



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 28, 2025**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 7**
DEPARTMENT

SUBJECT: PR-2025-001809 (VC-S) – SUMMARY STREET VACATION – A REQUEST TO CONSIDER THE SUMMARY VACATION OF A 370 SQUARE-FOOT PORTION OF PIKE STREET, FRONTING 11995 PIKE STREET, AT THE TERMINUS OF PIKE STREET, NORTH OF HUDDEN STREET, IN WARD 7.

ISSUE:

Approve a proposal by Miguel Villasenor of Inland Valley Surveying, Inc. for a summary vacation of a 370 square-foot portion of Pike Street, fronting 11995 Pike Street, at the terminus of Pike Street, north of Hudden 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 PR-2025-001809 (VC-S) for the Summary Street Vacation of 370 square-feet of Pike Street, subject to the recommended conditions of approval;
3. Adopt the attached resolution vacating the dedicated road easement 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:

On October 21, 2024, the City Surveyor approved Parcel Map No. 38607 proposing an SB-9 urban lot split subdivision at 11995 Pike Street. Following that approval, the project applicant proposed vacating a 370-square-foot section along Pike Street, intending to maximize the usable area fronting the property.

DISCUSSION:

The proposed summary street vacation will eliminate a 370-square-foot section of the public right-of-way fronting 11995 Pike Street by adjusting the centerline alignment, altering the configuration of the original street. The proposed summary street vacation will not restrict resident access to any abutting properties, nor will it terminate the public street, and it's consistent with adjacent properties.

The area to be vacated is unimproved and is currently developed with drought-resistant landscaping fronting the existing single-family residence. The property owner proposes to develop an additional Single-family Residence on the lot resulting from the SB-9 application, as well as Accessory Dwelling Units (ADUs) in the rear yards of the resulting parcels. Access to the property will remain unaffected and is available along Pike Street to the north.

If the summary vacation is approved, the subject 370-square-foot area will no longer be dedicated to Pike Street and will be incorporated into the existing single-family lot located at 11995 Pike Street.

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, as the public right-of-way was never fully constructed. 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, south, east, and west will not be affected as the 370-square-foot portion of Pike Street to be vacated does not encroach on any surrounding properties, nor does it modify any existing public rights-of-way.

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 never been utilized or improved as passable public right-of-way. No public funds have been expended for maintenance of the right-of-way 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:	Chris Galippo, Associate Planner
Approved by:	Maribeth Tinio, City Planner
Certified as to availability of funds:	Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by:	Mike Futrell, City Manager
Approved as to form:	Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

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