

RESOLUTION NO.: 04-001

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF EL PASO DE ROBLES  
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF STREET ABANDONMENT 03-003,  
SEEKING TO VACATE THAT PORTION OF LELAND STREET  
NORTH OF ITS EXISTING TERMINUS TO BLACKBURN STREET  
(RTC, INC. ON BEHALF OF THE PROPERTY-OWNERS)

WHEREAS, an application for Street Abandonment 03-003 has been filed by R. Thompson Consulting, Inc. on behalf of the adjacent property owners: Robert and Rhonda Bell, Mel Bernstein, Timothy and Karen Ames, and Chaulet A. Biara; and

WHEREAS, the proposed street abandonment is being sought in follow-up to the Council's adoption of the Master Plan for the Blackburn Area Study (Resolution No. 03-160); and

WHEREAS, the Master Plan identifies the local circulation and emergency access needs of the Blackburn Area residential neighborhood with emphasis placed on minimizing grading and avoiding impacts to Oak Trees to the maximum extent feasible; and

WHEREAS, the Master Plan includes recommended roadway alignments to serve the local circulation and emergency access needs of the neighborhood; and

WHEREAS, the recommended roadway alignments involve extending Blackburn Street from Grove Street, with Blackburn Street ending in an offset cul-de-sac, and extending James Street from Cherry Street, with a hammerhead turn around at Cherry Street.

WHEREAS, the Master Plan recommended that Leland Street not be extended to the north of its existing terminus, that Leland Street be abandoned, and that a public drainage easement be retained over the former road right-of-way.

WHEREAS, the recommendation for abandonment of Leland Street was based on consideration of the cost of crossing an existing drainage swale (that crosses the uncompleted portion of Leland Street approximately mid-block between Pacific Avenue and Blackburn Street), the steep grade, and the location of existing oak trees; and

WHEREAS, the application is to abandon that portion of Leland Street north of its existing terminus to Blackburn Street; and

WHEREAS, there will be a public advantage arising from the proposed abandonment in that abandonment of that portion of Leland Street north of its existing terminus to Blackburn Street will result in preservation of existing oak trees and will avoid unnecessary grading in a steep area; and

WHEREAS, per the Master Plan for the Blackburn Area, the portion of Leland Street to be abandoned is not needed for present or future uses as a street and is for the convenience, safety and welfare of the general public; and

WHEREAS, the proposed street abandonment is exempt from environmental review pursuant to Section 15308 of the California Environmental Quality Act Guidelines; and

WHEREAS, the City Engineer has reviewed the proposed street abandonment and has recommended that it be approved, subject to reservation of a public drainage easement over the entire right-of-way; and

WHEREAS, at its December 29, 2003 meeting, the Development Review Committee recommended approval of the street abandonment to the Planning Commission; and

WHEREAS, the abandonment of Leland Street is consistent with the City Council adopted Master Plan for the Blackburn Area; and

WHEREAS, Leland Street is not shown on the Circulation Element Map of the General Plan, and its abandonment would not be in conflict with the General Plan; and

NOW, THEREFORE, BE IT RESOLVED, THAT, on the basis of (1) the facts and analysis presented in the staff report and the attachments thereto; (2) the provisions of State law and the City's Municipal Code for abandoning a public street; (3) the findings and recommendations of the Blackburn Area Master Plan; and (4) the public testimony received, the Planning Commission does hereby recommend to the City Council that the proposed Street Abandonment be approved subject to reservation of a public drainage easement over the entire right-of-way.

PASSED AND ADOPTED THIS 13th day of January, 2004, by the following Roll Call Vote:

AYES:	Ferravanti, Hamon, Johnson, Mattke, Kemper, Steinbeck, and Flynn
NOES:	None
ABSTAIN:	None
ABSENT:	None

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CHAIRMAN TOM FLYNN

ATTEST:

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ROBERT A. LATA, PLANNING COMMISSION SECRETARY

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