



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: MAY 22, 2018**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 1**
DEPARTMENT

SUBJECT: CASE P17-0667 FOR A STREET VACATION BY THE CITY OF RIVERSIDE –
VACATION AND CLOSURE OF FAIRMOUNT BOULEVARD BETWEEN
MISSION INN AND UNIVERSITY AVENUES

ISSUE:

Approve a City-initiated proposal to vacate a segment of Fairmount Boulevard, a fully improved public street, between Mission Inn and University Avenues to facilitate the future construction of the Main Branch of the Riverside Public Library.

RECOMMENDATION:

That the City Council:

1. Determine that the proposed project is exempt from further California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (General Rule) and 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment;
2. Approve Planning Case P17-0667 Street Vacation based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. Adopt the attached resolution vacating the subject right-of-way pursuant to the Public Streets, Highways and Service Easements Vacation Law.

PLANNING COMMISSION RECOMMENDATION:

On March 8, 2018, the City Planning Commission recommended approval of the project by a vote of 8 ayes, 0 noes and 0 abstentions.

BACKGROUND

Pursuant to the Public Streets, Highways and Service Easements Vacation Law, the City Council adopted Resolution 23294 on April 17, 2017, declaring its intent to hold a public hearing on May 22, 2018, to consider the vacation of the segment of Fairmount Boulevard between Mission Inn and University Avenues.

DISCUSSION:

The proposed Street Vacation will vacate the segment of Fairmount Boulevard between Mission Inn and University Avenues, which is approximately 328 feet in length, 60 feet in width, and 0.46 acres in area. The purpose of the street vacation is to facilitate the future construction of the new Main Branch of the Riverside Public Library.

Pursuant to the provisions of the Public Streets, Highways, and Services Easements Vacation Law (commencing with §8300 of the Streets and Highways Code of the State of California) as well as Chapter 19.890 (Street, Alley and Walkway Vacations) of the Zoning Code, the City may initiate a proceeding to vacate a public right of way if it determines that is no longer needed for street purposes. The following facts are provided to support the proposed vacation:

1. The proposed area to be vacated will no longer be needed for street purposes or for access to adjacent parcels.
2. Properties to the east and west of the proposed vacation will retain public access from University and Mission Inn Avenues, and the area to be vacated will not be necessary for access to any parcels.
3. The proposed vacation will not impact access to any other parcels as all other streets and alleys will remain in their current configuration, and the proposed vacation will not impact east-west vehicular or pedestrian circulation on either Mission Inn or University Avenue.

Based on the findings above, it can be concluded that the subject right-of-way is not needed for vehicular or pedestrian traffic or for present or prospective public use. Should this proposal be approved by City Council, the DSP – Downtown Specific Plan land use designation and DSP-RC – Downtown Specific Plan – Raincross District Zone will be applied to the vacated right-of-way.

PUBLIC NOTICE AND COMMENTS

Public notices were mailed to owners and occupants of property within 300 feet of the project site. Additionally, a Notice of Public Hearing regarding this project was posted along the right-of-way to be vacated on April 30, 2018. As of the writing of this report, staff have received no responses regarding this project.

FISCAL IMPACT:

The fiscal impact is limited to staff time and resources required to review and analyze the proposed vacation, schedule the necessary public hearings, prepare reports, recommendations and resolutions and post notices. There are no direct expenditures associated with the vacation of the right-of-way as no physical changes are proposed at this time.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Resolution
2. Presentation