



City of Arts & Innovation

# City Council Memorandum

---

**TO: HONORABLE MAYOR AND CITY COUNCIL**                      **DATE: FEBRUARY 2, 2021**

**FROM: COMMUNITY & ECONOMIC DEVELOPMENT**              **WARD: 2**  
**DEPARTMENT**

**SUBJECT: P20-0134 STREET VACATION – RESOLUTION OF INTENT TO SCHEDULE A PUBLIC HEARING TO CONSIDER A STREET VACATION TO VACATE A SEGMENT OF SEVENTH STREET AND AN UNIMPROVED PUBLIC ALLEY LOCATED WEST OF FRANKLIN AVENUE BETWEEN SEVENTH STREET AND UNIVERSITY AVENUE**

**ISSUE:**

Adopt a Resolution of Intent to hold a public hearing on March 2, 2021 to consider a proposal by Gaby Adame, on behalf of Riverside Unified School District, to vacate a segment of Seventh Street and an unimproved public alley, located west of Franklin Avenue between Seventh Street and University Avenue.

**RECOMMENDATION:**

That the City Council adopt the attached resolution declaring its intent to hold a public hearing on March 2, 2021 to consider Planning Case P20-0134 Street Vacation of a segment of Seventh Street and an unimproved public alley, located west of Franklin Avenue between Seventh Street and University Avenue.

**PLANNING COMMISSION RECOMMENDATION:**

On December 10, 2020, the Planning Commission met with eight members present and one member absent to consider this item. Following discussion, the Planning Commission recommended approval of Planning Case P20-0134 Street Vacation, a request to vacate a segment of Seventh Street and an unimproved public alley, located west of Franklin Avenue, between Seventh Street and University Avenue, by a vote of 6 ayes, 0 noes, and 2 abstentions.

**BACKGROUND:**

The subject segment of Seventh Street, proposed to be vacated, is designated in the General Plan 2025 as a 66-foot-wide local street that terminates approximately 120 feet west of the intersection with Franklin Avenue. The unimproved public alley is 30 feet in width that terminates at the playground of Longfellow Elementary School. The areas proposed to be vacated are surrounded by Riverside Unified School District (RUSD) property to the north, south, and west,

and residences and a parking lot to the east across Franklin Avenue.

Both rights of way serve two existing residences located at 2210 and 2226 Seventh Street, which have been acquired by RUSD. The residences will be demolished to facilitate expansion of Longfellow Elementary School to add a parking lot for staff and vehicle queueing for student drop-off and pick-up. As part of the school expansion, RUSD is coordinating with the Public Works Department Traffic Division to reconfigure the intersection of Seventh Street and Franklin Street with a traffic circle to provide safe circulation into the school.

The resolution of intent to hold a public hearing is the first requirement for a street vacation, pursuant to the Public Streets, Highways, and Service Easements Vacation Law. Prior to ordering a street vacation, the City Council must first adopt a resolution declaring its intent to hold a public hearing to consider the vacation of the subject segment of Seventh Street and the unimproved public alley, setting the place, date and time for the public hearing, and noticing requirements.

### **DISCUSSION:**

The applicant is requesting approval of a street vacation to vacate a segment of Seventh Street, 7,268 square feet, approximately 105 feet in length and 80 feet in width; and the entirety of an unimproved public alley, 3,150 square feet, 105 feet in length and 30 feet in width to accommodate expansion of Longfellow Elementary School.

Staff has determined that the Street Vacation: 1) will no longer be needed for street purposes or for access to adjacent properties, as the two residences with access to the subject rights of way will be demolished to facilitate the future expansion of Longfellow Elementary School; 2) will not be necessary for present or future public use or vehicular traffic, as they do not connect to any other street and terminate at the school property; 3) will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area; 4) will be primarily used by the RUSD; and 5) will allow the continuation of vehicular and pedestrian access on surrounding streets.

### **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: Kristi J. Smith, Interim City Attorney

### **Attachments:**

1. Resolution of Intent to Hold a Public Hearing
2. City Planning Commission Report – December 10, 2020
3. City Planning Commission Minutes – December 10, 2020