

Agenda Report

TO: CITY COUNCIL

Date: June 7, 2004

FROM: City Manager

SUBJECT: ADOPT A RESOLUTION OF INTENT TO VACATE A 15-FOOT WIDE STRIP OF LAND ALONG THE WEST SIDE OF BONNIE AVENUE FROM DEL MAR BOULEVARD TO APPROXIMATELY 750 FEET NORTH OF DEL MAR BOULEVARD FOR PASADENA CITY COLLEGE AND SETTING A PUBLIC HEARING THEREON

RECOMMENDATION:

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

1. Acknowledge 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.
2. Adopt the attached Resolution of Intention to vacate a 15-foot wide strip of public right-of-way along the west side of Bonnie Avenue from Del Mar Boulevard to approximately 750 feet north of Del Mar Boulevard;
3. Set a public hearing for Monday, June 28, 2004, at 8:00 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 the conditions herein;

4. Direct the City Clerk to publish, post and mail a Notice of Hearing in accordance with the requirements of Streets and Highways Code Sections 8320, et seq.

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 regarding parking on the east side of Bonnie Avenue and discussions for 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 as described above, 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 750 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 750 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 (PACCD).

In 1999, the Division of the State Architect (DSA) 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 to PCC and City staff, the PACCD expended all sums for the total redesign and approval of relocating the parking structure mid-block on Bonnie Avenue, and separate the soccer field from the structure and move 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 750 feet north of Del Mar Boulevard. This strip of land will require the narrowing of Bonnie Avenue beginning approximately 750 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 and improve through traffic access.

Pasadena City College owns the property adjacent to the proposed vacation. The subject portion of the street to be vacated is shown on Exhibit "A", 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.

ENVIRONMENTAL CLEARANCE:

The EIR prepared for the PCC Master Plan 2010 was certified by the PACCD 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.

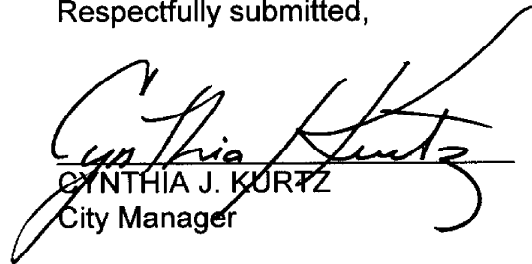
AUTHORITY AND FUTURE PROCESSING:

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 will prepare 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.

Respectfully submitted,



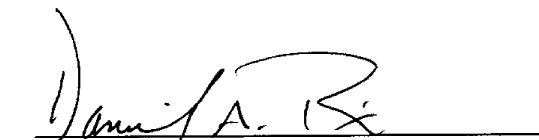
CYNTHIA J. KURTZ
City Manager

Prepared by:




Bonnie L. Hopkins
Principal Engineer

Reviewed by:



Daniel A. Rix
City Engineer

Approved by:



Martin Pastucha, Director
Department of Public Works

BLH
Attachments