

**ITEM 5 EXHIBIT B
RESOLUTION NO. 2016-1497**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALABASAS
APPROVING THE SUMMARY STREET VACATION OF RONDELL STREET
EAST OF THE INTERSECTICION AT LAS VIRGENES ROAD AND RONDELL
STREET.**

WHEREAS, the applicant (Rondell Oasis, LLC) requests the summary street vacation of a portion of Rondell Street, located east of the intersection at Las Virgenes Road and Rondell Street, and constituting approximately 0.87 acres of land area;

WHEREAS, the applicant shall comply with the conditions of approval set forth in Attachment "A", which must be completed to allow for recordation of the resolution of summary street vacation; and

WHEREAS, Rondell Street is an unimproved public right of way stub that runs from Las Virgenes Road but does not connect to any other road; and

WHEREAS, Rondell Street is not needed for street or highway purposes as it does not connect to any other streets and is not an integral component of the City's circulation system; and

WHEREAS, the City Council is permitted pursuant to Section 8330, et. Seq. of the California Streets and Highways Code, to vacate that portion of Rondell Street, specifically Streets and Highways Code section 8334, subdivision (a); and

WHEREAS, the City Council desires to summarily vacate the identified portion of Rondell Street;

WHEREAS, this vacation is made pursuant to the requirements of California Streets and Highways Code, Division 9. – Change of Grade and Vacation, Part 3. – Public Streets, Highways, and Service Easements Vacation Law (sections 8300 et seq.), Chapter 4. – Summary Vacation; and

WHEREAS, the Planning Commission at a Public Hearing on February 3 and 4, 2015 determined that the vacation conforms to the policies and programs of the Calabasas 2030 General Plan; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED determined and ordered by the City Council of the City of Calabasas:

Section 1. Incorporation of Recitals. The City Council hereby finds and determines that the Recitals of this Resolution are true and correct and are hereby incorporated into this Resolution as though fully set forth herein.

Section 2. Declaration of Vacation

The City Council of the City of Calabasas finds and declares that the portion of Rondell Street proposed to be vacated is an excess right-of-way of a street or highway not required for street or highway purposes under Section 8334(a), Streets and Highway Code, except for the reservations referred to in Section 3, and pursuant to the provisions of the Summary Vacation Procedures of Part 3, Chapter 4, Division 9 of the Streets and Highways Code (commencing with Section 8330). The City Council under the authority vested in it by the Streets and Highways Code, sections 8334, subdivision (a) and 8335, hereby orders the vacation of the portion of Rondell Street more particularly described and depicted in Section 3 and Attachment B, reserving the easements described below in Section 4.

Section 3. Designation of Street to be vacated

The subject street to be vacated is described as follows:

(a) A portion of Ronell Street, east of the intersection of Las Virgenes Road and Rondell Street.

(b) The portion of Rondell Street to be vacated is further identified on the map in Attachment "B" as "Parcel 2" and is described as stated in Attachment "B"

Section 4. Reserving Easements

The City Council hereby expressly reserves and exempts from said summary vacation the easements necessary for existing facilities and appurtenances including utilities, not relocated as part of this action and a 24-foot wide pedestrian and vehicular access to the property to the north (APN: 2069020001).

Section 5. Recordation of resolution

The City will process the summary vacation to the point of recordation, but will withhold recording the resolution of summary vacation until all conditions contained in Attachment "A" have been met. If the applicant does not first complete the conditions, then the City will not proceed with the recordation of the notice of summary vacation and the City will retain the interest in the street because the summary vacation will never have been completed.

Upon satisfaction of all conditions in Attachment "A" and recordation by the City Clerk of this resolution, the area shown on the attached map (Attachment "B") as "Parcel 2" is hereby vacated. Third parties may conclusively assume that if this resolution is recorded, all conditions have been satisfied, and the vacation complete.

Once all of the conditions of summary vacation have been met, the vacated area becomes the property of the applicant, and the applicant shall adhere to all City rules, regulations and ordinances regarding the use and development of the property.

Section 6. Adoption of resolution

That the City Clerk shall certify to the passage and adoption of this resolution and shall cause the same to be possessed in the manner required by law, upon satisfaction of the conditions stated in Section 5. This resolution shall become effective upon its adoption. Upon the recordation of this resolution, the vacation is complete, and the vacated portion of Rondell Street will no longer constitute a City-owned public right of way.

PASSED, APPROVED AND ADOPTED this 24th day of February, 2016.

James R. Bozajian, Mayor

ATTEST:

Maricela Hernandez, MMC
City Clerk

APPROVED AS TO FORM:

Scott H. Howard,
City Attorney

ATTACHMENT "A"

To Resolution No. 2016-1497

CONDITIONS OF APPROVAL FOR SUMMARY STREET VACATION OF RONDELL STREET

1. The applicant shall submit a grading plan for review and approval prior to the notice of vacation being recorded.
2. All utilities within the area of the vacation shall be relocated or an easement shall be provided to the satisfaction of the responsible public utility prior to the notice of vacation being recorded. The City may reserve an easement for Public Utility Purposes over the entire area to be vacated with the right to grant the same to Utility Companies requiring an easement.
3. The applicant shall guarantee completion of all improvements within the street vacation area through faithful performance bonds or other acceptable means should the improvements not be completed prior to the notice of vacation being recorded.
4. The applicant shall provide a 24-foot wide easement for vehicular and pedestrian access to the property to the north (APN: 2069020001).
5. The applicant shall obtain a Framing Inspection approval from Building and Safety prior to the notice of vacation being recorded.
6. That the City will process the vacation to the point of recordation, but will withhold recording the notice of vacation until all conditions have been met. If the applicant does not complete the conditions then the City will not proceed with the recordation of the notice of vacation and the City will retain the interest in the street and the vacation will be rescinded.
7. That once all of the conditions of vacation have been met, the vacated area becomes the property of the applicant, and the applicant shall adhere to all City rules, regulations and ordinances regarding the use and development of the property.

Attachment "B"

97772 UNIT OF 3 2 2 2
977 2

SCALE: 1" = 50'

TRACT No. 34801

SHEET 2 OF 2 SHEETS

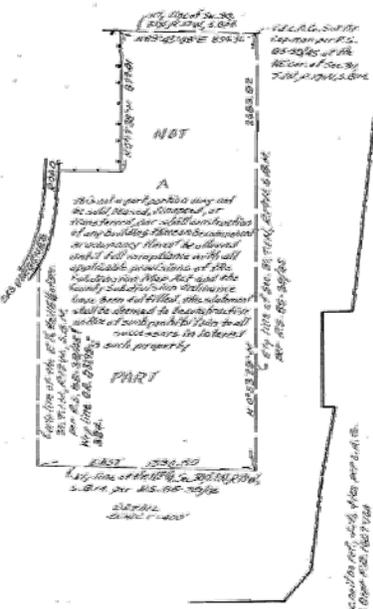
In The Unincorporated Territory of Los Angeles County
State of California

RECORDED IN BOOK 1102
PAGE 1102
APR 1 1981

Indicates the boundary of the land being subdivided by this map.

Base of Bearings: The bearings shown herein are based on the bearing N89°45'38"W of the north-south line of Sec. 36, T.18, R.11W, S.36N as shown on D.S. 95-48-45.

Parcel 2 - To be vacated



RANDELL STREET

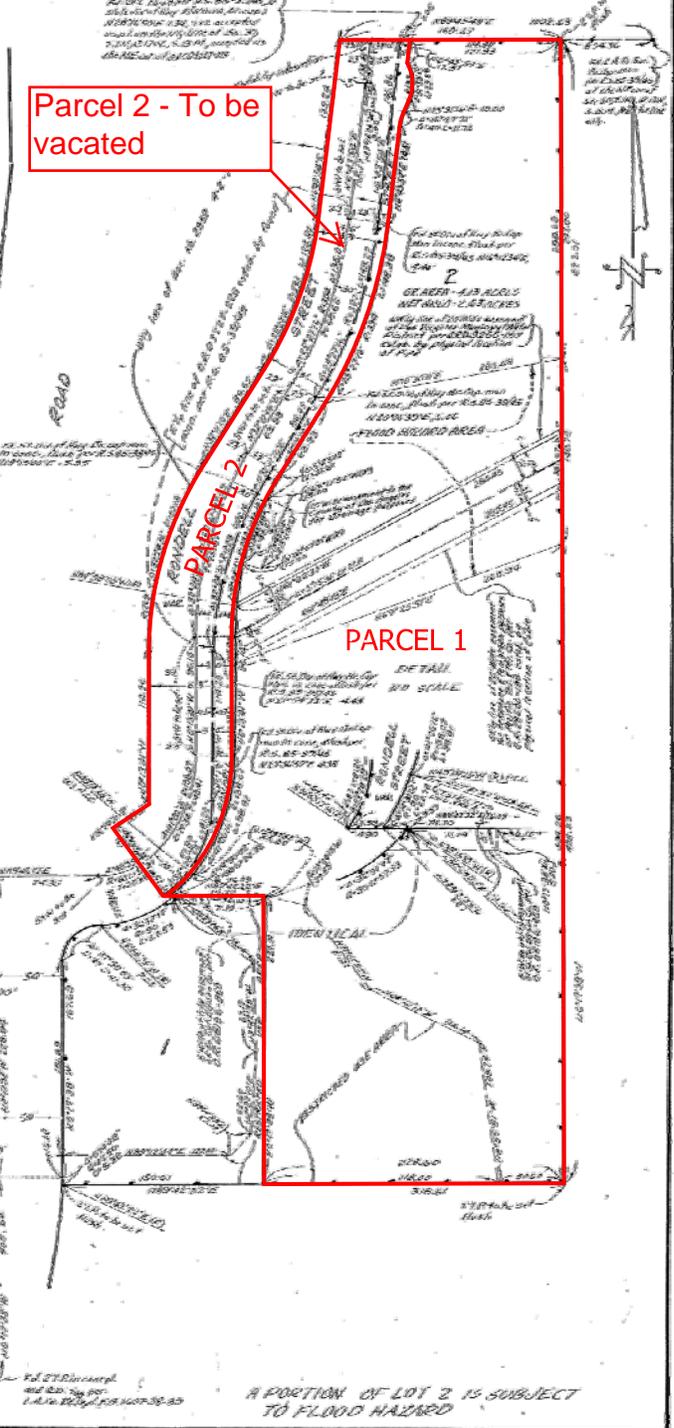
LAS VIRGENES

A HERBY CERTIFY THAT A SURVEY REQUISITE TO THE ABOVE MAP WAS FILED WITH THE CLERK OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS DULY AND LEGALLY PROVIDED BY LAW.

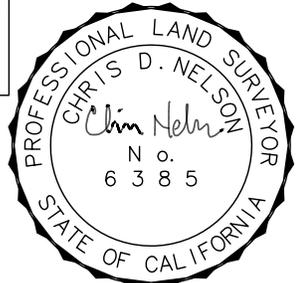
TRACT No. 34801 IS REQUIRED BY LAW, UNDER THE PROVISIONS OF THE GENERAL LAND ACT, TO BE FILED WITH THE CLERK OF SUPERVISORS OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY Chris D. Nelson COUNTY ENGINEER

DATED: MAR 31 1981 BY Chris D. Nelson Deputy



A PORTION OF LOT 2 IS SUBJECT TO FLOOD HAZARD



“EXHIBIT A-1”

LEGAL DESCRIPTION

PARCEL 1:

REAL PROPERTY IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 2 OF TRACT NO. 34801, IN THE CITY OF CALABASAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 977 PAGE (S) 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

CONTAINING 179,846 SQ.FT. MORE OR LESS



“EXHIBIT A-2”

LEGAL DESCRIPTION

PARCEL 2:

THAT PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE, SHOWN AS RONDELL STREET ON THE MAP OF TRACT NO. 34801, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 977 PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY PORTION OF SAID STREET LYING WITHIN LOTS 1 AND 2 OF SAID TRACT NO. 34801.

ALSO EXCEPT THEREFROM ANY PORTION LYING WESTERLY OF THE WESTERLY LINE OF THE LAND DESCRIBED IN DOCUMENT NO. 2957, RECORDED APRIL 02, 1974, AS SHOWN ON SAID TRACT NO. 34801.

ALSO EXCEPTING THEREFROM THAT PORTION OF RONDELL STREET LYING SOUTHWESTERLY OF A LINE SHOWN ON SAID TRACT NO. 34801 HAVING A BEARING OF NORTH 36° 45'12" WEST AND DISTANCE OF 64.42 FEET.

ALSO EXCEPTING THAT PORTION LYING SOUTHERLY OF THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 1 OF TRACT NO. 34801.

CONTAINING 38,056 SQ.FT. MORE OR LESS

