



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MARCH 2, 2021

FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT WARD: 2

SUBJECT: P20-0134 STREET AND ALLEY VACATION – PROPOSAL TO CONSIDER A STREET VACATION OF A SEGMENT OF SEVENTH STREET AND AN UNIMPROVED PUBLIC ALLEY LOCATED WEST OF FRANKLIN AVENUE BETWEEN SEVENTH STREET AND UNIVERSITY AVENUE

ISSUE:

Approve a proposal by Gaby Adame, on behalf of Riverside Unified School District, to vacate a segment of Seventh and an unimproved public alley, located west of Franklin Avenue between Seventh Street and University Avenue.

RECOMMENDATIONS:

That the City Council:

1. Determine that the proposed project is exempt from further California Environmental Quality Act review pursuant to Section 15061(b)(3) (Common Sense Exemption) of the California Environmental Quality Act Guidelines, as the project will not have a significant effect on the environment;
2. Approve Planning Case P20-0134 Street and Alley Vacation based on the findings summarized in the Planning Commission staff report and attached, and subject to the recommended conditions; and
3. Adopt the attached Resolution vacating the subject right-of-way pursuant to the Public Streets, Highways and Service Easements Vacation Law.

PLANNING COMMISSION RECOMMENDATION:

On December 10, 2020, the City Planning Commission recommended approval of Planning Case P20-0134 Street Vacation (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:

On February 2, 2021, the City Council adopted Resolution No. 23671, pursuant to the Public Streets, Highways and Service Easements Vacation Law, declaring its intent to hold a public

hearing on March 2, 2021, to consider the Vacation of Seventh Street and an unimproved public alley, located west of Franklin Avenue between Seventh Street and University Avenue.

DISCUSSION:

The proposed Vacation will vacate approximately 7,268 square feet of public right-of-way consisting of a segment of Seventh Street, approximately 105 feet in length and 80 feet in width; and the entirety of an unimproved public alley consisting of 3,150 square feet, approximately 105 feet in length and 30 feet in width to accommodate expansion of Longfellow Elementary School.

Pursuant to the provisions of the Public Streets, Highways, and Services Easements Vacation Law (commencing with Section 8300 of the Streets and Highway Code and Section 21101 of the Vehicle Code of the State of California), and Chapter 19.890 (Street, Alley and Walkway Vacations), the City may regulate traffic on its public streets, alleys, and walkways to the extent expressly authorized. The law permits the City to vacate a street, alley, or walkway, only upon a finding supported by substantial evidence, when the right-of-way is no longer needed for vehicular or pedestrian traffic and is unnecessary for present or future public use.

The following facts are provided to support the proposed Vacation of the subject portion of Seventh Street and the entirety of the unimproved public alley:

- The proposed area to be vacated will no longer be needed for street purposes or for access to adjacent parcels, as the parcels are owned by Riverside Unified School District (RUSD). The vacated segments will be included in the expansion of Longfellow Elementary School and access will not be impacted. 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 proposed area to be vacated is unnecessary for present or future public use or vehicular traffic. This segment of Seventh Street and the unimproved public alley provided access to the two residences that have since been acquired by the RUSD, and are planned to be demolished, to facilitate the expansion of Longfellow Elementary School. There are no other uses, residences or business that require access from this segment of Seventh Street or the unimproved public alley. The segment of Seventh Street and the unimproved public alley do not currently connect to any other street and terminate at the school property. Vehicular traffic to the existing parking lot and the residences on the east side of Franklin Avenue will continue to be accessed from Franklin Avenue.
- Franklin Avenue will continue to serve as the primary access to the future expansion of Longfellow Elementary School and will continue to provide access to the existing parking lot and residences located on the east side of Franklin Avenue. The area to be vacated will not be necessary for access.
- The proposed Vacation will not impact access to any other parcels, as the adjacent parcels to the north, south and west are all owned by the RUSD.

Based on the findings above, it can be concluded that the subject street and alley rights-of-way are not needed for vehicular or pedestrian traffic or for present or prospective public use. The vacated rights-of-way will be placed within the PF-CR – Public Facilities and Cultural Resources Overlay Zones and designated PF – Public Facilities based on the City's General Plan.

Public Notice and Comments

Public notices were mailed to property owners within 300 feet of the site. Additionally, a Notice of Public Hearing regarding this project was posted along the right-of-way to be vacated on February 15, 2021. As of the writing of this report, no responses have been received by staff regarding this project.

Consistency with Riverside 2025 Strategic Plan

The proposed Vacation is consistent with the following cross cutting thread:

- Sustainability and Resiliency: Riverside is committed to meeting the needs of the present without compromising the needs of the future and ensuring the City's capacity to preserve, adapt, and grow during good and difficult times.

In addition, the Vacation is consistent with the following Community Well-Being Goal:

- Goal 2.4: Support programs and innovations that enhance community safety, encourage neighborhood engagement, and build public trust.

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 Vacation
2. City Council Memorandum and Attachments – February 2, 2021
3. City Council Resolution No. 23671 (February 2, 2021)
4. Presentation