



City Council Memorandum

City of Arts & Innovation

.....

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MAY 6, 2025

FROM: COMMUNITY & ECONOMIC DEVELOPMENT WARD: 3
DEPARTMENT

SUBJECT: PR-2024-001758 (VC-S) – SUMMARY STREET/ALLEY VACATION – A
REQUEST TO CONSIDER THE SUMMARY VACATION OF A 6,578 SQUARE-
FOOT PORTION OF AN EXISTING UNIMPROVED ALLEY, LOCATED AT THE
TERMINUS OF ARCH WAY, NORTH OF COVER STREET

ISSUE:

Approve a proposal by Andrew Verdugo of Monte Vista Homes, LLC, for the summary vacation of a 6,578 square-foot portion of an existing unimproved alley, located at the terminus of Arch Way, north of Cover Street.

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-2024-001758 (VC-S) for the Summary Street/Alley Vacation of 6,578 square feet of an existing unimproved alley, 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 January 18, 2024, Planning Case PR-2021-001092 (Design Review) was administratively approved for the development and construction of a multi-family residential development. This site was identified as Opportunity Site #122 within the 6th Cycle Housing Element. The conditions of approval required that the alley be widened and fully improved, although the alley would not

have provided vehicular access to the proposed project site. The 6 residential properties, located on the south side of the unimproved alley take access from existing vehicle driveways located off Cover Street and Arch Way. The applicant subsequently proposed slight modifications to the project, and the Public Works Department determined the alley improvements were no longer required. The applicant is therefore requesting the 6,578-square-foot unimproved alley be summarily vacated.

DISCUSSION:

The proposed summary street/alley vacation will vacate 6,578 square feet of excess right-of-way, located at the terminus of Arch Way, north of Cover Street, approximately 373.38 feet in length and ranging in width from 10 feet to 20 feet (0.15 acres).

The area to be vacated is unimproved and adjacent to vacant parcels to the north, existing single-family residents to the south and east, and the terminus of Arch Way to the west. If the summary vacation is approved, the subject 6,578-square-foot area will be removed from the public right-of-way and incorporated into existing single-family lots to the south.

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 right-of-way was never constructed. 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 adjacent parcels to the north, will be served by existing right-of-way on Jurupa Avenue. The adjacent residential properties to the south are served by existing driveways on Cover Street, and the adjacent residential property to the east is served by an existing driveway on Wiehe Avenue.

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. No public funds have been expended for maintenance of the right-of-way 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 excess right-of-way will be consolidated with the adjoining parcels to the south.
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:	Angela Cayabyab, Assistant Planner
Approved by:	Jennifer Lilley, Community & Economic Development Director
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
5. PR-2021-001092 (DR) – Staff Report