



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DECEMBER 2, 2025

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 1
DEPARTMENT

SUBJECT: PR-2023-001595 (VC-S) – SUMMARY STREET/ALLEY VACATION – A REQUEST TO CONSIDER THE SUMMARY VACATION OF A PORTION OF AN UNIMPROVED ALLEY, A PORTION OF 11TH STREET, EXCESS RIGHT-OF-WAY ON HOWARD AVENUE AND A PORTION OF AN UNIMPROVED ALLEY, CONSISTING OF APPROXIMATELY 10,254 SQUARE FEET, LOCATED ON THE WEST SIDE OF HOWARD AVENUE, BETWEEN 10TH AND 12TH STREETS

ISSUE:

Approve a proposal by Todd Nelson of Prism Aerospace, for the summary vacation of a portion of an unimproved alley, a portion of 11th Street, excess right-of-way on Howard Avenue and a portion of an unimproved alley, totaling approximately 10,254 square feet, located on the west side of Howard Avenue, between 10th and 12th Streets.

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-2023-001595 (VC-S) for the Summary Street/Alley Vacation of 10,254 square feet of existing unimproved alleys and a portion of 11th Street, subject to the recommended conditions of approval;
3. Adopt the attached resolution vacating the exiting unimproved alley 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 November 6, 2025, the City Planning Commission approved Planning Case PR-2023-001595 (Conditional Use Permit and Landscape and Irrigation Design Review) to permit outdoor storage

as an incidental use to the primary manufacturing use (Prism Aerospace) and to facilitate the construction of a surface parking lot. The proposed parking lot, located at the southwest corner of the project site, includes portions of dilapidated and unused public right-of-way. In addition, the applicant is planning for a future building expansion(s) along Howard Street. The applicant is therefore requesting the 10,254 square feet of public right-of-way be summarily vacated.

DISCUSSION:

The proposed summary street/alley vacation will vacate 10,254 square feet of excess right-of-way, located on the west side of Howard Avenue, between 10th and 12th Streets, specifically:

- A portion of an unimproved alley, approximately 50 feet in length and 16 feet in width (0.01 acres);
- A portion of 11th Street, approximately 123 feet in length and 66 feet in width (0.18 acres); and
- Excess right-of-way on Howard Avenue and a portion of an unimproved alley, approximately 149 feet in length and ranging in width from 7.5 feet to 15 feet (0.03 acres).

If the summary vacation is approved, the area totaling 10,254-square-foot area will be removed from the public right-of-way and incorporated into the adjacent property owned by Prism Aerospace.

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

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

The area to be vacated is not required for street purposes, as the excess right-of-way on Howard Avenue and the two alleys were never constructed and 11th Street terminates at private property. Additionally, the right-of-way 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, west, and east will not be affected. The Prism Aerospace campus will continue to take access from 10th Street, Howard Avenue, and 12th Street. Adjacent residential properties at the southwest corner of 12th Street and Howard Avenue are served by existing driveways on 12th Street.

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 proposed alley areas to be vacated have never been utilized or improved as passable public right-of-way. No public funds have been expended for maintenance of 11th Street for street purposes within the last five years.

FISCAL IMPACT:

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

Prepared by:	Candice Assadzadeh, Senior Planner
Approved by:	Maribeth Tinio, Deputy Director/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:	Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

1. Summary Vacation Resolution
2. Recommended Conditions
3. Aerial Photo
4. Legal and Plat Map