



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: FEBRUARY 4, 2025**
FROM: PUBLIC WORKS DEPARTMENT **WARD: 4**
SUBJECT: TEMPORARY WAIVER OF FULL RIGHT OF WAY DEDICATION ALONG MONROE STREET PENDING GENERAL PLAN UPDATE ADOPTION

ISSUE:

Consider a temporary modification of required right of way dedication along Monroe Street between Hermosa Drive and Irving Street pending the adoption of the General Plan 2050 Update.

RECOMMENDATION:

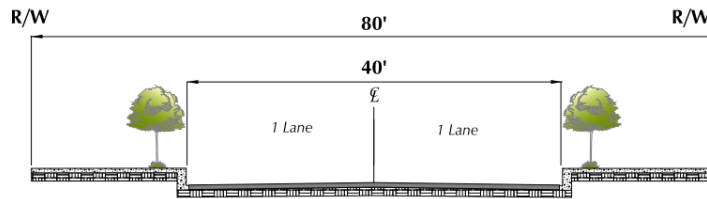
That the City Council temporarily modify the right of way requirements along Monroe Street between Hermosa Drive and Irving Street to match a 66-foot Collector Roadway configuration pending the adoption the General Plan 2050 Update.

BACKGROUND:

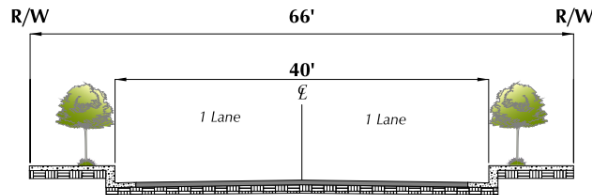
Riverside Municipal Code section 13.16.060 generally requires that property owners securing permits for building enlargements or additions exceeding 650 square feet dedicate right of way to the City. The City also requires right of way dedication when a range of other modifications are made to a property, including lot line adjustments. Right of way establishes space for public usage, and accommodates roadways and associated improvements including sidewalks, drainage, trails, utilities, street trees, etc.

The amount of right of way dedication required on a property's frontage corresponds to the ultimate right of way width of the adjoining roadways as shown in the City's General Plan. The General Plan defines eight varying roadway configurations. Roadways are broadly categorized as Arterial, Collector and Local Streets.

According to the General Plan: Collector Streets are intended to serve as intermediate routes to handle traffic between Local Streets and streets of higher classification. Collector Streets also provide access to abutting property and are two lanes in width. Collector Streets may handle some localized through traffic from one local street to another; however, their primary purpose is not to provide for through traffic but to connect the local street system to the arterial network. The City has two Collector Street widths, the first designated to be forty feet wide curb to curb within a 66-foot ultimate right of way, and the second also measuring forty feet wide curb to curb but within an 80-foot ultimate right of way.



80-FOOT COLLECTOR



66-FOOT COLLECTOR

Figure 1: The two General Plan Collector roadway designs

Monroe Street between Hermosa Drive and the Irving Street is classified as a Collector roadway with an 80-foot ultimate right of way in the City's General Plan. The road is situated in Riverside's agricultural green belt and adjoining properties are very low density residential and agricultural in nature, and the roadway is approximately 24 feet in width.

The roadway is flanked by drainage swales and palm trees, characteristic of the area's agricultural history. Electric and communication utilities are primarily pole mounted above ground, and the street is not served by the city's sewer system.

DISCUSSION:

The section of Monroe Street south of Hermosa Drive through Irving Street is shown as an 80 Foot Collector in the adopted General Plan Master Plan of Roadways. Monroe is additionally depicted as connecting directly to Van Buren Boulevard in the general pan. Despite the roadway's existing narrower paved width, its ultimate designation as a wider Collector, and the direct connection to Van Buren Boulevard illustrated in the general plan, there are no current plans to widen this section of Monroe Street.

Furthermore, there are no current plans to add sidewalks or a sidepath trail to this section of Monroe, nor are there any major utility projects planned. The trail master plan only designates Monroe Street north of Hermosa Drive as a candidate for a sidepath trail.

Despite the lack of planned infrastructure improvements along this more rural stretch of Monroe Street, City staff are obligated to seek the full right of way dedication associated with an 80-foot collector when property owners seek certain permits or property line modifications. Property owners have engaged City staff and expressed concern that the full 80-foot right of way is being sought, as they perceive it to limit usage of their property and potentially clear the way for roadway widening and turning lane improvements that they worry could detract from the rural/agrarian environment, and induce additional cut-through traffic along Monroe Street.

City staff are obligated to seek right of way dedication in accordance with the general plan. The City is currently in the process of updating its general plan, having recently kicked off the development of “General Plan 2050.” The update is a multi-year process, during which residents along Monroe Street will have opportunities to engage and seek permanent changes to their roadway’s designation.

As an interim solution, staff are proposing that the City Council authorize a temporary waiver of full dedication along Monroe Street between Hermosa Drive and Irving Street. Property owners would still be obligated to dedicate right of way up to the 66-foot Collector limits and would be required to provide an offer of dedication for the remaining seven feet of right of way that would have been required for an 80-foot Collector. Upon adoption of the General Plan 2050, if Monroe Street is reclassified to have a 66-foot right of way, the offer of dedication would be vacated. If Monroe Street retains its designation, the offer of dedication for the additional seven feet of right of way would be accepted by the City.

Implementation of this temporary waiver allows residents time to engage in the General Plan Update, while addressing property owner concerns over right of way dedication requirements and potential changes to the character of Monroe Street these dedications could facilitate.

STRATEGIC PLAN ALIGNMENT:

This Project supports **Strategic Priority No. 5 – High Performing Government** and **Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.**

It also aligns with each of the Cross-Cutting Threads as follows:

1. **Community Trust** – This report is a direct result of discussion with residents and property owners who have expressed concerns over right of way dedication requirements along Monroe Street south of Hermosa Drive.
2. **Equity** – Riverside is committed to seeking solutions to fairly implement policies and procedures, including the implementation of its General Plan.
3. **Fiscal Responsibility** – This report is neutral towards this cross-cutting thread.
4. **Innovation** – This report exemplifies the City’s resourcefulness in implementing short-term solutions in anticipation of the General Plan Update.
5. **Sustainability & Resiliency** – This report addresses residents’ desire to preserve the agrarian nature of the City’s green belt.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

Prepared by:	Nathan Mustafa, Deputy Public Works Director.
Approved by:	Gilbert Hernandez, Public Works Director
Certified as to availability of funds:	Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by:	Kris Martinez, Assistant City Manager
Approved as to form:	Jack Liu, Interim City Attorney

Attachment:	Monroe Street Waiver Limits
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