



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Planning Commission Staff Report
December 12, 2022

Topic: Adopt Resolution to Vacate a Portion of Edendale Court

RECOMMENDED ACTION

Adopt a resolution finding that Abandonment No. 2022-01 is consistent with the General Plan.

EXECUTIVE SUMMARY

The property owner at 1226 South Birch Street, Fredericka Older, requests the City to vacate a dead-end portion of Edendale Court adjacent to her property. The City has no current or prospective use for the portion to be vacated, and the remaining sections of Edendale Court are expected to be improved to provide public access to adjacent parcels. Staff recommends Planning Commission find the vacation of the portion of Edendale Court to be consistent with the General Plan.

DISCUSSION

Project Description

The portion of Edendale Court to be vacated currently is within fenced perimeter of the properties at 1222 South Birch Street and 1226 South Birch Street. The area has been maintained by both property owners. No changes to the existing areas are proposed.

Table 1: Project and Location Information

Item	Information	
Project Address and Council Ward	Portion of Edendale Court behind 1222 and 1226 South Birch Street – Ward 6	
Nearest Intersection	Ross Street and Edendale Court	
Surrounding Land Uses	North	Single Family Residence
	East	Single Family Residence
	South	Single Family Residence
	West	Street
Area of Vacation Size	1,350 sf	
Existing Site Development	Fenced property	

Edendale Court was dedicated to the City of Santa Ana in 1924 on Tract Map No. 648 as a 30-foot by 210-foot long street easement. This easement is currently separated into three different states of improvement conditions. The most westerly section is 120 feet long and provides vehicular access to 1221 South Ross Street and 1225 South Ross Street. It is improved with pavement, curb, gutter and sidewalk. The middle section is 45 feet long and unimproved and fenced in with an accessible gate. The easterly 45' section has been fenced in within the perimeter of the properties at 1222 South Birch Street and 1226 South Birch Street.

Based on historical aerial photos, the easterly 45-foot section of Edendale Court has not been improved as a roadway, and has been fenced in by the property owners at 1226 and 1222 South Birch Street for more than 50 years. Because of the long-term nature of the fenced in easterly section of Edendale Court, and the absence of need to use the portion of the street for public access, the owner of 1226 South Birch Street has requested the City vacate the easterly 45-foot section of Edendale Court.

In addition to the vacation of the easterly 45 feet of Edendale Court (Exhibit 1), the City has determined that the owner of 1226 South Birch Street must complete a Lot Line Adjustment involving Assessor's Parcel Number (APN) 013-151-26, 38, 39 and 41 (Exhibit 2). This Lot Line Adjustment will need to be completed prior to the recordation of the street vacation resolution. A final resolution will include a condition that the vacation will not become effective until after the Lot Line Adjustment is recorded. This will prevent the temporary creation of additional landlocked parcels.

After both the Lot Line Adjustment and street vacation resolution have been completed, the Public Works Agency will begin the process of requesting funding to improve the middle section of Edendale Court with pavement, curb, gutter, and sidewalk. This improvement will provide physical access to APN 013-151-41

According to the title report obtained by the City, an easement over all of Edendale Court is owned by the City of Santa Ana. If the easterly 45-foot section of Edendale Court is vacated, it would revert half to the owner of 1226 South Birch Street and half to the owner of 1222 South Birch Street (Exhibit 3). The remainder sections of the Edendale Court easement will continue open as Public right-of-way.

Staff determined that the City does not have any use for this portion of Edendale Court, presently or in the future. Further, utilities, other government agencies, and City agencies have been advised of the section of Edendale Court vacation.

General Plan Conformance

California Government Code Section 65402 (Restrictions on Acquisition and Disposal of Real Property) requires a Planning Commission to review and approve certain actions related to City property. Actions related to acquiring, using, or disposing of public property

require the Planning Commission to review the proposed use for conformity with the General Plan.

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

- Goal M-3, Policy 3.7 (Complete Streets Design). The proposed vacation of a dead-end, unimproved section of roadway will leave intact a portion of Edendale Court that is fully improved with pavement and sidewalks, and will not disrupt the existing streetscape or surrounding neighborhood.
- Goal M-3, Policy 3.9 (Neighborhood Traffic). The proposed vacation of a dead-end, unimproved section of roadway contributes toward removal of street segments that could negatively impact neighborhood quality of life. The vacation of this segment will contribute toward calming neighborhood traffic, increasing safety, while leaving intact access for emergency response.
- Goal M-4, Policy 4.6 (Roadway Capacity Alternatives). The proposed vacation of a dead-end, unimproved section of roadway promotes reduction in vehicle trips by eliminating the possibility of a future roadway connection through private properties from Ross Street to Birch Street.
- 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.

The recommended action adopts a resolution of Planning Commission's determination that vacation of the portion of Edendale Court is consistent with the General Plan.

Public Notification

As a non-summary street vacation, the portion of Edendale Court vacation will be considered by City Council at two separate regular public meetings. For the first meeting, staff will recommend City Council adopt a resolution declaring its intent to vacate the alley and set a date for a public hearing. At the second meeting, staff will recommend City Council adopt a resolution vacating the portion of Edendale Court after a public hearing.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the proposed project is exempt from further review. Categorical Exemption ER No. 2022-112 will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

- 1 – Planning Commission Resolution
- 2 – Vicinity Map
- 3 – Location Map
- 4 – Lot Line Map

Submitted By:

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Approved By:

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