



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: FEBRUARY 25, 2025

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: PR-2024-001705 STREET VACATION, TRAFFIC PATTERN MODIFICATION MEASURES – A REQUEST FOR A STREET VACATION AND TRAFFIC PATTERN MODIFICATION MEASURES TO: 1) VACATE PORTIONS OF PARK AVENUE, FOURTEENTH STREET, AND AN ALLEY; 2) CONVERT A PORTION OF THIRTEENTH STREET INTO ONE-WAY VEHICLE TRAVEL; AND 3) CONSTRUCT A TRAFFIC CIRCLE AT THE INTERSECTION OF VICTORIA AVENUE AND THIRTEENTH STREET. THE PROJECT SITE IS BOUNDED BY THIRTEENTH STREET TO THE NORTH, VICTORIA AVENUE TO THE EAST, FOURTEENTH STREET TO THE SOUTH AND HOWARD AVENUE TO THE WEST

ISSUE:

Approve a proposal by the Riverside Unified School District (RUSD) to vacate a portion of Park Avenue, a portion of Fourteenth Street, and an Alley. The project also includes Traffic Pattern Modification Measures to convert a portion of Thirteenth Street into one-lane, one-way traffic, and construct a traffic circle at the intersection of Victoria Avenue and Thirteenth Street. The Vacations and Street Pattern Modifications are required to facilitate the future construction of the Eastside Elementary School. The project is bounded by Thirteenth Street to the north, Victoria Avenue to the east, Fourteenth Street to the south and Howard Avenue to the west.

RECOMMENDATION:

That the City Council:

1. Determine that this proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense) of the CEQA Guidelines, as it can be seen with certainty that there is no possibility the project will have a significant effect on the environment;
2. Approve Planning Case PR-2024-001705 (Street Vacation, Traffic Pattern Modification Measures), based on the findings outlined in the staff report 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 (Attachment 1).

PLANNING COMMISSION RECOMMENDATION:

On December 19, 2024, the Planning Commission recommended approval of Planning Case PR-2024-001705, a request for Street Vacation and Traffic Pattern Modification Measures, by a vote of 7 ayes, 0 noes, and 2 absent (Attachments 2 and 3).

BACKGROUND:

On January 28, 2025, the City Council adopted Resolution No. 24211, pursuant to the Public Streets, Highways and Service Easements Vacation Law, declaring its intent to hold a public hearing on February 25, 2025, to consider a proposal to vacate a portion of Park Avenue, a portion of Fourteenth Street, and an Alley. The project also includes Traffic Pattern Modification Measures to convert a portion of Thirteenth Street into one-lane, one-way traffic, and construct a traffic circle at the intersection of Victoria Avenue and Thirteenth Street. The Vacations and Street Pattern Modifications are required to facilitate the future construction of the Eastside Elementary School. (Attachments 4 and 5)

Park Avenue between Thirteenth Street and Fourteenth Street is a local street that generally runs north-southbound and serves commercial uses to the east and west. Fourteenth Street along parcel APN 211-233-021 is 110-foot arterial street primarily serves commercial uses. Thirteenth Street between Park Avenue and Howard Avenues is local street that generally runs east-westbound and serves the access to the surrounding residential and Lincoln Park. The 16- to 20-foot-wide alley is partially improved and served as primary access to the existing residential uses to be vacated.

Surrounding land uses include an industrial business office (SolarMax Technology) to the west (across Howard Avenue), residential and commercial uses to the north and south, and a high school to the east (Lincoln High School).

The portions to be vacated will facilitate the construction of the future Eastside Elementary School. As a matter of information, RUSD will be processing the development of the school under a separate permit with the State Architect.

DISCUSSION:

The request includes approval of a Street Vacation to vacate approximately 29,257-square-foot public right-of-way consisting of the following:

- An 18,797-square-foot segment of Park Avenue that is approximately 284-foot in length and 63-foot in width;
- A 10,200-square-foot segment of a partially improved unnamed alleyway that is approximately 573-foot in length and 16 to 20-foot in width; and
- A 260-square-foot excess right-of-way segment of 14th Street (APN 211-233-021) that is approximately 130-foot in length and 2-feet in width.

Traffic Pattern Modification Measures:

- Convert Thirteenth Street between Park Avenue and Howard Avenue into a one-way single westbound vehicle travel lane; and
- Construction of a traffic circle at the intersection of Victoria Avenue and Thirteenth Street.

The proposed Traffic Pattern Modification Measures will allow adequate vehicular queuing and ingress and egress via Thirteenth Street to the proposed school drop off/pick up lane and parking

lot. Student drop-off would begin at 8:10 a.m. and pick-up at 2:30 p.m.. The conversion of Thirteenth Street into a one-lane, one-way westbound travel lane will accommodate additional angled parking stalls on the south side of Thirteenth Street, allow for better traffic flow on and off-site and alleviate parking demand impacts to the school.

The proposed traffic circle at the intersection of Victoria Avenue and Thirteenth Street will improve vehicular circulation and provide benefits to pedestrian and cyclist safety by reducing vehicle speeds and the number of potential collision points between vehicles and pedestrian/cyclists.

The Street Vacation and Traffic Pattern Modification Measures:

- 1) Will no longer be needed for street purpose or for access to adjacent parcels, as all adjacent parcels will be utilized for the construction of the future Eastside Elementary School;
- 2) Thirteenth Street will continue to serve as the primary access to the future Eastside Elementary School and will continue to provide access to the existing park and residences located on the north side of Thirteenth Street; and
- 3) Will not impact access to any other surrounding parcels, as there is adequate vehicular and pedestrian access via Thirteenth Street to the north, Howard Avenue to the west, Fourteenth Street to the south and Victoria Avenue to the east.
- 4) Will not alter the primary access to adjacent businesses or to the general public. The street vacation is necessary to implement the Eastside Elementary School which will benefit the community.

STRATEGIC PLAN ALIGNMENT:

This project contributes to the Envision Riverside 2025 City Council Strategic Plan Priority 5 – High Performing Government - Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.

This item aligns with each of the five Cross-Cutting Threads, as follows:

1. *Community Trust* – The proposed street vacation requires public hearings by the Planning Commission and City Council. Additionally, public comment is encouraged throughout the process through the 12-day public noticing period and at public hearings.
2. *Equity* – The proposed project contributes to educational facilities available to residents in the City.
3. *Fiscal Responsibility* – The Applicant will be responsible for all fiscal aspects of the project.
4. *Innovation* – The proposed street vacation and Traffic Pattern Modifications will allow for the future construction of an elementary school to serve the Eastside Neighborhood, spurring education and innovation.
5. *Sustainability and Resiliency* – The proposed street vacation is designed to meet the current and future needs of the community.

FISCAL IMPACT:

There is no fiscal impact associated with this action since all project costs are borne by the applicant.

Prepared by: Winnie Liang, Associate Planner

Certified as to

availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer

Approved by: Mike Futrell, City Manager

Approved as to form: Jack Liu, Interim City Attorney

Attachments:

1. Resolution of Vacation
2. City Planning Commission Report – December 19, 2024
- 2b. Revised Condition
3. City Planning Commission Minutes – December 19, 2024
4. City Council Memorandum and Attachments – January 28, 2025
5. City Council Resolution No. 24211 (Adopted January 28, 2025)
6. Public Hearing Notice
7. Presentation