



*City of Arts & Innovation*

# City Council Memorandum

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

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 3**  
**DEPARTMENT**

**SUBJECT: PR-2024-001747 (VC-S) SUMMARY STREET VACATION – A REQUEST TO CONSIDER THE SUMMARY VACATION OF A 1,438-SQUARE-FOOT PORTION OF A DEDICATED ROAD EASEMENT, LOCATED AT 5276 VICTORIA AVENUE, SITUATED ON THE EAST SIDE OF VICTORIA AVENUE, NORTH OF CENTRAL AVENUE.**

## **ISSUE:**

Approve a proposal by Rob Ingram of ADU Design Group for a summary vacation of a 1,438 square-foot portion of a dedicated road easement, located at 5276 Victoria Avenue situated on the east side of Victoria Avenue, to use for the future construction of an Accessory Dwelling Unit (ADU).

## **RECOMMENDATIONS:**

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-2024-001747 (VC-S) for the Summary Street Vacation of 1,438square feet of a dedicated road easement, subject to the recommended conditions of approval;
3. Adopt the attached resolution vacating the dedicated road easement pursuant to the Public Streets, Highways and Service Easements Vacation Law (Attachment 1); and
4. Authorize the City Manager, or his designee, to execute quitclaim deeds associated with the summary street vacation as necessary.

## **BACKGROUND:**

On March 22,1979, the Planning Commission approved Parcel Map Waiver 46-778 for the development of one parcel, the subject property. As part of that approval, a 1,438-square-foot

offer of dedication was recorded for the purpose of developing a public street, however the street improvements were never constructed.

The offer of dedication is entirely located in the back portion of 5276 Victoria Avenue, which is developed with a two-story, 2,440-square-foot single-family residence, constructed in 1977.

## **DISCUSSION:**

The proposed summary street vacation will remove a 1,438-square foot offer of dedication. The offer of dedication is approximately 154 feet in length and ranges from 16.71 feet to 4.52 feet in width (0.04 acres).

The area to be vacated is unimproved and located within a single parcel, currently developed with a single-family residence. The property owner proposes to develop an Accessory Dwelling Unit in the rear yard, within the offer of dedication area. The developers are required to vacate the offer of dedication prior to construction. Access for the subject property is provided via Victoria Avenue.

There will be no modifications to existing public rights-of-way as part of this proposal. If the summary vacation is approved, the subject 1,438-square-foot area will no longer be dedicated for the public right-of-way.

The following summarizes the facts and findings required for approval of a summary vacation:

1. The property is excess right-of-way is not required for street purposes.

The area to be vacated is not required for street purposes, as the right-of-way was never constructed. Additionally, the subject offer of dedication is not part of the Master Plan of Roadways in the General Plan 2025 Circulation and Community Mobility Element.

2. Access to adjoining properties will not be affected.

Access to surrounding properties to the north, south and east will not be affected as the 1,438-square foot offer of dedication does not encroach on any surrounding properties, nor does it modify any existing public rights-of-way.

3. These portions of the streets have been closed and impassable as a public road and no public funds have been expended on its maintenance for the last five years.

The area to be vacated has never been utilized or improved as passable public right-of-way. Existing power poles will remain in place and a 25 square-foot public utilities easement will be required as a condition of approval to maintain the utilities onsite. No public funds have been expended for maintenance of the accepted offer of right-of-way dedication for street purposes within the last five years.

## **STRATEGIC PLAN ALIGNMENT:**

This item contributes to the Envision Riverside 2025 Strategic Plan Priority 6 (Infrastructure, Mobility & Connectivity) Goal 6.2 – Maintain, protect, and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity. This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – The City is being transparent in processing the summary vacation request in conformance with the discretionary processing provisions in Riverside Municipal Code Chapter 19.890 – Street, Alley, and Walkway Vacations.
2. **Equity** – The approval of this summary vacation will support the development of diverse housing supply within the City.
3. **Fiscal Responsibility** – All costs for the proposed project will be the responsibility of the developer.
4. **Innovation** – Upon finalization of the summary vacation, the offer of dedication will be removed to allow for the construction of an Accessory Dwelling Unit which will contribute to a diversified housing supply.
5. **Sustainability & Resiliency** – The proposed area to be vacated is unimproved and will not impact existing vehicular or pedestrian circulation.

### **FISCAL IMPACT:**

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

Prepared by:	Sarah Zughayer, Assistant Planner
Approved by:	Maribeth Tinio, City 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. Summary Vacation Resolution
2. Recommended Conditions
3. Aerial Photo
4. Legal and Plat Map