



PUBLIC WORKS DEPARTMENT

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PLANNING COMMISSION STAFF REPORT

Meeting: January 27, 2026

Subject

Review of the proposed Mary Avenue public right-of-way vacation for consistency with the General Plan.

Recommended Action

Adopt a Resolution (Attachment 1) finding that the Mary Avenue public right-of-way vacation (APN 326-27-053) is consistent with the General Plan.

Discussion

The City Council is responsible for approving public right-of-way vacations. However, pursuant to Government Code section 65402(a), the Planning Commission is authorized to review certain proposed vacations for consistency with the City's General Plan.

The General Plan: Community Vision 2015-2040 includes the Housing Element that lists the Mary Avenue property (APN 326-27-053) as a priority housing site for a 100% affordable housing development (Site ID #10, Table B4-8). All priority housing sites, including Mary Avenue, were rezoned for housing development. Additionally, the proposed Mary Avenue project requires a public right-of-way vacation. The proposed vacation is consistent with the General Plan since it involves a priority housing site identified in the Housing Element and through reference to the pertinent goals, policies, and strategies set forth in the Housing Element.

Environmental Impact

Pursuant to the provisions of the California Environmental Quality Act (CEQA) of 1970 (Public Resources Code section 21000 et seq.) ("CEQA,") together with the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.) (hereinafter, "CEQA Guidelines,") City staff has independently studied the

proposed action and has determined that the finding of consistency with the General Plan is exempt from CEQA pursuant to CEQA Guideline section 15061(b)(3) in that “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” Furthermore, the finding of consistency with the General Plan is not a “project” in that it has no “potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect change in the environment” (CEQA Guidelines § 15378(a).) Therefore, it is recommended that the Planning Commission find that this action is exempt from CEQA.

Next Steps

The Planning Commission’s determination will be considered by the City Council on February 3, 2026, as part of the Council’s review of the proposed Mary Avenue development project. If the project is approved by City Council, the proposed public right-of-way vacation will be presented to Council in a future meeting, tentatively scheduled March 3, 2026.

Sustainability Impact

There is no sustainability impact.

Fiscal Impact

There is no fiscal impact.

Prepared by: Jennifer Chu, Senior Civil Engineer
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Reviewed by: Gian Martire, Senior Planner

Approved by: Luke Connolly, Assistant Director of Community Development

Attachments:

1 - Draft Resolution