



CITY OF POMONA COUNCIL REPORT

August 1, 2022

To: Honorable Mayor and Members of the City Council

From: James Makshanoff, City Manager

Submitted By: Rene Guerrero, Public Works Director

SUBJECT: PUBLIC HEARING REGARDING THE VACATION OF PORTIONS OF SANTA FE STREET AND MAGNOLIA STREET LOCATED NORTH OF GREVILLIA STREET, BETWEEN GAREY AVENUE AND PINE STREET, VACATION NO. V-319, AND ADOPTION OF A RESOLUTION ORDERING VACATION NO. V-319 (COUNCIL DISTRICT 6)

RECOMMENDATION: It is recommended that the City Council take the following actions:

- 1) Open the public hearing regarding the vacation of portions of Santa Fe Street and Magnolia Street located north of Grevillia Street, between Garey Avenue and Pine Street, as shown on Map of Townsite of Palomares, in the City of Pomona, County of Los Angeles, State of California, as per map recorded in Book 15, pages 71 and 72 of Miscellaneous Records in the Office of the County Recorder of Los Angeles County, Vacation No. V-319, to consider evidence presented pursuant to Sections 8324 of California Streets and Highways Codes; and
- 2) Upon receiving public comment, testimony, and finding that the portions of public street to be vacated are unnecessary for present or future public street use, conclude the public hearing and adopt the following Resolution:

RESOLUTION NO. 2022-145 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, CALIFORNIA ORDERING THE VACATION OF PORTIONS OF SANTA FE STREET AND MAGNOLIA STREET LOCATED NORTH OF GREVILLIA STREET, BETWEEN GAREY AVENUE AND PINE STREET, VACATION NO. V-319.

EXECUTIVE SUMMARY: The City of Pomona's (City) Public Works Department - Engineering Division is initiating the proposed street vacation on behalf of the Metro Gold Line Foothill Extension Construction Authority (Authority). The Authority is the current land owner of the properties bordered by the portions of the public streets proposed for vacation, located as shown on Map of Townsite of Palomares, in the City of Pomona, County of Los Angeles, State of California, as per map recorded in Book 15, pages 71 and 72 of Miscellaneous Records in the Office of the County Recorder of Los Angeles County. The aforementioned real properties are

associated with Assessor Parcel Numbers (APNs) 8371-001, -003 to -006, -019, -022, -024, -037 to -044, -047 to -051, and -902 to -911. Approval of the Resolution No. 2022-145 (Attachment No. 1) will facilitate the proposed vacation of the subject streets and the completion of a new parking lot for the future North Pomona Gold Line “L” Line Station. Utility easements will be reserved over the entire public street areas proposed for vacation.

FISCAL IMPACT: With the vacation of the proposed portions of public streets, the City will no longer be responsible for pavement maintenance costs. While the annual pavement maintenance costs are minimal, the City will save on future repaving costs of approximately \$101,320.

PUBLIC NOTICING REQUIREMENTS: California Streets and Highways Code, Section 8322-8323, requires the notice of a public hearing to be published in a local newspaper for at least two successive weeks, the first publication being at least fifteen days prior to the hearing. The notice of public hearing for the proposed vacation was published on July 15, 2022 and July 22, 2022 in the Inland Valley Daily Bulletin (Attachment No. 2). Also, in accordance with Section 8323, notices were posted on site, at least two weeks before the hearing.

PREVIOUS CITY COUNCIL ACTION: No previous action.

PREVIOUS PLANNING COMMISSION ACTION: On May 11, 2022, the Planning Commission adopted Resolution No. 22-018 (Attachment No. 3) approving General Plan Conformity Assessment GPC-018391-2022 and making the finding that the proposed public streets vacation would not adversely affect the General Plan of the City. The proposed vacation was determined to be consistent with the following:

- General Plan Goal 6B.G15: Promote transit-oriented development (TOD) in the area around the North Pomona Metrolink Station.
- General Plan Goal 6B.G16: Improve access to the North Pomona Metrolink Station.
- General Plan Goal 6B.P14: Require development in the area around the station to provide streets and pedestrian connections that link the station to the surrounding district.

ENVIRONMENTAL IMPACT: Pursuant to Article 19, Section 15061(b)(3) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), the Planning Commission determined that this project was exempt from further CEQA review and documentation. Section 15061(b)(3) exempts projects where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

DISCUSSION: As of April 1, 2022, the Authority has acquired all Pomona properties bordered by Santa Fe Street, Garey Avenue, Grevillia Street, and Pine Street, designated by APNs 8371-001, -003 to -006, -019, -022, -024, -037 to -044, -047 to -051, and -902 to -911 (Attachment Nos. 4 and No. 5). The acquisition was made to support the construction of a new parking facility with approximately 300 spaces, for the future “L” Line station at North Pomona. As part

of this project, the Authority has requested the vacation of portions of Santa Fe and Magnolia Streets, between Garey Avenue and Pine Street. The proposed 3.86-acre parking facility will have vehicle access from Garey Avenue and Grevillia Street. A new signalized, fully directional intersection will also be installed at Garey Avenue and Grevillia Street. The access to and from the parking facility directly from Garey Avenue will be right-in/right-out only. A bus turnabout accessed from Pine Street will be located on the north side of the parking facility.

Pursuant to Section 8324 of the California Streets and Highways Code, evidence is presented for the proposed streets vacation as follows:

1. Pursuant to the California Streets and Highways Code Sections 8322-8323, notice of the public hearing on the proposed vacation was published, notices were posted at least two weeks before the hearing, and an affidavit was filed as required by law.
2. No protests have been received.
3. The proposed vacation is exempt from further CEQA review and documentation.
4. The Planning Commission has made a General Plan Conformity Assessment.
5. The proposed streets vacation will facilitate the completion of a new parking lot for the future North Pomona “L” Line Station.

The public streets Vacation No. V-319, as described in EXHIBIT “A” and depicted in EXHIBIT “B” to the Resolution, is proposed for approval subject to the following conditions that the property owner is responsible to comply with:

1. A public utility easement shall be reserved over the entire public streets area proposed for vacation, as described in EXHIBIT “A”, and shown on EXHIBIT “B”, in compliance with the California Streets and Highways Code Sections 8340 and 8341.
2. No buildings and/or permanent structures are allowed to be constructed within the reserved public utility easement.
3. Unrestricted access shall be provided to all public utilities that have requested easement rights, including but not limited to the City of Pomona, Southern California Gas Company, Los Angeles County Sanitation Districts, Metropolitan Water District, and Southern California Edison Company.

Approval of the requested public streets vacation will allow the redevelopment of two full City blocks located north of Grevillia Street, between Garey Avenue and Pine Street, into an extended parking facility for improved community access to the North Pomona Metrolink and “L” Line Station.

Prepared by:

Carmen Barsu
Associate Civil Engineer

ATTACHMENTS:

- Attachment No. 1 - Proposed Resolution No. 2022-145 with Legal Description as EXHIBIT “A” and Map as EXHIBIT “B”
- Attachment No. 2 - Notice of Public Hearing
- Attachment No. 3 - Planning Commission Resolution No. 22-018
- Attachment No. 4 - Vicinity Map
- Attachment No. 5 - Aerial Map