



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: APRIL 6, 2021**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 5**
DEPARTMENT

SUBJECT: P20-0248 SUMMARY STREET VACATION - PROPOSAL BY STEVE JHAWAR TO CONSIDER A SUMMARY STREET VACATION OF A SEGMENT OF EXCESS RIGHT-OF-WAY LOCATED ON THE NORTH SIDE OF ANDREW STREET BETWEEN VAN BUREN BOULEVARD AND FARNHAM PLACE

ISSUE:

Approve a proposal by Steve Jhawar to summarily vacate a segment of excess right-of-way, located on the north side of Andrew Street between Van Buren Boulevard and Farnham Place.

RECOMMENDATIONS:

That the City Council:

1. Approve Planning Case P20-0248 for the Summary Street Vacation of 0.10 acres of a segment of excess right-of-way, subject to the recommended conditions of approval;
2. Adopt the attached resolution vacating approximately 0.10 acres (4,460 square feet) of excess right-of way; 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 excess right of way along Andrew Street, proposed to be summarily vacated, resulted from the realignment of Andrew Street to connect to Van Buren Boulevard for the establishment of a 4-way stop controlled intersection. The original configuration of Andrew Street curved southerly and terminated at Van Buren Boulevard (Attachment 3).

As part of the Van Buren Widening Project, approved by City Council on June 22, 2004 (P03-1038 – Environmental Review), the segment of Andrew Street between Farnham Place and Van Buren Boulevard was partially vacated and renamed Teran Court; additionally, Andrew Street was realigned to its current configuration (Attachment 4). The new alignment of Andrew Street resulted in surplus right-of-way of 4,460 square feet on the north side of Andrew Street.

DISCUSSION:

The proposed summary street vacation will vacate a segment of Andrew Street consisting of 4,460 square feet (0.10 acre) of excess right-of-way, approximately 283 feet in length and 21 feet to 28 feet in width. If the summary vacation is approved, this case will remove the subject 4,460 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 Andrew Street 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 east, south, and west of the site will not be affected. The applicant, which is the owner of the adjacent residential property to the north, is under contract with the City to purchase the excess right of way and will continue to have access from Van Buren Boulevard. The proposed area to be vacated will not impact east-west vehicular or pedestrian circulation along this segment of Andrew Street.

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 for street access. 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. As a matter of information, an electrical transformer is located within the he subject segment of Andrew Street, which will remain and be placed in a Public Utility Easement.

Consistency with Envision Riverside 2025 Strategic Plan

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

- Fiscal Responsibility: Riverside is a prudent steward of public funds and ensures responsible management of the City's financial resources while providing quality public services to all.

In addition, the Summary Street Vacation is consistent with the following Infrastructure, Mobility & Connectivity Goal:

- 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.

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: Kristi J. Smith, Interim City Attorney

Attachments:

1. Summary Vacation Resolution
2. Recommended Conditions
3. Aerial Photo
4. Legal and Plat Map