

LEGISLATIVE DIGEST

[Summary Street Vacation - Portion of Raccoon Drive]

Ordinance ordering the summary street vacation of a portion of Raccoon Drive, between Twin Peaks Boulevard and Saint Germain Avenue; approving a quitclaim of the City's interest in the vacation area; approving a public access easement over a portion of the vacation area; affirming the Planning Department's determination under the California Environmental Quality Act; adopting findings that the actions contemplated in this legislation are consistent with the General Plan, and eight priority policies of Planning Code, Section 101.1; and authorizing official acts in connection with this Ordinance.

Existing Law

Public Works Code Section 787 and California Streets and Highways Code Sections 8300 et seq. establish the process and procedures that the City follows to vacate streets and public service easements. California Street and Highways Code Sections 8330 et seq. permits the summary vacation of a public street or public service easement if certain conditions are satisfied.

Amendments to Current Law

This legislation would summarily vacate a portion of Raccoon Drive between Twin Peaks Boulevard and Saint Germain Avenue; approve a quitclaim of the City's interest in the vacation area; and approve a public access easement over a portion of the vacation area. The legislation delegates to the Director of the City's Division of Real Estate to finalize and execute the quitclaim deed and the easement. The legislation would adopt findings under the California Environmental Quality Act and findings consistency with the City's General Plan, and eight Priority Policies of City Planning Code Section 101.1.

Background Information

The Vacation Area is a paper street that was never built as part of the development of the neighborhood. The property was left as a triangular piece of land, approximately 2,500 square feet in size. The property is unlikely to be developed as a residential parcel because of its odd triangular shape, which does not have the dimensions suitable for a building and has a substantial grade change across the property. This Ordinance would allow the neighboring property owner to make improvements to the Vacation Area, including the construction of public stairways to improve pedestrian access, stepped retaining walls, and landscaping.

n:\land\as2014\9690063\00949296.doc