



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: OCTOBER 22, 2019**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT** **WARD: 4**  
**DEPARTMENT**

**SUBJECT: P19-0585 BY HAMID NAVRAN FOR A SUMMARY STREET VACATION OF 893**  
**SQUARE FEET OF AN ACCEPTED UNIMPROVED OFFER OF RIGHT-OF-WAY**  
**DEDICATION - SEGMENT OF DAUCHY AVENUE BETWEEN VAN BUREN**  
**BOULEVARD AND ARDENWOOD LANE**

## **ISSUE:**

Approve a proposal by Hamid Navran to summarily vacate a segment of an accepted offer of right-of-way dedication, planned to be improved as a partial cul-de-sac, 98 feet in length and 893 square feet (0.02 acres) in area, located on the west side of Dauchy Avenue between Van Buren Boulevard and Ardenwood Lane.

## **RECOMMENDATIONS:**

That the City Council:

1. Approve Planning Case P19-0585 for the Summary Street Vacation of 0.02 acres of an accepted offer of right-of-way dedication, subject to the recommended conditions;
2. Adopt the attached resolution vacating approximately 0.02 acres (893 square feet) of accepted offer of right-of way-dedication; and
3. Authorize the City Manager, or his designee, to execute quitclaim deeds associated with the Summary Street Vacation as necessary.

## **BACKGROUND:**

The segment of unimproved Dauchy Avenue proposed to be summarily vacated, is part of Parcel Map No. 8799, a two-lot subdivision located at the southwest corner of Van Buren Boulevard and Dauchy Avenue recorded in 1977. On March 14, 2000, the Riverside County Board of Supervisors accepted an offer of dedication for a portion of Dauchy Avenue, consisting of a partial cul-de-sac; however, the cul-de-sac was never constructed.

As a matter of information, on May 7, 2002, the City Council approved Annexation No. 87 (Planning Case ANX-087; Resolution No. 20156), to annex into the City of Riverside approximately 31.75 acres on the south side of Van Buren Boulevard and westerly of Dauchy

Avenue.

## **DISCUSSION:**

The proposed summary street vacation will vacate a segment of Dauchy Avenue, a planned but never constructed partial cul-de-sac, approximately 98 feet in length and 893 square feet (0.02 acres) in area. If the summary vacation is approved, this case will remove the subject 893 square feet from 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 and is not required for street purposes.

The Master Plan of Roadways, Figure CCM-4 of the General Plan Circulation and Community Mobility Element, designates Dauchy Avenue as a 66-foot local street. Therefore, the area to be vacated is not required for street purposes.

2. Access to adjoining properties will not be affected.

Surrounding properties to the south and east of the site will not be affected. The adjacent commercially zoned properties will continue to have access from Dauchy Avenue. The proposed area to be vacated will not impact north-south vehicular or pedestrian circulation along Dauchy 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 not been improved. 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.

The Public Works Director concurs with the recommendations in this staff report.

## **FISCAL IMPACT:**

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

Prepared by: David Welch, Community & Economic Development Director  
Certified as to  
availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

## **Attachments:**

1. Aerial Photo
2. Recommended Conditions
3. Legal Description

#### 4. Summary Vacation Resolution