

RESOLUTION NO. 2024-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SANTA ANA DETERMINING GENERAL PLAN CONFORMITY FOR THE VACATION OF FORMER CHURCH STREET AND EXCESS CIVIC CENTER DRIVE RIGHT OF WAY ADJACENT TO 209 WEST CIVIC CENTER DRIVE

WHEREAS, California Streets and Highways Code Section 8300 *et seq.* authorizes the City of Santa Ana ("City") to vacate all or any portion of any street or highway within its boundaries and under its jurisdiction to terminate the public's right to use such street; and

WHEREAS, pursuant to California Government Code section 65042, street vacations must first be submitted to and reported upon by the Planning Commission for conformance with the General Plan; and

WHEREAS, street easement for former Church Street between Sycamore Street and Broadway was conveyed to the City of Santa Ana by the land subdivision map known as Map of Spurgeon's Addition to Santa Ana in 1893; and

WHEREAS, on August 9, 1974, as part of the creation of Civic Center Drive, the County of Orange granted the City an easement for street purposes; and

WHEREAS, Church Street became obsolete with the completion of Civic Center Drive in 1975; and

WHEREAS, the Civic Center Drive street easement includes an excess triangle-shaped portion of land which is not necessary for Civic Center Drive; and

WHEREAS, former Church Street right of way and the excess portion of Civic Center Drive right of way are situated outside the limits of the existing Civic Center Drive improvements; and

WHEREAS, the City intends to retain a corner cutoff portion of the street right of way to allow for a City standard accessible curb ramp and level landing; and

WHEREAS, the City desires to vacate its interest in an 8,233 square-foot portion of street easement adjacent to 209 West Civic Center Drive, as shown on Exhibit A ("Vacation Area"); and

WHEREAS, the Vacation Area is unnecessary for present or prospective public use, as determined by the City's Public Works Agency.

NOW THEREFORE, BE IS RESOLVED by the Planning Commission of the City of Santa Ana as follows:

Section 1. The Planning Commission hereby determines that the proposed vacation of the Vacation Area, as shown on **Exhibit A**, is in conformance with the City's 2022 General Plan. The decision is based upon the Request for Planning Commission Action dated July 22, 2024, and exhibits attached thereto, and the public testimony, written and oral, all of which are incorporated herein by this reference.

The proposed vacation is in conformance with the Land Use Element of the City's 2022-2045 General Plan Goal LU-2, Policy LU-2.6, which encourages investment by promoting rehabilitation of properties and encouraging increased levels of capital investment to create a safe and attractive environment. The proposed vacation will allow for conversion of an underutilized space, which has the potential to collect trash and must be maintained by the City, into a landscaped and privately maintained element of a new commercial site.

The proposed vacation is also in conformance with the Mobility Element of the City's 2022-2045 General Plan as follow:

- Goal M-1, Policy 1.9 (Regional Consistency). The proposed vacation of an unimproved section of roadway will remove excess right of way beyond current improvements, and leave intact a portion of Civic Center Drive that is fully improved with pavement, bike route and sidewalks, and which is consistent with the standards of Orange County Transportation Authority Master Plan of Arterial Highways.
- Goal M-5, Policy 5.7 (Infrastructure Condition). The proposed vacation enhances travelway safety by removing an unimproved section of roadway while leaving existing improvements intact with full pavement and sidewalks.

Section 2. The proposed vacation of the Vacation Area is exempt from review under the California Environmental Quality Act pursuant to section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that there is no possibility that it will have a significant impact on the environment. The proposed vacation is also exempt from CEQA review under section 15305 of the State CEQA Guidelines.

[Signatures on the following page]

ADOPTED this ____ day of July 22, 2024.

AYES: Commissioners: Carl Benninger, Christopher Leo, Jennifer Oliva, Bao Pham, Isuri Ramos, Alan Woo (6)

NOES: Commissioners: (0)


ABSENT: Commissioners: Manuel J. Escamilla (1)

ABSTENTIONS: Commissioners: (0)



Jennifer Oliva
Chairperson


APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: 
for Jose Montoya
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Nuvia Ocampo, Recording Secretary, do hereby attest to and certify the attached Resolution No. 2024-19 to be the original resolution adopted by the Planning Commission of the City of Santa Ana on July 22, 2024.

Date: 7/22/2024



Recording Secretary
City of Santa Ana

EXHIBIT "A"

LEGAL DESCRIPTION

CIVIC CENTER

FACILITY NO.: GA401

PARCEL NO.: 1.1

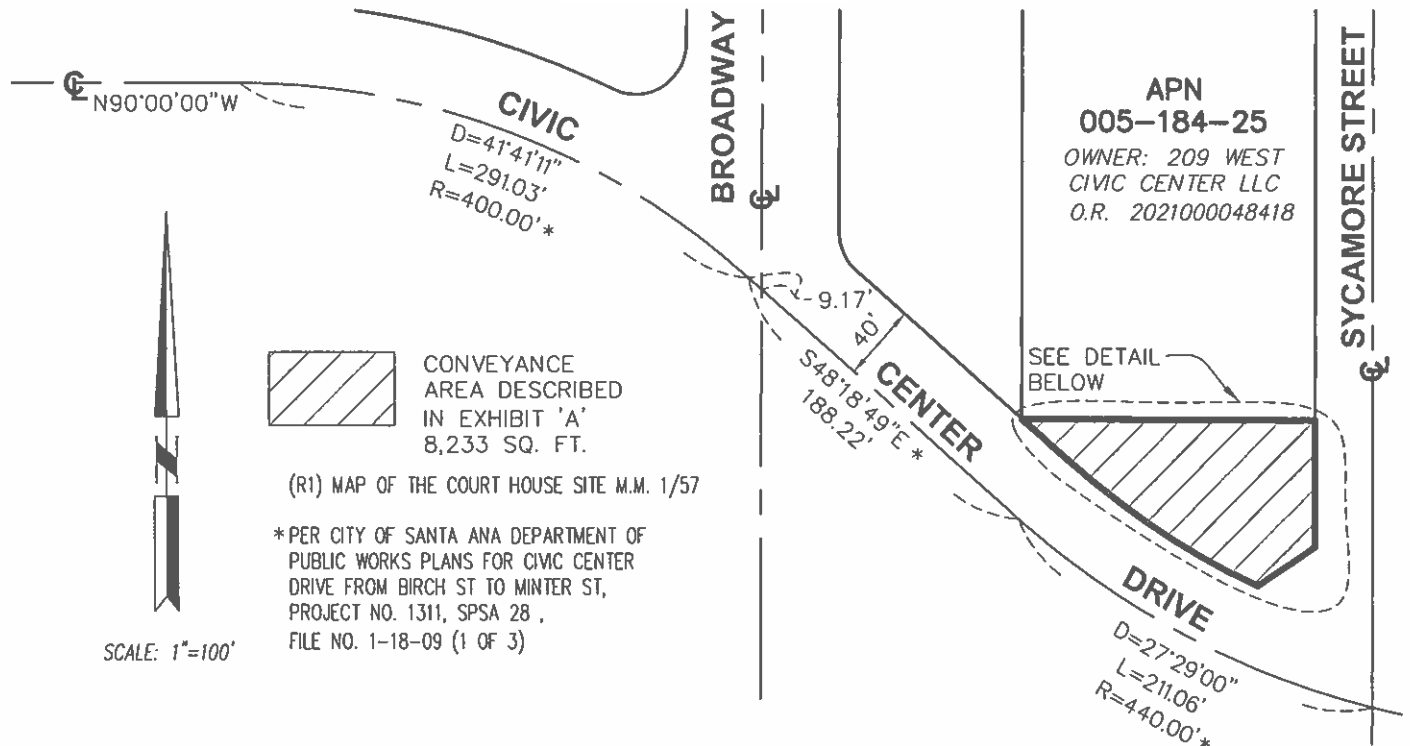
THAT CERTAIN PORTION OF LAND IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, OVER PARCEL 3.4 DESCRIBED IN QUITCLAIM DEED TO THE COUNTY OF ORANGE RECORDED MARCH 3, 1994 AS DOCUMENT NO. 94-0153374 OF OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF PARCEL 1 DESCRIBED IN GRANT DEED TO 209 WEST CIVIC CENTER, LLC RECORDED JANUARY 25, 2021 AS DOCUMENT NO. 2021000048418 OF OFFICIAL RECORDS OF SAID COUNTY, BEING ON THE NORTHERLY LINE OF EIGHTH STREET (FORMERLY CHURCH STREET); THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL SOUTH 89°47'46" EAST, 153.55 FEET TO THE SOUTHEASTERLY CORNER THEREOF, ALSO BEING ON THE WESTERLY LINE OF SYCAMORE STREET, 60 FEET WIDE; THENCE ALONG SAID WESTERLY LINE, SOUTH 00°16'23" WEST, 33.00 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH 00°16'19" WEST, 33.06 FEET TO AN ANGLE POINT; THENCE LEAVING SAID WESTERLY LINE, SOUTH 55°58'17" WEST, 35.87 FEET TO THE NORTHEASTERLY LINE OF CIVIC CENTER DRIVE, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 24°43'20" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE AND NORTHEASTERLY LINE AN ARC LENGTH OF 181.92 FEET THROUGH A CENTRAL ANGLE OF 16°57'51"; THENCE NORTH 46°18'49" WEST, 33.17 FEET TO THE **POINT OF BEGINNING**.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF
CONTAINING AN AREA OF 8,233 SQ. FT. (0.189 ACRES), MORE OR LESS
PREPARED UNDER MY SUPERVISION:

David O. Knell *7-9-2024*
DAVID O. KNELL PLS 5301 DATE





APN
005-184-25
OWNER: 209 WEST
CIVIC CENTER LLC
O.R. 2021000048418

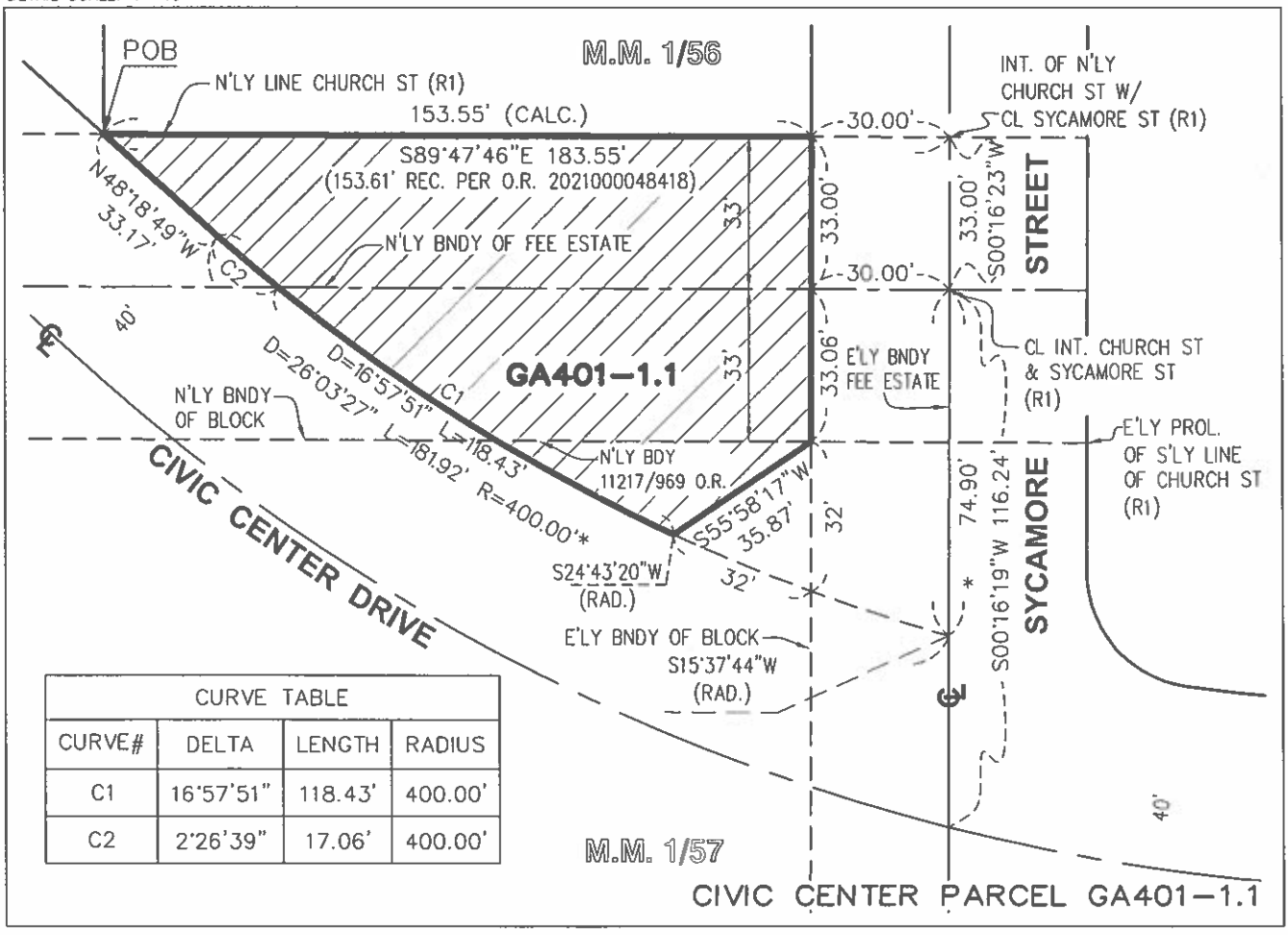
 CONVEYANCE
AREA DESCRIBED
IN EXHIBIT 'A'
8,233 SQ. FT.

(R1) MAP OF THE COURT HOUSE SITE M.M. 1/57

*PER CITY OF SANTA ANA DEPARTMENT OF
PUBLIC WORKS PLANS FOR CIVC CENTER
DRIVE FROM BIRCH ST TO MINTER ST,
PROJECT NO. 1311, SPSA 28 ,
FILE NO. 1-18-09 (1 OF 3)

SCALE: 1"=100'

DETAIL SCALE: 1"=40'



CURVE TABLE			
CURVE#	DELTA	LENGTH	RADIUS
C1	16°57'51"	118.43'	400.00'
C2	2°26'39"	17.06'	400.00'

WILLDAN
Engineering
13191 CROSSROADS PARKWAY NORTH, SUITE 405
INDUSTRY, CA. 91746-3497
(562) 908-6200

SCALE: PER SKETCH DATE: 7-9-24
DRAWN BY: SCB CHECKED BY: DOK

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION

WE-IND-MAPPING\SANTA ANA\CIVICCENTER\MANNA\02\S01 EXHIBIT B CONVEYANCE.DWG