



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE:** JANUARY 27, 2026

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD:** 1

SUBJECT: PC-2025-01067 (VC-S) – SUMMARY STREET/ALLEY VACATION – A REQUEST TO CONSIDER THE SUMMARY VACATION OF WHITTIER PLACE, CONSISTING OF APPROXIMATELY 10,895 SQUARE FEET, LOCATED AT AND WESTERLY OF MARKET STREET

ISSUE:

Approve a proposal by the City's Public Works Department, for the summary vacation of Whittier Place, consisting of approximately 10,895 square feet, located at and westerly of Market 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 PC-2025-01067 (VC-S) for the Summary Street/Alley Vacation of a 10,895 square feet of Whittier Place, 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:

Whittier Place between Chestnut Street and Market Street in the Downtown is situated alongside White Park, the Riverside Community College District (RCCD) facility, and a private commercial property. Whittier Place alleyway has been a continued source of security, loitering, vandalism, and illegal dumping concerns. Whittier Place is at the back end of the various properties it abuts, and efforts to control the various quality of life concerns noted above have been unsuccessful.

The impacted parties, along with the Riverside Downtown Partnership, convened several onsite discussions before arriving at a proposed solution to mitigate their collective concerns.

DISCUSSION:

The proposed summary street/alley vacation will vacate 10,895 square feet of excess right-of-way approximately 451 feet in length and 23 feet in width (0.25 acres), located at and westerly of Market Street, south of University Avenue and north of Hidalgo Place.

If the summary vacation is approved, the area totaling 10,895-square-foot area will be removed 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 area to be vacated is not required for street purposes and is excess right-of-way. 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 will not be affected as the properties are served by existing driveways on University Avenue.

3. No public funds have been expended on its maintenance for the last five years.

No public funds have been expended for maintenance of Whittier Place for street purposes within the last five years.

FISCAL IMPACT:

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

Prepared by:	Candice Assadzadeh, Senior Planner
Approved by:	Jennifer Lilley, Community & Economic Development Director
Certified as to availability of funds:	Julie Nemes, Interim Finance Director
Approved by:	Mike Futrell, City Manager
Approved as to form:	Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

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