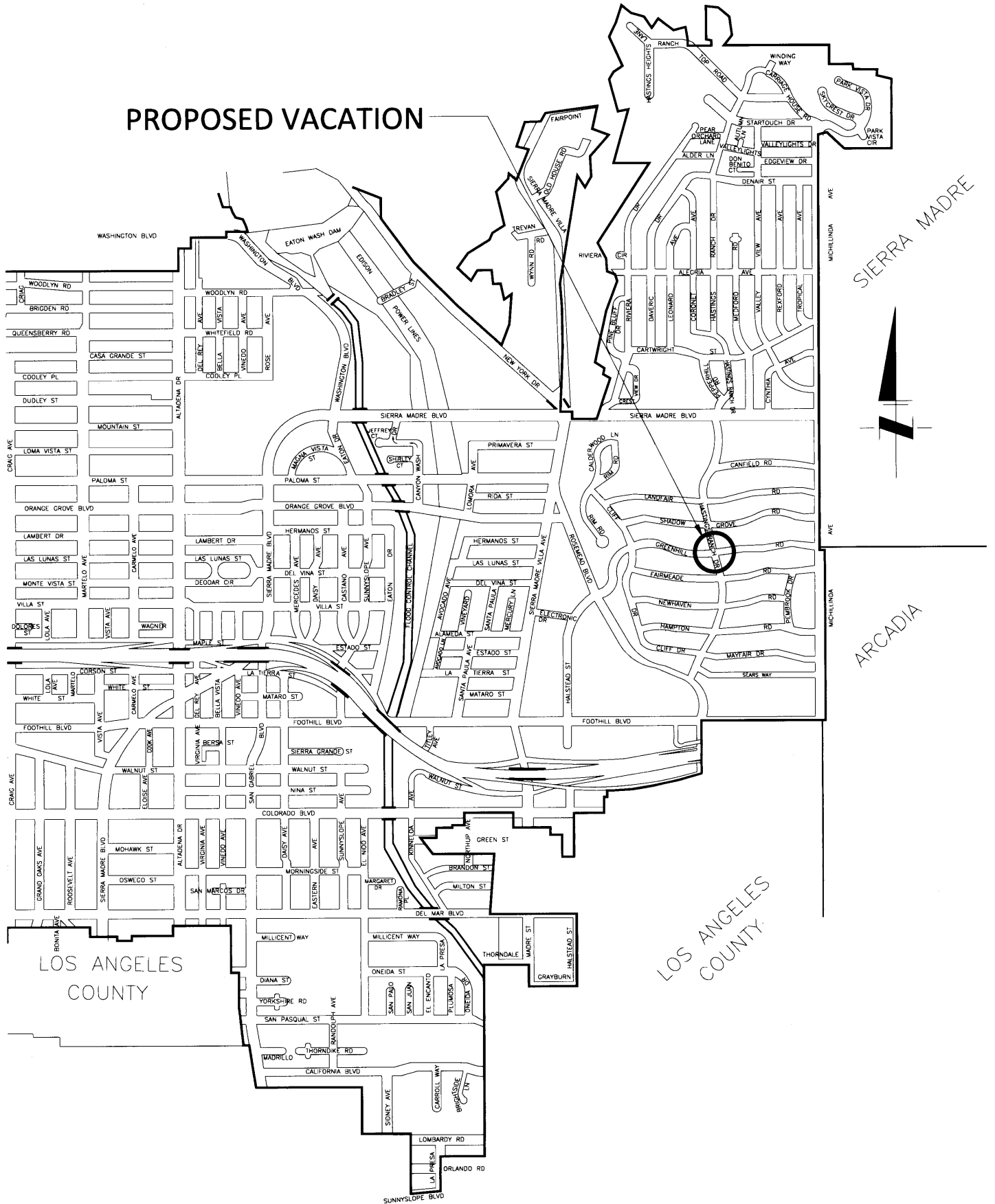
POB POINT OF BEGINNING



CITY OF PASADENA - DEPARTMENT OF PUBLIC WORKS

DRAWN BY: <i>knl</i>	PROPOSED STREET VACATION	SCALE: 1"=60'
SCRIVENER: <i>kvl</i>	SOUTHEAST CORNER OF GREENHILL ROAD AND HASTINGS RANCH DRIVE AT 3740 GREENHILL ROAD	DATE: 05/22/12
CHECKED BY:	REVIEWED BY: <i>[Signature]</i>	DWG. NUMBER: 6057
SUBMITTED BY CaliLand Engineers	CITY ENGINEER	DATE: 12/11/2012 SHEET 1 OF 1

Attachment B - Location Map



Attachment C - Public Works Drawing No. 6002

APPROVED
 DANIELA PERAZZINI
 LICENSED PROFESSIONAL ENGINEER NO. 12889
 STATE OF CALIFORNIA

DATE: 02/14/2023
 TIME: 09:45 AM



CITY OF PASADENA DEPARTMENT OF PUBLIC WORKS CONSTRUCTION OF BULB OUT AND CURB RAMP AT THE INTERSECTION OF GREENHILL ROAD AND HASTINGS RANCH DRIVE

CONSTRUCTION LEGEND

- 1. CONST. 5" CONC. CURB & GUTTER PER CITY STANDARD PLAN NO. S-446
- 2. CONST. SIDEWALK PER CITY STANDARD PLAN NO. S-443
- 3. CONST. INTERSECTION CURB RAMP PER CITY STANDARD PLAN NO. S-444
- 4. CONST. ASPHALT SURFACES PER CITY STANDARD PLAN NO. S-445
- 5. EXIST' STREET TREE TO REMAIN AND TO BE PROTECTED
- 6. BELGIAN PAVEMENT BOX PER PUBLIC WORKS STD. PLAN NO. P-947.189
- 7. RELOCATE WATER METER
- 8. REMOVE & RELOCATE STOP SIGN
- 9. UNGLASSIFIED VINYL MATERIAL
- 10. FURNISH AND INSTALL BECOMPOST GRANITE
- 11. RE-PAINT 12" HIGH AND WHITE STOP BAR/CROSSWALK
- 12. PAINT RED CURB
- 13. RE-PAINT "STOP" PAVEMENT MESSAGE
- 14. CONSTRUCT VARIABLE HEIGHT CURB
- 15. EXISTING STREET TREE TO BE REMOVED BY OTHERS
- 16. FURNISH AND INSTALL CLASS "A" VEGELA
- 17. FURNISH AND INSTALL METAL MESH

DEMOLITION LEGEND

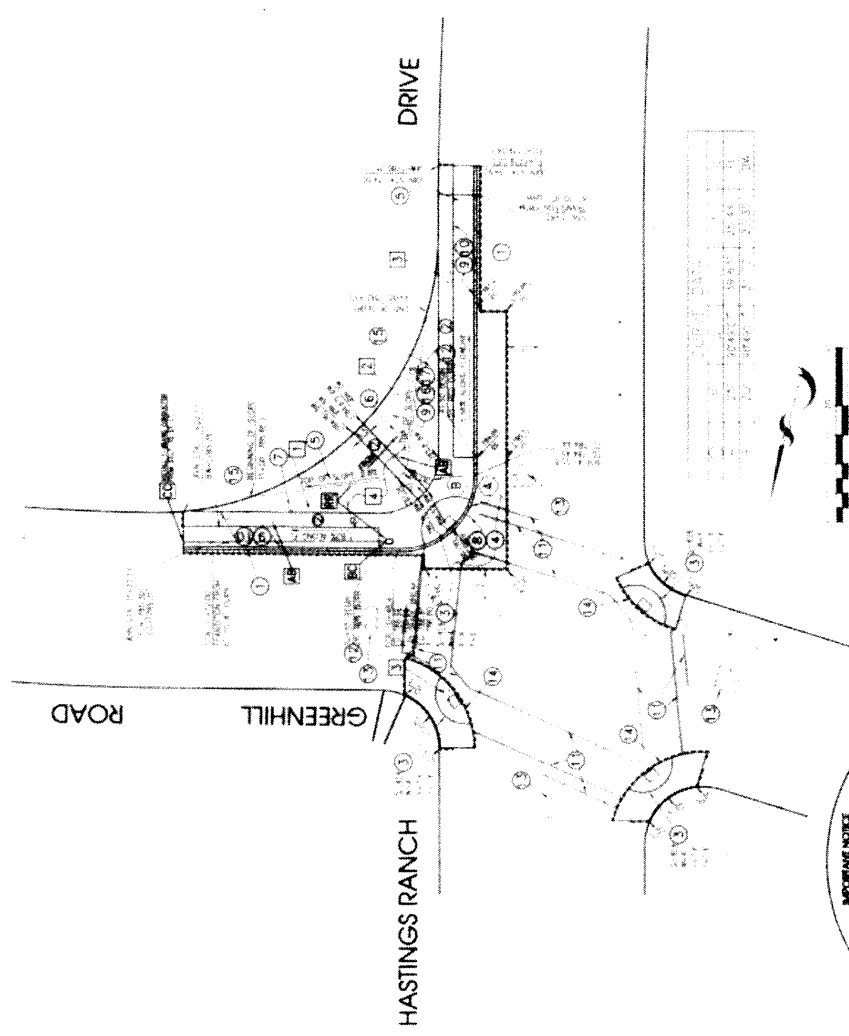
- 1. REMOVE P.C.C. CURB & GUTTER
- 2. REMOVE P.C.C. SIDEWALK
- 3. REMOVE CURBOUT
- 4. REMOVE ALL PAVEMENT

STREET LIGHTING LEGEND

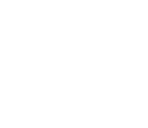
- 1. CONNECT NEW AND EXISTING CONDUIT - REMOVE EXISTING CONDUITORS AND INSTALL CHANGES AS INDICATED
- 2. ABANDON, IF APPLICABLE TO REMAIN PRODUCT USE
- 3. REMOVE AND REUSE FOR LAMP
- 4. INSTALL PULL BOX IN EXISTING HOOD IN R.A.

LEGEND

- MANNHEIM
- VALVE
- FIRE HYDRANT
- WATER METER
- GAS METER
- PULLBOX
- EXISTING MISC. SIGNAL LIGHT
- EXISTING TRAFFIC SIGNAL
- SIGNAL CONTROL BOX
- POLE
- WIRE
- FIELD
- CORNERSET POLE
- POLE
- EXISTING STOP SIGN LIGHT
- R/R CROSSING POLE
- STOP



IMPORTANT NOTE
 Section 4717.0211 of the Government Code requires that the City Number in Material Labels be the same as the Number on the drawing. For any discrepancy, the City Number on the drawing shall prevail. See the City's Standard Specifications for Work on Public Works, Section 124.01.04.



CITY OF PASADENA - DEPARTMENT OF PUBLIC WORKS
 PROJECT: GREENHILL ROAD / HASTINGS RANCH DRIVE
 SHEET: 1 OF 1
 DRAWING NUMBER: 6002
 AS SHOWN 75606

NO.	DATE	DESCRIPTION	BY	CHK.
1	02/14/23	ISSUED FOR PERMITS	DP	DP
2	02/14/23	ISSUED FOR PERMITS	DP	DP

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA DECLARING ITS INTENTION TO ORDER THE VACATION OF A TRIANGULAR PIECE OF LAND AT THE SOUTHEAST CORNER OF GREENHILL ROAD AND HASTINGS RANCH DRIVE, AT 3740 GREENHILL ROAD

WHEREAS, the City has received a request to vacate a triangular piece of land at the southeast corner of Greenhill Road and Hastings Ranch Drive, at 3740 Greenhill Road and which said portion of land shall be referred to in this resolution as the Proposed Vacated Area; and

WHEREAS, Proposed Vacated Area, is legally described and shown in Exhibit "A" (Department of Public Works Drawing No. 6057) and is on file in the office of the Director of Public Works; and

WHEREAS, the vacation proceeding for said Proposed Vacated Area is and will be conducted pursuant to the requirements of the Streets and Highways Code Sections 8320, et seq.:

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Pasadena:

1. The City Council of the City of Pasadena hereby declares its intention to vacate the above Proposed Vacated Area, subject to certain conditions being met prior to vacation; and
2. A hearing is hereby set for 7:00 p.m. on Monday, April 22, 2013, in the Council Chamber, Pasadena City Hall, 100 North Garfield Avenue, Room S249, Pasadena, to consider the proposed street vacation. All persons interested in the vacation are invited to attend and give testimony if desired.

Adopted at the _____ meeting of the City Council on the _____ day of _____, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

MARK JOMSKY, City Clerk

Approved as to form:

Brad L. Fuller 3-05-13
Brad L. Fuller
Assistant City Attorney

EXHIBIT A LEGAL DESCRIPTION & PLAT MAP

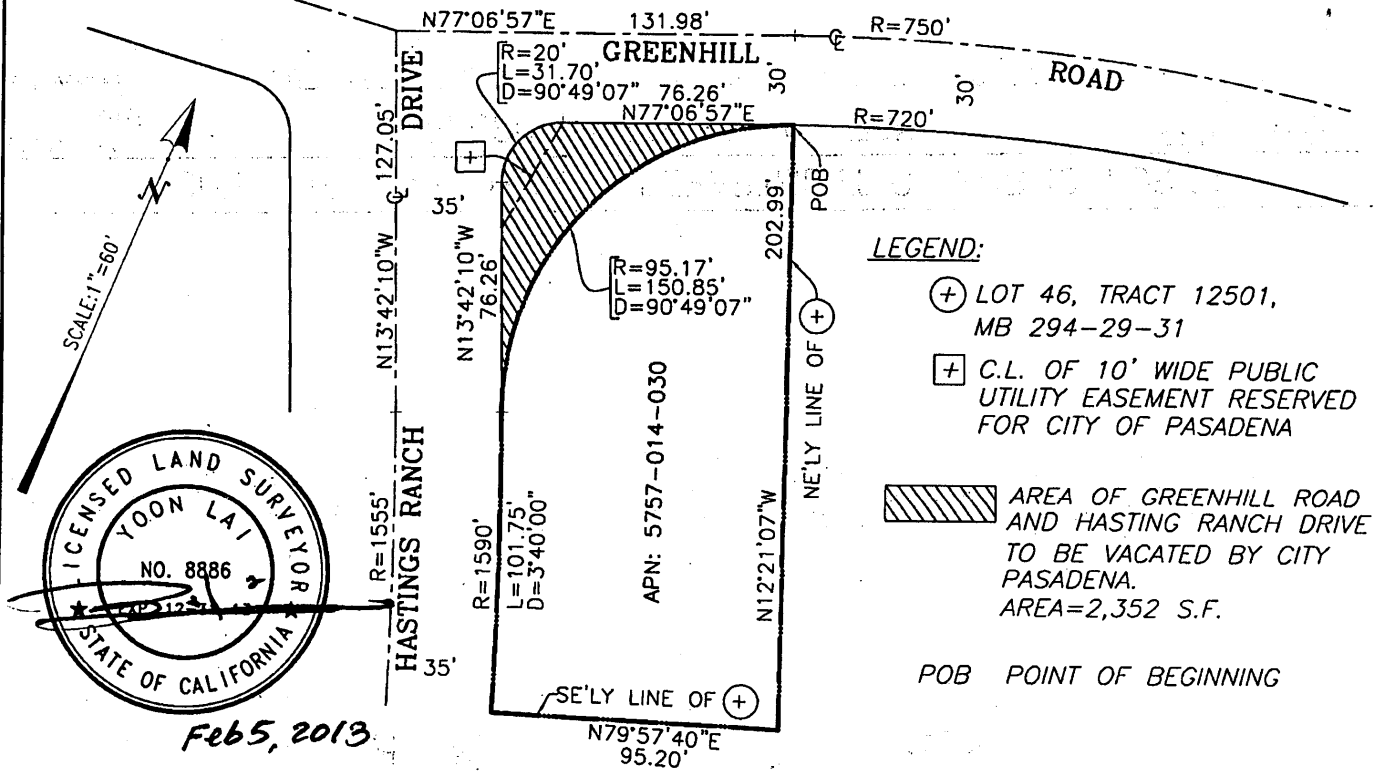
THAT PORTIONS OF GREENHILL ROAD AND HASTINGS RANCH DRIVE, TRACT 12501, IN THE CITY OF PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 294 PAGES 29, 30 AND 31 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOW:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 46 OF SAID TRACT; THENCE, S77°06'57"W, 76.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING RADIUS OF 20.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 90°49'07", AN ARC DISTANCE OF 31.70 FEET; THENCE, S13°42'10"E 76.26 FEET TO A BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING RADIUS OF 95.17 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 90°49'07", AN ARC DISTANCE OF 150.85 FEET TO THE POINT OF BEGINNING.

RESERVING AN EASEMENT FOR PUBLIC UTILITY PURPOSES OVER A STRIP OF LAND 10 FEET IN WIDTH, LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT LYING 30.00 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTERLINE OF GREENHILL ROAD AND 50.29 FEET NORTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF HASTING RANCH DRIVE; THENCE, S16°10'06"W 40.73 FEET TO A POINT, DISTANT N13°42'10"W 61.40 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 46.

THE SIDELINES OF SAID STRIP SHALL BE PROLONGED OR SHORTENED SO AS TO TERMINATE AT THE EAST AND NORTH LINES OF SAID PROPERTY.



CITY OF PASADENA - DEPARTMENT OF PUBLIC WORKS

DRAWN BY: <i>knl</i>	PROPOSED STREET VACATION	SCALE: 1"=60'	DATE: 02/05/12
SCRIVENER: <i>kvl</i>	SOUTHEAST CORNER OF GREENHILL ROAD AND HASTINGS RANCH DRIVE AT 3740 GREENHILL ROAD	DWG. NUMBER: 6057	
CHECKED BY:	REVIEWED BY: <i>[Signature]</i>	SHEET 1 OF 1 DATE: 2/13/2013	
SUBMITTED BY CaliLand Engineers	CITY ENGINEER		