



Community & Economic Development
Department

City of Arts & Innovation

April 12, 2024

Steve Berzansky
6930 Indiana #1
Riverside, CA 92506

SUBJECT: PLANNING CASE SD-2024-00001 – STREET VACATION – SUNRISE PLACE – WARD 3

Dear Mr. Berzansky:

At its meeting of April 11, 2024, the City Planning Commission approved Planning Case SD-2024-00001, subject to the attached conditions.

There is now a ten-day appeal period from the date of the Planning Commission's decision. Appeals must be received in writing along with the required fee by 5:00 p.m. on April 22, 2024 in the Planning Division of the Community & Economic Development Department.

In accordance with established procedure, this matter will now be forwarded to the City Council for public hearing. Approval of the Planning Commission's action shall not be final until City Council has reviewed and approved it.

Should you have any questions concerning this notice please call Judy Egüez, Senior Planner at (951) 826-3639

Sincerely,

Maribeth Tlnio
City Planner

cc: Public Works, Chris Scully

PLANNING COMMISSION
RECOMMENDED CONDITIONS

PLANNING COMMISSION HEARING DATE: April 11, 2024

PLANNING CASE: SD-2024-00001 (Street Vacation)

Planning Division

1. There shall be a one-year time limit in which to satisfy the conditions and finalize this action.
2. Location of gate shall be reviewed and approved by the Planning Division and Public Works Traffic Division.
3. Prior to recordation of the Vacation Resolution, an access easement shall be recorded allowing adjacent property owners access to the vacated street section for the purpose of maintenance of adjacent property yards.

Fire Department

4. Fire Department access to future electric gate shall be required, through the use of 'Knox' key devices or other acceptable devices by the City of Riverside Fire Department. Contact the Fire Department for applications and details. <https://www.riversideca.gov/fire/sites/riversideca.gov.fire/files/fire/pdf/2020/resources-forms/B12002.pdf>

Public Utilities – Water

Prior to recordation of the Vacation Resolution:

5. Waterline easement shall be retained across the width of the vacated right of way.
6. Any waterline repair or replacement requiring trenching within the easement will be repaired in accordance with City standard trench repair. Any decorative paving placed within the waterline easement is placed at the property owner risk, and replacement will be at the property owner expense.

Public Works

Conditions to be fulfilled prior to case finalization, unless otherwise noted:

7. 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.
8. 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 8 ½ inch by 11-inch FORMAT.
9. Council authorizes the City Manager to execute quitclaims documents on behalf of the City of Riverside to extinguish the desired public rights within the vacated right-of-way that does not revert by operation of law.

10. 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).
11. 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.
12. 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.
13. 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 ensure that the final parcel configurations and ownerships are clearly identified in the Land Title History.
14. VC SD-2024-00001 to be completed prior to issuance of the Certificate of Compliance.
15. *Advisory:* A Public Utility Easement (PUE) will be reserved over the entire area of the Vacation.