

CITY OF HAYWARD
AGENDA REPORT

Planning Commission

Meeting Date 11/04/04

Agenda Item 2

TO: Planning Commission

FROM: Norman Payne, Survey Engineer

SUBJECT: Requested Vacation of a Portion of Burbank Street, between "B" Street and "C" Street, and a Portion of "C" Street between Burbank Street and Filbert Street to Accommodate the Future Burbank School Site

RECOMMENDATION:

It is recommended that the Planning Commission:

1. Find that the proposed vacation of a portion of Burbank Street and a portion of "C" Street is categorically exempt from CEQA;
2. Find that the proposed vacation of right-of-way is in compliance with the General Policies Plan; and
3. Recommend to the City Council that it adopt a resolution to vacate a portion of Burbank Street and a portion of "C" Street.

DISCUSSION:

The map entitled "Map of Central Tract," etc., filed September 4, 1908, in Book 24 of Maps at Page 24 in the office of the Alameda County Recorder, established the original 40-foot-wide streets that were named "C" Street and Walnut Street, which is now Burbank Street. The additional right-of-way to be vacated, out to the large radius curve, was dedicated to the City of Hayward by the Hayward Unified School District in February 1956. The streets were constructed to the large radius curve by the school district in conjunction with Burbank School. Now, with the development of the Cannery Area and construction of a new Burbank School, there is the need to vacate these portions of the streets.

There are public utilities within the areas of street to be vacated. Because of planned future construction, these public utilities will require relocation at the appropriate time by the various utility owners.

The effective date of the vacation will be when the streets are closed by the City of Hayward for the future construction.

In accordance with the requirements of the City Municipal Code, vacation of the streets will require a finding by the Planning Commission that the vacation of City-owned property is consistent with the General Plan.

The General Policies Plan does not specifically address the vacation of excess streets. However, the General Plan speaks to promoting new schools and the rehabilitation of selected school facilities, improving the quality and condition of schools throughout Hayward. The proposed vacation is also consistent with the Hayward Cannery Area Design Plan adopted by Council Resolution 01-125 on July 24, 2001.

Environmental Review

Under the California Environmental Quality Act Guidelines (CEQA), Section 15305, Class 5, Minor Alterations of Land Use Limitations and City Guidelines, the vacation of excess right-of-way is exempt from the Application of CEQA.

Public Notice

Property owners within 300 feet of those portions of Burbank Street and "C" Street to be vacated have been notified by mail, and the area has been posted as required by law. Affected utility providers have also been notified of this proposed street vacation.

Prepared by:



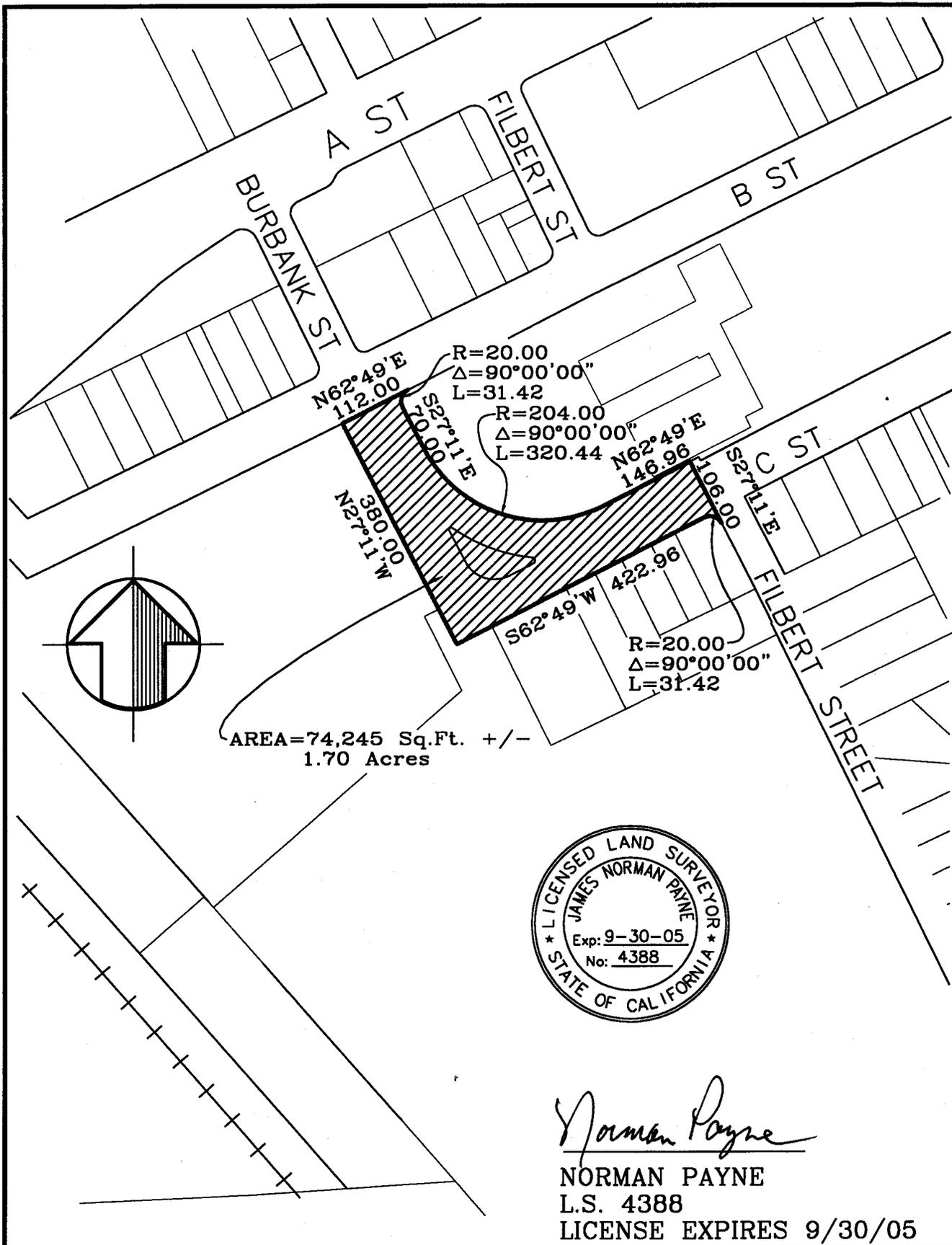
Norman Payne
Survey Engineer

Recommended by:



Dyana Anderly, AICP
Planning Manager

Attachments: Plat of Vacation



AREA=74,245 Sq.Ft. +/-
1.70 Acres



Norman Payne

NORMAN PAYNE
L.S. 4388
LICENSE EXPIRES 9/30/05

CITY OF HAYWARD ENGINEERING DIVISION			VACATION OF POR. BURBANK ST. & POR. "C" ST.	DWG. NO. 04046
REV	DATE	BY		FILED
			SHT. 1 of 1	
		CITY ENGINEER	DIR. PUBLIC WORKS	