

AGENDA ITEM: 14.

DATE: 04-21-08

## STAFF REPORT

### PROPOSED VACATION OF EXCESS STREET RIGHTS-OF-WAY

DATE: April 21, 2008

TO: Lancaster Planning Commission

FROM: Planning Department

LOCATIONS:

1. Portions of Lancaster Boulevard and Yucca Avenue at the northeast corner of the intersection of Lancaster Boulevard and Yucca Avenue
2. A portion of Beech Avenue north of Avenue H-8

REQUEST: Review proposed street right-of-way vacations and determine if they are in conformity with the General Plan

RECOMMENDATION: Find that the vacation of the street rights-of-way at the locations described are in conformity with the adopted General Plan.

ANALYSIS: The Public Works Department has received two requests for the vacation of unnecessary street right-of-way. The first location is on the northeast corner of Lancaster Boulevard and Yucca Avenue, where vacation of right of way has been requested by the property owner. The second location is a part of Beech Avenue north of Avenue H-8, where the vacation has been requested by the City's Department of Parks, Recreation, and Arts. Under Section 65402(a) of the California Government Code, the Planning Commission is required to review any proposed vacation of a vacated road right-of-way and determine whether it is in conformance with the adopted General Plan. See the attached diagrams for locations of the requests.

A central tenet of the City's General Plan is to ensure adequate street access and circulation for various uses. In the case of the first location, all improvements are installed and access is currently available to the property. Therefore, vacation of the street right of way will not result in the loss of circulation or access to the site or surrounding area. In the case of the second location, the portion of Beech Avenue requested to be vacated is within the future site of Carter Park. Vacation of the street would allow for additional park area and also eliminate a problematic intersection with Sierra Highway.

PC Staff Report – Proposed Vacation of Excess Road Rights-of-way  
On Lancaster Boulevard and Yucca, and Beech Avenue  
Conformity with Lancaster General Plan  
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Based upon this analysis, staff therefore recommends that the Commission find the proposed vacations to be in conformity with the General Plan. This finding will be transmitted to the City Council when they consider the proposed vacations.

Respectfully submitted,

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Brian S. Ludicke, Planning Director

cc: Carlyle S. Workman, Senior Civil Engineer