



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: JANUARY 28, 2025**

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

**SUBJECT: PR-2024-001705 STREET VACATION, TRAFFIC PATTERN MODIFICATION MEASURES – ADOPT A RESOLUTION OF INTENT TO SCHEDULE A PUBLIC HEARING TO CONSIDER 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:**

Adopt a Resolution of Intent to hold a public hearing on February 25, 2025, to consider 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 adopt the attached resolution declaring its intent to hold a public hearing on February 25, 2025 to consider Planning Case PR-2024-001705 (Street Vacation and Traffic Pattern Modification Measures), bounded by Thirteenth Street to the north, Victoria Avenue to the east, Fourteenth Street to the south and Howard Avenue to the west, to facilitate the construction of the future Eastside Elementary School.

## **PLANNING COMMISSION RECOMMENDATION:**

On December 19, 2024, the City 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:**

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 a 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 serves 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 from the State Architect.

The Resolution of Intent to hold a public hearing is the first requirement for a street vacation and a traffic pattern modification measure, pursuant to the Public Streets, Highways, and Service Easements Vacation Law. Prior to ordering a street vacation, the City Council must first adopt a resolution declaring its intent to hold a public hearing to consider the vacation of a portion of Park Avenue and Fourteenth Street, and an Alley, setting the place, date and time for the public hearing, and noticing requirements.

## **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.

The Applicant proposes the following 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 purposes 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: Jennifer A. Lilley, Community & Economic Development Director

Certified as to

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

Approved by: Mike Futrell, City Manager

Approved as to form: Jack Liu, Interim City Attorney

**Attachments:**

1. Resolution of Intent to Hold a Public Hearing
2. Legal Description
3. City Planning Commission Report – December 19, 2024
4. Revised Recommended Conditions
5. City Planning Commission Draft Minutes – December 19, 2024

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF RIVERSIDE,  
3 CALIFORNIA, DECLARING ITS INTENTION TO VACATE PORTIONS  
4 OF PARK AVENUE, ALLEYWAY, AND FOURTEENTH STREET AND  
5 SETTING THE DATE, HOUR AND PLACE OF HEARING, PURSUANT  
6 TO THE PUBLIC STREETS, HIGHWAYS, AND SERVICE EASEMENTS  
7 VACATION LAW; AND APPROVE TRAFFIC PATTERN  
8 MODIFICATION MEASURES.

9 BE IT RESOLVED by the City Council of the City of Riverside, California, as follows:

10 Section 1: That the City Council of the City of Riverside hereby declares that in Planning  
11 Case No. PR-2024-001705, it is the intention of the City Council to vacate portions of public right-  
12 of-way consisting of an approximately 18,797-square foot segment of Park Avenue that is  
13 approximately 284 feet in length and 63-foot in width, an approximately 10,200-square-foot segment  
14 of a partially improved alleyway that is approximately 573-foot in length and 16 to 20-foot in width,  
15 and an approximately 260-square-foot excess right-of-way segment of 14th Street identified as  
16 Assessor's Parcel Number 211-233-021, that is approximately 130-foot in length and 2-feet in width,  
17 within the City of Riverside, California, to accommodate the construction of the future Eastside  
18 Elementary School and approve traffic pattern modification measures to convert a portion of  
19 Thirteenth Street into one-lane, one-way traffic, and install a traffic circle at the intersection of  
20 Victoria Avenue and Thirteenth Street.

21 Section 2: The City Council hereby elects and expresses its election to proceed in Planning  
22 Case No. PR-2024-001705 pursuant to the provisions of Chapter 3 of the Public Streets, Highways,  
23 and Service Easements Vacation Law, commencing with Section 8320 of the Streets and Highways  
24 Code of the State of California.

25 Section 3: The public streets proposed to be vacated in Planning Case No. PR-2024-001705,  
26 are approximately 18,797-square foot segment of Park Avenue that is approximately 284 feet in  
27 length and 63-foot in width, an approximately 10,200-square-foot segment of a partially improved  
28 alleyway that is approximately 573-foot in length and 16 to 20-foot in width, and an approximately  
260-square-foot excess right-of-way segment of 14th Street identified as Assessor's Parcel Number  
211-233-021, that is approximately 130-foot in length and 2-feet in width, to accommodate the  
construction of the future Eastside Elementary School, within the City of Riverside, California, as  
more particularly described and depicted in Exhibit "A" attached hereto and incorporated by this

1 reference, and approve traffic pattern modification measures to convert a portion of Thirteenth Street  
2 into one-lane, one-way traffic, and install a traffic circle at the intersection of Victoria Avenue and  
3 Thirteenth Street.

4 Section 4: The date, hour, and place for hearing all persons interested in the proposed  
5 vacation of the public street in Planning Case No. PR-2024-001705 is set as February 25, 2025, at  
6 3:00 p.m. in the Council Chambers of the Riverside City Council located adjacent to City Hall, at  
7 3900 Main Street, Riverside, California.

8 Section 5: At the hearing provided for in Section 4 hereof, the City Council shall determine  
9 whether these public streets are unnecessary for present or prospective use, and if so, the  
10 reservations or exceptions from the vacations that public convenience and necessity require, if any,  
11 which shall be recited in the resolution of vacation as provided in Section 8341 of the Streets and  
12 Highways Code.

13 Section 6: Notices of the date, hour and place of the hearing of the proposed vacation shall  
14 be posted conspicuously along the public street proposed to be vacated at least two (2) weeks before  
15 the day set for the hearing. At least three (3) notices shall be posted not more than three (300)  
16 hundred feet apart. The notices shall state the day, hour, and place of hearing; shall refer to the  
17 adoption of this resolution of intention; and shall describe the public street proposed to be vacated.

18 Section 7: The City Clerk shall cause notice of the date, hour, and place of the hearing on  
19 this resolution of intention to be published for at least two (2) successive weeks prior to the hearing  
20 in The Press Enterprise.

21 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

22 \_\_\_\_\_  
23 PATRICIA LOCK DAWSON  
24 Mayor of the City of Riverside

25 \_\_\_\_\_  
26 DONESIA GAUSE  
27 City Clerk of the City of Riverside  
28

1 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at  
3 its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by the following vote, to wit:

4 Ayes:

5 Noes:

6 Absent:

7 Abstain:

8 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
9 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

11 \_\_\_\_\_  
12 DONESIA GAUSE  
13 City Clerk of the City of Riverside  
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27 \\Rc-citylaw\cycom\WPDOCS\D017\P042\00901632.DOC  
28 CA: 24-2125 TAT 12/18/24

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**PARK AVENUE AND ALLEY VACATION**

PROJECT: RIVERSIDE UNIFIED SCHOOL DISTRICT  
EASTSIDE ELEMENTARY SCHOOL  
LOCATION: PARK AVENUE, ALLEYS, FOURTEENTH STREET, AND THIRTEENTH STREET

A PORTION OF PARK AVENUE, BETWEEN THIRTEENTH STREET AND FOURTEENTH STREET, AND PORTIONS OF LOTS 9,10,11,12,13 AND THE ALLEY OF BLOCK 13 AND A PORTION OF THE ALLEY OF BLOCK 12 IN THE MAP OF SANTA FE TRACT, AS SHOWN BY MAP ON FILE IN BOOK 6 OF MAPS, AT PAGE 14 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL 1:**

THE ALLEY SHOWN IN BLOCK 13, AS SHOWN IN SAID MAP

TOGETHER WITH THE NORTHEASTERLY 3.85 FEET OF SAID LOTS 9 AND 10, THOSE PORTIONS AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED DECEMBER 15, 1978 AS INSTRUMENT NO. 264966 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THE NORTHEASTERLY 3.85 FEET OF SAID LOT 11, THAT PORTION AS CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 7, 1984 AS INSTRUMENT NO. 196303 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOGETHER WITH THE NORTHEASTERLY 3.85 FEET OF SAID LOTS 12 AND 13; THAT PORTION CONVEYED TO THE CITY OF RIVERSIDE BY DEED RECORDED JANUARY 25, 1974 AS INSTRUMENT NO. 10187, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE NORTHWESTERLY 8.00 FEET;

CONTAINING 0.18 ACRES (7,678 SQUARE FEET) MORE OR LESS

**PARCEL 2:**

A PORTION OF THE ALLEY SHOWN IN BLOCK 12, AS SHOWN IN SAID MAP, DESCRIBED AS FOLLOWS:

THE ALLEY SOUTHEASTERLY OF PARK AVENUE, BETWEEN LOTS 5 THROUGH 10 SHOWN IN BLOCK 12 BOUNDED BY THE EASTERLY LINE OF PARK AVENUE AND THE SOUTHWESTERLY PROLONGATION OF THE EASTERLY LINE OF LOT 5.

CONTAINING 0.06 ACRE (2,545 SQUARE FEET) MORE OR LESS



**PARCEL 3:**

A PORTION OF PARK AVENUE AND A PORTION OF LOT 1 IN BLOCK 13 AS SHOWN IN SAID MAP, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARK AVENUE BOUNDED BY THE SOUTHWESTERLY LINE OF THIRTEENTH STREET AND A LINE 55 FEET NORTHEASTERLY AND PARALLEL WITH THE CENTERLINE OF FOURTEENTH STREET;

TOGETHER WITH THAT PORTION OF LOT 1, IN BLOCK 13 OF SAID MAP, CONVEYED TO THE CITY OF RIVERSIDE BY GRANT OF EASEMENT RECORDED JULY 3, 2018, AS INSTRUMENT NO. 2018-0268204 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 3.00 FEET, OF SAID LOT 1;

EXCEPTING THEREFROM THE SOUTHWESTERLY 75.00 FEET OF SAID LOT 1.

CONTAINING 0.43 ACRES (18,796 SQUARE FEET) MORE OR LESS

**PARCEL 4:**

A PORTION OF LOTS 9, 10, AND 11 OF BLOCK 13 AS SHOWN ON SAID MAP, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE INTERSECTION OF HOWARD AVENUE AND FOURTEENTH STREET AS SHOWN ON SAID MAP;

THENCE S 60°56'20" E, A DISTANCE OF 45.27 FEET, ALONG CENTERLINE OF FOURTEENTH STREET AS SHOWN ON INST. NO. 264966 O.R. OF THE COUNTY OF RIVERSIDE, CALIFORNIA;

THENCE N 29°03'40" E, A DISTANCE OF 57.00 FEET, TO THE NORTHERLY LINE OF FOURTEENTH STREET;

THENCE S 60°56'20" E, A DISTANCE OF 9.65 FEET, ALONG SAID NORTHERLY LINE OF FOURTEENTH STREET, TO THE **TRUE POINT OF BEGINNING**;

THENCE S 17°09'28" E, A DISTANCE OF 2.89 FEET, TO A POINT 55.00 FEET NORTHERLY OF THE CENTERLINE OF FOURTEENTH STREET;

THENCE S 60°56'20" E, DISTANCE OF 127.04 FEET, PARALLEL TO AND 55.00 FEET NORTHERLY OF THE CENTERLINE OF FOURTEENTH STREET, TO THE EASTERLY LINE OF SAID LOT 11;

THENCE N 29°03'40" E, DISTANCE OF 2.00 FEET, ALONG THE EASTERLY LINE OF SAID LOT 11;

THENCE N 60°56'20" W, DISTANCE OF 129.13 FEET, ALONG THE NORTHERLY LINE OF FOURTEENTH STREET AND RETURNING TO THE **TRUE POINT OF BEGINNING**

CONTAINING 0.006 ACRES (256 SQUARE FEET) MORE OR LESS

TOTAL AREA OF PARCELS 1, 2, 3 AND 4: 0.67 ACRES (29,275 SQUARE FEET) MORE OR LESS

SEE EXHIBIT ATTACHED HERETO AND MADE A PART THEREOF.

PREPARED UNDER THE SUPERVISION OF:




STEVE A LEJA

PROFESSIONAL LAND SURVEYOR NO 5933



DESCRIPTION APPROVAL:

BY:  12/9/24  
DATE

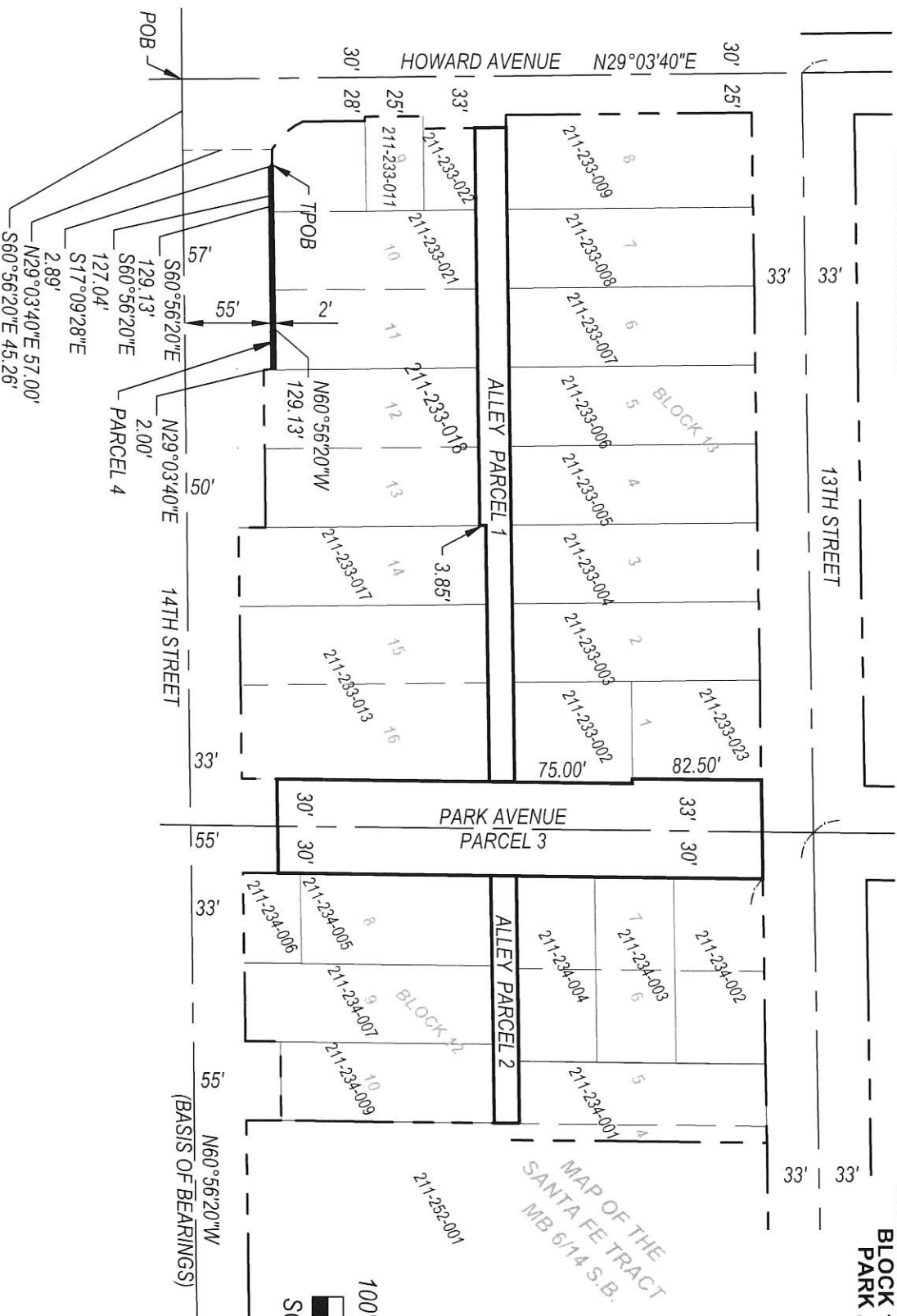
DOUGLAS B. WEBBER, L.S. 9477  
CITY SURVEYOR

# EXHIBIT

A PORTION OF THE MAP OF SANTA FE TRACT, MB 6/14, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA; BLOCK 12 AND 13 ALLEY AND PARK AVENUE VACATION

**BASIS OF BEARINGS:**  
FOURTEENTH STREET C/L  
N60°56'20"W PER INST. NO. 264966 O.R.  
RECORDED DECEMBER 15, 1978

**LEGEND:**  
POB: POINT OF BEGINNING  
TPOB: TRUE POINT OF BEGINNING



## EPIC ENGINEERS

CIVIL ENGINEERING | LAND SURVEYING | PLANNING | STORMWATER MANAGEMENT  
101 E. REDLANDS BOULEVARD, SUITE 146  
REDLANDS, CA 92373  
TEL: 909.792.5969  
www.EpicRCE.com

EXHIBIT

CITY OF RIVERSIDE / RIVERSIDE USD  
VACATION OF PARK AVENUE AND ALLEYS  
BETWEEN HOWARD AVE, LINCOLN HS,  
13TH STREET AND 14TH STREET

W.O.	95.31
BY:	TDM
CHECKED BY:	SAL
DATE:	09/18/2024
SCALE:	PER PLAN



**Community & Economic Development Department**

3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | [RiversideCA.gov](http://RiversideCA.gov)

**Planning Division**

**RiversideCA.gov**

**PLANNING COMMISSION HEARING DATE: DECEMBER 19, 2024  
AGENDA ITEM NO.: 2**

**PROPOSED PROJECT**

Case Number	PR-2024-001705 (Street Vacation & Traffic Pattern Modification)		
Request	<p>To consider the following to accommodate the future construction of a new elementary school (Eastside Elementary):</p> <p>1) Street Vacation - to vacate the following street/alley segments: Park Avenue between Thirteenth Street and Fourteenth Street; the alleyway between Howard Avenue and Lincoln High School; and 2-feet of excess right-of-way along a portion of Fourteenth Street adjacent to parcel APN 211-233-021;</p> <p>2) Traffic Pattern Modification Measures - to convert Thirteenth Street between Howard Avenue and Park Avenue into one-way westbound vehicle travel; and to construct a traffic circle at the intersection of Victoria Avenue and Thirteen Street.</p>		
Applicant	Timothy Deland of Riverside Unified School District (RUSD)		
Project Location	Generally bounded by Thirteenth Street on the north, Victoria Avenue on the east, Fourteenth Street on the south and Howard Avenue on the west		
APN	N/A (Public Right-of-Way)		
Project Area	0.67-acre		
Ward	1		
Neighborhood	Eastside		
General Plan Designation	N/A		
Zoning Designation	N/A		
Staff Planner	Winnie Liang, Associate Planner 951-826-5933 <a href="mailto:wliang@riversideca.gov">wliang@riversideca.gov</a>		

## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the project will have no significant effect on the environment; and
2. **RECOMMEND that the City Council APPROVE** Planning Case PR-2024-001705 (Street Vacation and Traffic Pattern Modification Measures), based on the findings outlined in the staff report and subject to the recommended conditions (Exhibit 1).

## BACKGROUND AND PROPOSAL

The 0.67-acre project consists of right-of-way segments located on the following streets/alleyway: 1) Park Avenue; 2) a partially improved alleyway; 3) Fourteenth Street; and 4) Thirteenth Street. 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 applicant is requesting approval of a Street Vacation and Traffic Pattern Modification Measures to facilitate the construction of a new elementary school (Eastside Elementary School). The review and construction of the elementary school is not a part of this proposal and will need to obtain all relevant permits from outside agencies prior to construction.

The Applicant proposes to vacate a total of approximately 29,257-square-foot of public right-of-way consisting of the following: 1) an 18,797-square-foot segment of Park Avenue that is approximately 284-foot in length and 63-foot in width; 2) a 10,200-square-foot segment of a partially improved alleyway that is approximately 573-foot in length and 16 to 20-foot in width; and 3) a 260-square-foot excess right-of-way segment of 14<sup>th</sup> Street (APN 211-233-021) that is approximately 130-foot in length and 2-feet in width.

The Applicant proposes the following Traffic Pattern Modification Measures: 1) convert Thirteenth Street between Howard Avenue and Park Avenue into a one-lane, one-way travel heading westbound; and 2) install a traffic circle at the intersection of Victoria Avenue and Thirteenth Street.

The proposed Traffic Pattern Modification will allow adequate ingress and egress via Thirteenth Street to the proposed school parking lot, and facilitate efficient student drop off and pickup. Student drop-off would begin at 8:10 am and pick-up at 2:30 pm. The conversion of Thirteenth Street into a one-lane, one-way westbound travel lane will accommodate additional angled parking stalls on the southside of Thirteenth Street and alleviate parking demand impacts to the school. The proposed traffic circle at the intersection of Victoria Avenue and Thirteenth Street will improve pedestrian and cyclist safety by reducing vehicle speeds and the number of potential collision points between vehicles and pedestrian/cyclists.



## PROJECT ANALYSIS

### ***Street and Alley Vacation***

Pursuant to State law, specifically Public Streets, Highways, and Services Easements Vacation Law (commencing with Section 8300 of the Streets and Highway Code and Section 21101 of the Vehicle Code of the State of California), the City may regulate traffic on its public streets, alleys, and walkways to the extent expressly authorized. The law permits the City to vacate a street, alley, or walkway only upon a finding supported by substantial evidence that the right-of-way is no longer needed for vehicular or pedestrian traffic and is unnecessary for present or prospective public use.

The following facts are provided to support the proposed vacation of the subject portion of Park Avenue right-of-way, the entirety of the alleyway, and the excess 2-foot right-of-way along a segment of Fourteenth Street:

- The proposed area to be vacated will no longer be needed for street purposes or for access to adjacent parcels, as all adjacent parcels will be utilized for the construction of the future Eastside Elementary School. There are no other uses, residences or businesses that require access from this segment of Park Avenue and the alley. Vehicular traffic to the existing residences and park on the north side of Thirteenth Street will continue to be accessed from Thirteenth Street.
- 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.
- The proposed vacation 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.

Based on the findings above, staff concluded that the subject street and alley rights-of-way are not needed for vehicular or pedestrian traffic or for present or prospective public use. The vacated rights-of-way will revert to the General Plan land use designation and zoning of the adjacent properties.

In compliance with State Law and local ordinance, if the Planning Commission approves the proposed street vacation, the City Council will consider a Resolution of Intent to set a public hearing to consider the vacation at a date not sooner than 15 days following adoption of the Resolution of Intent. At least 15 days prior to the public hearing date established with the Resolution of Intent, a notice will be posted at all intersections and at points occurring each 300 feet along the affected roadway segments.

### ***Traffic Pattern Modification Measures***

The conversion of a segment of Thirteenth Street into a one-way, one-lane westbound travel is proposed to maintain adequate traffic circulation for the school parking lot fronting Thirteenth Street and provide for additional angle parking for the school. The parking lot and additional angle parking will be utilized for the student drop-off/pick-up area. There will be a drive-through lane and two driveways to accommodate the drop-off/pick-up.

Access to the school parking lot will be via a one-way, left-in-only driveway along Thirteenth Street. Vehicles will either be going westbound on Thirteenth Street or southbound on Park Avenue. To maintain a single direction of the circulation, vehicles will not be permitted to enter the easterly driveway, thus reducing delays and traffic congestion. With the modification of Thirteenth Street segment into a one-lane, one-way westbound street, traffic would use the following routes:

- Thirteenth Street eastbound traffic turning left on Park Avenue will utilize Howard Avenue to Twelfth Street.
- Thirteenth Street eastbound traffic turning right on Park Avenue will utilize Howard Avenue to Fourteenth Street.

Additional angle parking stalls will be provided along the south side (school side) of a segment of Thirteenth Street to accommodate the excess need of drop-off/pick-up during peak hours. The parking stalls will be utilized for public parking during school hours and off-school days.

A traffic circle is proposed to be installed at the intersection at Victoria Avenue and Thirteenth Street to improve pedestrian and cyclist safety by reducing vehicle speeds and the number of potential collision points between vehicles and pedestrian/cyclists.

## FINDINGS SUMMARY

The vacation of a segment of Park Avenue, the alleyway, and the 2-foot excess right-of-way along a segment of Fourteenth Street (APN 211-233-021) will not impact access or circulation to surrounding properties or to the City's overall circulation. The project, as proposed, will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area.

The segment of Park Avenue, the alleyway, and the 2-foot excess right-of-way along a segment of Fourteenth Street (APN 211-233-021) to be vacated will be acquired by the RUSD and incorporated into the site design for the future elementary school. The areas to be vacated are not used to access other properties or connect to surrounding streets as they are surrounded by RUSD-owned properties.

## ENVIRONMENTAL REVIEW

Staff has determined that the proposed street vacation and traffic pattern modifications are categorically exempt from California Environmental Quality Act (CEQA) review pursuant to Sections 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, which stipulates that a project is exempt from CEQA if covered by the general rule that CEQA applies only to projects that have a potential for causing a significant effect on the environment. As the proposal involves the vacation of local streets and alley, not identified as a major component of the local roadway network, it can be seen with certainty that there is no possibility that the project will have a significant effect on the environment.

## PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by staff regarding this project.

## 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.

## APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental findings, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3<sup>rd</sup> Floor, City Hall.

## EXHIBITS LIST

1. Findings
2. Conditions of Approval
3. Location Map
4. Existing Site Photos
5. Zoning Map
6. General Plan Map
7. Project Plans
8. Traffic Summary

---

Prepared by: Winnie Liang, Associate Planner

Reviewed by: Brian Norton, Principal Planner and Regine Kennedy, Senior Planner

Approved by: Maribeth Tinio, City Planner





CITY OF  
**RIVERSIDE**

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

*EXHIBIT 1 – FINDINGS*

**PLANNING CASE:**      **PR-2024-001705** (Street Vacations and Traffic Pattern Modification Measures)

**Traffic Pattern Modification Measures Findings pursuant to Chapter 19.785, as outlined in the Staff Report:**

1. The measure will provide for the health and safety of the citizenry and will not substantially impair the rendering of emergency and public services;
2. The measures will not unreasonably interfere with general traffic circulation via the public rights-of-way designated as major and secondary streets in the circulation element of the General Plan;
3. There is sufficient evidence to indicate that one or more of these conditions exist:  
An abnormally high percentage of traffic is unrelated to the local neighborhood and is merely passing through;
  - Street design or conditions permit excessive vehicular speeds;
  - There is a separate street from the general neighborhood circulation pattern to preserve the unique character or adjacent properties, to encourage pedestrian, equestrian or non-motorized vehicular travel and/or to discourage crime, noise, air pollution, and other hazards to public safety and welfare; and
  - In the case of street closure, a separate factual finding must be made that the street is no longer needed as contemplated by the California Vehicle Code Section 21101.
4. The measures will not unreasonably restrict access to adjacent properties nor impair the constitutionally guaranteed rights of any individual or group. Releases may be acquired as determined by the City Attorney.
5. The measures will not create an unacceptable internal circulation system characterized by any excessively long dead-end or cul-de-sac street, poor aesthetics, poor drainage, difficult maintenance requirements or poor street design geometry.



EXHIBIT 2 – CONDITIONS OF APPROVAL

**PLANNING CASE:**      **PR-2024-001705** (Street Vacation and Traffic Pattern Modification Measures)

**Planning**

1. There shall be a one-year time limit in which to satisfy the conditions and finalize this action.

**Fire Department**

*Prior to Start of Construction*

2. Advisory: Installation of public fire hydrants will be required on Howard Ave, 13th Street and 14th Street where existing public fire hydrant spacing exceeds 350 feet.

**Public Works Department – Land Development**

*Conditions to be fulfilled prior to permit issuance unless otherwise noted*

3. Storm Drain construction will be contingent on engineer's drainage study.
4. Deed for widening 14th Street along project frontage to 55-feet from monument centerline to Public Works specifications.
5. Potential right of way corner cutback at intersection of 14th Street and Howard Avenue to Public Works specifications.
6. Installation of curb and gutter at 43 feet from monument centerline, sidewalk and matching paving on 14th Street to Public Works specifications.
7. Deed for widening Howard Avenue along project frontage to 33-feet from monument centerline to Public Works specifications.
8. Installation of curb and gutter at 22 feet from monument centerline, sidewalk and matching paving on Howard Avenue to Public Works specifications.
9. Vacation of alley right of way between Park Avenue and Howard Street to Public Works Standards and Specifications.
10. Vacation of right of way on Park Avenue between 13th and 14th Streets to Public Works Standards and Specifications.
11. Prior to Building Permit Issuance, the Developer shall complete a lot line adjustment to consolidate the project site parcels to the satisfaction of the Planning Division and Public Works Department.
12. Installation of sewers and sewer laterals to serve this project to Public Works specifications.
13. Off-site improvement plans to be approved by Public Works prior to issuance of construction permit.
14. A surety prepared by Public Works to be posted to guarantee the required off-site improvements prior to map recordation.
15. Size, number and location of driveways to Public Works specifications.

16. Closure of unused driveway(s) to Public Works specifications.
17. All security gates or facilities proposed now or in the future will be located on-site and adequate stacking space and vehicle turn-around area will have to be provided to Public Works and Fire Department specifications.
18. On site plan, provide linear footage labels, clearly marked, along all parcel lines. PLANT 24 inch box size Street Trees (species to be specified later) in public right-of-way along public roadways bordering project. Typical spacing 15-feet on center. Prior to any planting, contact City of Riverside Public Works Tree Inspector at [gstanaka@riversideca.gov](mailto:gstanaka@riversideca.gov), to schedule inspection for Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.
19. Trash enclosures required per public works specifications. Project is required to use the City of Riverside franchise hauler Athens Services for waste disposal or recycling.
20. Prior to final inspection for the development project, the applicant shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of payment. If the project improvements include qualifying right-of-way dedications and/or street improvements to a TUMF regional arterial roadway as identified on the Regional System of Highways and Arterials, the developer may have the option to enter into a Credit/ Reimbursement Agreement with the City and Western Riverside Council of Governments (WRCOG) to recover costs for such work based on unit costs as determined by WRCOG.

The terms of the agreement shall be in accordance with the RMC Chapter 16.68 and the TUMF Administrative Plan requirements. Credit/reimbursement agreements must be fully executed prior to receiving any credit/reimbursement. An appraisal is required for credit/reimbursement of right of way dedications and credit/reimbursement of qualifying improvements requires the public bidding and payment of prevailing wages in accordance with State Law. For further assistance, please contact the Public Works Department.

21. If the project will cause land disturbance of one acre or more, it must comply with the statewide General Permit for Storm Water Discharges Associated with Construction Activity. The project applicant shall cause the approved final project-specific WQMP to be incorporated by reference or attached to the project's Storm Water Pollution Prevention Plan as the Post-Construction Management Plan.
22. Prior to building or grading permit closeout or the issuance of a certificate of occupancy or certificate of use, the applicant shall:
  - Demonstrate that all structural BMP's described in the project-specific WQMP have been constructed and installed in conformance with approved plans and specifications;
  - Demonstrate that applicant is prepared to implement all non-structural BMP's described in the approved project-specific WQMP; and
  - Demonstrate that an adequate number of copies of the approved project-specific WQMP are available for the future owners/ occupants.

*The following conditions are specific to the vacation of Park Avenue and the alley between Park Avenue and Howard Street:*

23. All conditions placed upon this case must be fulfilled prior to the recording of the vacation resolution by the City Clerk. The case is not finalized until the City Clerk records the Vacation Resolution.

24. If the disposition of land is other than by operation of law the applicant shall have quitclaim deeds exchanging the property prepared to the satisfaction of Planning, City Attorney's Office and Public Works Departments. All necessary parcel descriptions and plats shall be prepared, signed and sealed by a licensed Land Surveyor or Civil Engineer authorized to practice Land Surveying in the State of California. DESCRIPTIONS and PLATS ARE REQUIRED TO BE ON 82 inch by 11 inch FORMAT.
25. Prior to finalization of the case, the applicant shall provide the appropriate documentation that the lender(s) / trustee(s) has (have) agreed to modify any Trust Deed(s) to reflect the reconfigured parcel(s).
26. Property transfers to the final proposed parcel configurations must be accomplished concurrently with the finalization of this case. Ownership of the property shall remain undivided prior to recordation of the Certificate of Compliance for Lot Line Adjustment.
27. All recording fees of the Riverside County Recorder, including transfer documents, grants of right-of-way and the Certificate of Compliance for Lot Line Adjustment are the responsibility of the applicant.
28. Applicant shall prepare Grant Deeds that have each owner grant to themselves each of the parcels in their final configuration. This requirement is necessary to insure that the final parcel configurations and ownership's are clearly identified in the Land Title History.
29. Advisory: A Public Utility Easement (PUE) will be reserved over the entire area of the vacation.

#### **Public Works – Traffic Division**

30. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct a bike rack and skateboard rack that can accommodate a minimum of five bikes and five skateboards. The installation of the bike racks shall be completed to the satisfaction of the Director of Public Works. The applicant is solely responsible for the procurement and installation of this infrastructure improvement.
31. Prior to the issuance of a Certificate of Occupancy, the applicant shall complete following improvements as shown on the Exhibit 9 (Pedestrian Circulation Improvements as included in the Traffic Summary Report dated November 26th, 2024 (Exhibit 3 ,6, 8 & 9):
  - a. Project proposes the to vacate existing roadway segment of Park Avenue between 13<sup>th</sup> Street and 14<sup>th</sup> Street which will require signal modifications and modify segment of 13<sup>th</sup> Street from two-way operations to one way operation in the westbound direction, add angled parking along the southern side and parallel parking along northern side. Signing & striping improvement plans and traffic signal modification plans shall be shown as separate design plans signed by a licensed civil or traffic engineer and completed to the satisfaction of the Director of Public Work.
  - b. Westernmost Project Driveway (Near Howard Avenue) along 13<sup>th</sup> Street: Project driveway will only allow ingress movements. Project shall install "Do Not Enter" (R5-1) and "Wrong Way" (E5-1a) signs and associated pavement striping on the interior to prohibit illegal egress from the project site. The signs shall face away from 13<sup>th</sup> Street, and towards the project site.
  - c. Intersection of Park Avenue-project driveway and 13<sup>th</sup> Street):
    - i. The south leg is an "Exit Only" project driveway. Project shall install "DO NOT ENTER/WRONG WAY" combination signs at driveway.

- ii. Construct a stop sign (R1-1), stop bar, stop legend, at the Project Driveways. Stop sign installations must conform to City Standard 664 and the stop bar and legend must conform to the City standard 650.
    - iii. Install solar powered LED edge-lit flashing Stop Signs at all three approaches (excluding project driveway) of the intersection.
    - iv. Retrofit existing standard crosswalks and convert into continental crosswalks per Standard Plan No. 640 on each leg of the intersection.
    - v. Construct curb extensions along the east leg, north leg and west leg of the intersection to minimize the pedestrian crossing distance.
  - d. Howard Avenue between 12th Street & 14th Street: Project shall procure and install two (2) speed feedback signs along Howard Avenue (one for each direction).
32. Prior to the issuance of a Certificate of Occupancy, the applicant shall construct the following improvements **as shown on the project site plan & Exhibits 3 ,6 , 8 , 9 & 10** in the Traffic Summary Report dated November 26th, 2024 :
- a. Install continental crosswalks per Standard Plan No. 640 at the following intersections:
    - i. 14th Street @ Howard Avenue
    - ii. 14th Street @ Park Avenue
  - b. Intersection of 13th Street @ Victoria Boulevard:
    - i. Install continental crosswalks per Standard Plan No. 640.
    - ii. Install a traffic circle with associated signage and striping.
  - c. Intersection of 13th Street & Howard Avenue:
    - i. Install continental crosswalks per Standard Plan No. 640.
    - ii. Install curb extensions on the east leg.
  - d. Bicycle Improvements:
    - i. Install Class III bike lane on 13th Street between Howard Avenue and Park Avenue.
    - ii. Install bicycle infrastructure consistent with the city's Bike Master Plan along 14th Street between Howard Avenue and Victoria Avenue.
33. The applicant shall hire a contractor to install the traffic signal equipment to its intended operating conditions. All signage and striping improvements must comply with the most current California Manual of Uniform Traffic Control Devices (MUTCD) standards. The applicant shall hire a contractor to install MUTCD & City of Riverside Standard compliant signage & striping and median improvements. The applicant shall obtain any necessary permits and approvals to complete the improvements. The applicant is solely responsible for the **procurement** and **installation** of the improvements to the satisfaction of the Director of Public Works.
34. Prior to the issuance of any city permits, project shall complete the Signing & striping improvement plans and traffic signal modification plans signed by a licensed civil or traffic engineer and completed to the satisfaction of the Director of Public Works.

35. That prior to the issuance of any permit, the applicant shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/stripping, or traffic signal improvements.
36. Project shall submit a revised traffic study that incorporates the selected school option and street vacation and includes updated intersection level of service analysis, queuing analysis and mitigation measures, if any, for the proposed school project to the Public Works, Traffic Division for review and approval.
37. Project shall prepare a Safe Routes To School Exhibit to identify the pedestrian and bicycle routes to school along with associated traffic control devices on the roadway network.

#### **Riverside Public Utilities – Electric**

38. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.
39. The provision of utility easements, water, streetlights, and electrical underground and/or overhead facilities and fees in accordance with the rules and regulations of the appropriate purveyor.
40. Easements & any associated fees will be acquired during the design process.
41. Provisions for electrical Utility equipment to provide power to the site is the responsibility of the developer. Please make sure that all clearances are maintained, and location of the equipment is approved by the Utility.
42. Developer is responsible for all trenching, installation of conduit and substructures required to provide power to the site. In addition to installing spare conduits, streetlights, and stub & cap along property frontage. Contact RPU for information on private street lighting.
43. RPU-Electric does not coordinate the relocation or removal of any third-party facilities. Please coordinate work with telecommunications or any affected department and/or agencies.

#### **Riverside Public Utilities – Water**

*Prior to recordation of vacation resolution*

44. Utility easements will be retained across the width of the existing right-of-way for existing water infrastructure, minimum 30-feet.

PLANNING COMMISSION  
RECOMMENDED CONDITIONS

PLANNING COMMISSION HEARING DATE: DECEMBER 19, 2024

**PLANNING CASE:**    **PR-2024-001705** (Street Vacation and Traffic Pattern Modification Measures)

**REVISED CONDITION:**

18.    On site plan, provide linear footage labels, clearly marked, along all parcel lines. PLANT 24 inch box size Street Trees (species to be specified later) in public right-of-way along public roadways bordering project. Typical spacing ~~15-feet~~ **20-feet** on center. Prior to any planting, contact City of Riverside Public Works Tree Inspector at gtanaka@riversideca.gov, to schedule inspection for Tree Inspector to determine precise locations at time of scheduled site inspection after fine grading and hardscape installation is complete. Planting, staking, irrigation, root barriers, trunk protectors, to Landscape & Forestry specifications.

**Planning**

1.    There shall be a one-year time limit in which to satisfy the conditions and finalize this action.

**Fire Department**

*Prior to Start of Construction*

2.    Advisory: Installation of public fire hydrants will be required on Howard Ave, 13th Street and 14th Street where existing public fire hydrant spacing exceeds 350 feet.

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3.    Storm Drain construction will be contingent on engineer's drainage study.
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  34. Prior to the issuance of any city permits, project shall complete the Signing & striping improvement plans and traffic signal modification plans signed by a licensed civil or traffic engineer and completed to the satisfaction of the Director of Public Works.
  35. That prior to the issuance of any permit, the applicant shall provide traffic control plans signed by a registered professional engineer for any public street, utility, signing/striping, or traffic signal improvements.
  36. Project shall submit a revised traffic study that incorporates the selected school option and street vacation and includes updated intersection level of service analysis, queuing analysis and mitigation measures, if any, for the proposed school project to the Public Works, Traffic Division for review and approval.
  37. Project shall prepare a Safe Routes To School Exhibit to identify the pedestrian and bicycle routes to school along with associated traffic control devices on the roadway network.

#### **Riverside Public Utilities – Electric**

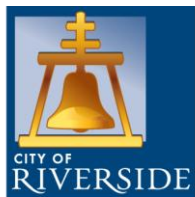
38. All utilities shall be satisfactorily relocated, protected and/or replaced to the specifications of the affected departments and agencies, and easements for such facilities retained as necessary.

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43. RPU-Electric does not coordinate the relocation or removal of any third-party facilities. Please coordinate work with telecommunications or any affected department and/or agencies.

#### **Riverside Public Utilities – Water**

*Prior to recordation of vacation resolution*

44. Utility easements will be retained across the width of the existing right-of-way for existing water infrastructure, minimum 30-feet.



*City of Arts & Innovation*

## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, DECEMBER 19, 2024, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

PRESENT: Chair Lorraine Mooney, Vice Chair Launa Wilson, Secretary Jonathan Parker, Sergeant of Arms Rafael Elizalde, and Commissioners Raj Singh, Jack Mosqueda, and Johnny Wilder

ABSENT: Commissioners Richard Kirby and Benjamin Stewart

STAFF: Maribeth Tinio, Anthony Beaumon, Eva Arseo, Winnie Liang, Philip Nitollama, Judy Egüez, and others

ALSO PRESENT: Tim Deland and others

Chair Mooney called the meeting to order at 9:00 a.m.

Commissioner Mosqueda led the Pledge of Allegiance to the Flag.

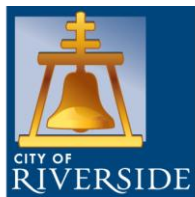
### ORAL COMMUNICATIONS FROM THE AUDIENCE

There was no one wishing to address the Planning Commission.

### PUBLIC HEARINGS

PLANNING CASE PR-2024-001705 - VACATE STREET/ALLEY SEGMENTS AT PARK AVENUE BETWEEN 13TH STREET AND 14TH STREET, ALLEYWAY BETWEEN HOWARD AVENUE AND LINCOLN HIGH SCHOOL - TRAFFIC PATTERN MODIFICATION

Hearing was called to consider Planning Case PR-2024-001705 a proposal by Tim DeLand on behalf of Riverside Unified School District to consider the following entitlements to accommodate the future construction of a new elementary school including a (1) Street Vacation to vacate the following street/alley segments: Park Avenue between 13th Street and 14th Street; the alleyway between Howard Avenue and Lincoln High School; and 2-feet of excess right-of-way along a portion of 14th Street (APN 211-233-021); and (2) Traffic Pattern Modification to convert 13th Street between Howard Avenue and Park Avenue into one-way westbound vehicle travel; and to construct a traffic circle at the intersection of Victoria Avenue and 13th Street. The 6.5-acre project site is developed with existing single-family residences, situated on the north side of 14th Street, between Howard Avenue and Victoria Avenue, in the R-1-7000 - Single-Family Residential, R-3-1500-SP - Multi-Family Residential, CR - Commercial Retail, CG - Commercial General and Specific Plan (Marketplace) Overlay Zones, in Ward 1. One person spoke regarding the matter. The public hearing was officially closed.



*City of Arts & Innovation*

## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, DECEMBER 19, 2024, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

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Following discussion, it was moved by Vice Chair Wilson and seconded by Commissioner Wilder recommending that the City Council (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the project will have no significant effect on the environment; and (2) approve Planning Case PR-2024-001705 (Street Vacation and Traffic Pattern Modification Measures), based on the findings outlined in the staff report and subject to the recommended conditions described as Exhibit 1 of the staff report. The motion carried unanimously with Commissioners Kirby and Stewart absent.

### PLANNING CASE SD-2024-00017 – VACATE PORTIONS OF COMMERCE STREET - CONSTRUCTION OF VEHICLE UNDERPASS - THIRD STREET GRADE SEPARATION PROJECT

Hearing was called to consider Planning Case PR-2024-001705 a proposal by the City of Riverside to consider a Street Vacation to vacate portions of Commerce Street to facilitate the construction of a vehicle underpass for the Third Street Grade Separation Project. The street vacation consists of 62,709 square feet of portions of Commerce Street and Third Street from Mission Inn Avenue to north of Third Street, in Ward 1. The Community and Economic Development Department recommends the Planning Commission determine that this project is exempt from the California Environmental Quality Act pursuant to Section 15061(b)(3), as it can be seen with certainty there is no possibility the proposed amendment will have a significant effect on the environment. No one spoke regarding the matter. The public hearing was officially closed.

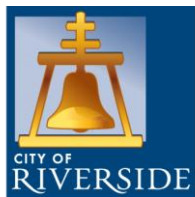
Following discussion, it was moved by Commissioner Wilder and seconded by Commissioner Parker recommending that the City Council (1) determine that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15061(b)(3) (Common Sense Rule) of the CEQA Guidelines, as it can be seen with certainty that the project will have no significant effect on the environment; and (2) approve Planning Case SD-2024-00017 (Street Vacation), based on the findings outlined in the staff report and subject to the recommended conditions described in Exhibits 1 of the staff report. The motion carried unanimously with Commissioners Kirby and Stewart absent.

### CONSENT CALENDAR

It was moved by Vice Chair Wilson and seconded by Commissioner Mosqueda to approve the Consent Calendar as presented below affirming the actions appropriate to each item. The motion carried unanimously with Commissioners Kirby and Stewart absent.

### MINUTES

The minutes of the meeting of December 5, 2024, were approved as presented.



*City of Arts & Innovation*

## PLANNING COMMISSION DRAFT MINUTES

THURSDAY, DECEMBER 19, 2024, 9:00 A.M.  
PUBLIC COMMENT IN-PERSON/TELEPHONE  
ART PICK COUNCIL CHAMBER  
3900 MAIN STREET, RIVERSIDE, CA 92522

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### ABSENCES

The Planning Commission recorded the absences of Commissioners Kirby and Singh from the December 5, 2024, regular meeting as excused.

### DISCUSSION CALENDAR

#### ABSENCES FROM NOVEMBER 21ST AND DECEMBER 5TH, 2024, MEETINGS

Following discussion, it was moved by Commissioner Mosqueda and seconded by Commissioner Singh to excuse the absences of Commissioner Elizalde from the November 21st and December 5th, 2024, regular meetings.

### COMMUNICATIONS

#### ITEMS FOR FUTURE PLANNING COMMISSION CONSIDERATION

City Planner Maribeth Tinio announced that the January 2nd, 2025, Planning Commission meeting will be cancelled and wished the Commissioners Happy Holidays.

The Planning Commission adjourned at 9:20 a.m.

The above actions were taken by the City Planning Commission on December 19, 2024. There is now a 10-day appeal period that ends on December 30, 2024. During this time, any interested person may appeal this action to the City Council by submitting a letter of appeal and paying the appeal fee. In the absence of an appeal or referral, the Commission's decisions and conditions become final after 5:00 p.m. on December 30, 2024.