

AGENDA ITEM: 4.

DATE: 02-28-11

**STAFF REPORT**

**PROPOSED VACATION OF EXCESS ALLEY EASEMENT**

DATE: February 28, 2011

TO: Lancaster Planning Commission

FROM: Planning Department

LOCATION: Approximately 207 feet north of the centerline of Avenue I

REQUEST: Vacation of 120 feet of an alley easement located between Kingtree Avenue and the old Vallarta Market

RECOMMENDATION: Find that the vacation of excess alley easement at the location described is in conformance with the adopted General Plan.

ANALYSIS: The Public Works Department has requested vacation of an unnecessary alley easement. The location is 207 feet north of Avenue I as shown on the attached map. Under Section 65402(a) of the California Government Code, the Planning Commission is required to review any proposed vacation and determine whether it is in conformance with the adopted General Plan. See the attached diagram for location of the request.

A central principle of the City's General Plan is to ensure adequate access and circulation for various uses. Access to the commercial center is currently available from Kingtree Avenue and Avenue I from the existing driveways. The vacation of the alley easement will not result in the loss of circulation, or access to the site or surrounding area, because adequate driveways exist to serve the center (old Vallarta Market).

Based upon this analysis, staff recommends that the Commission find the proposed vacation to be in conformance with the General Plan. This finding will be transmitted to the City Council when they consider the proposed vacation.

Respectfully submitted,

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Randie Davis, Assistant Planner

cc: Carlyle S. Workman, Senior Civil Engineer