City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matthew Fertal	From:	Susan Emery
Dept:	City Manager	Dept:	Community Development
Subject:	CONSIDERATION OF INTENT TO VACATE A PORTION OF A STREET RIGHT-OF-WAY (SV-117-08)	Date:	February 26, 2008

OBJECTIVE

To request a hearing date in order to take the appropriate action to vacate the easterly portion of the Brookhurst Way right-of-way, located north of Stanford Avenue and terminating at a point south of where Brookhurst Way and Brookhurst Street converge, as described in Exhibit "A" and shown in the shaded portions of those streets on Exhibit "B."

BACKGROUND

On January 17, 2008, the Planning Commission approved Site Plan No. SP-436-08 for the construction of an approximately 3,900, square foot multi-tenant building that includes a drive-through coffee shop with associated site improvements on a vacant lot along with Variance No. V-169-08 for reduced street setbacks. In addition, the Planning Commission approved the applicant's request for the Planning Commission to make a determination that the vacation of the easterly portion of the Brookhurst Way right-of-way, north of Stanford Avenue, is consistent with the City's adopted General Plan.

DISCUSSION

The proposed Street Vacation is to allow the easterly portion of the Brookhurst Way right-of-way to revert back to the adjoining property owner and provide the adjacent vacant site the needed land area to create a site that is more conducive for development. The easterly portion of Brookhurst Way is not needed for access to the homes located along the west side of the street and after the vacation, there will be adequate access to the existing homes.

Therefore, it is requested that the City Council set a public hearing date in order to conduct a public hearing regarding the vacation of a portion of Brookhurst Way.

STREET VACATION NO. SV-117-08 February 26, 2008 Page 2

FINANCIAL IMPACTS

None.

COMMUNITY VISION IMPLEMENTATION

The Community Vision Statement seeks to improve the aesthetics of the community and eliminate blighting influences, as well as seek to protect residential neighborhoods from out of neighborhood traffic impacts. The proposed vacation, along with the associated right-of-way improvements, will improve vehicular access and movements along Brookhurst Way while enhancing the streetscape with new landscape improvements.

RECOMMENDATION

It is recommended that the City Council:

• Set a public hearing date in order to proceed with vacating that portion of Brookhurst Way, as identified under Street Vacation No. SV-117-08.

SUSAN EMERY Community Development Director

By: Lee Marino Senior Planner

Attachment 1: Radius Map for SV-117-08
Attachment 2: Planning Commission Resolution No. 5628
Attachment 3: Draft Planning Commission Minute Excerpt of January 17, 2008
Attachment 4: Draft City Council Resolution for SV-117-08
Attachment 5: Exhibit "A" SV-117-08 Right-of-Way Legal Description
Attachment 6: Exhibit "B" Plot Plan for SV-117-08