



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JANUARY 13, 2026

FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT WARD: 1

SUBJECT: PC-2025-00539 (VC-S) – SUMMARY STREET/ALLEY VACATION – A REQUEST TO CONSIDER THE SUMMARY VACATION OF A PORTION OF 11TH STREET, CONSISTING OF APPROXIMATELY 10,329 SQUARE FEET, LOCATED ON THE SOUTHERLY PORTION OF 11TH STREET, BETWEEN ORANGE AND LEMON STREETS

ISSUE:

Approve a proposal by the City of Riverside General Services Department, for the summary vacation of a portion of 11th Street consisting of approximately 10,329 square feet, located on the south side of 11th Street, between Orange and Lemon Streets.

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-2025-00539 (VC-S) for the Summary Street/Alley Vacation of a 10,329 square feet of a portion of 11th Street, 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:

On March 5, 1963, the City Council approved Resolution No. 9640, declaring 11th Street between Orange and Lemon Streets to be closed to vehicular traffic for pedestrian purposes.

The applicant is therefore requesting the 10,329 square feet of public right-of-way, generally the

south portion of 11th Street, be summarily vacated to allow for the construction of a new Police Headquarters.

DISCUSSION:

The proposed summary street/alley vacation will vacate approximately 10,329 square feet of excess right-of-way consisting of 313 feet in length and 33 feet in width (0.24 acres), the southerly portion of 11th Street, between Orange and Lemon Streets.

If the summary vacation is approved, the area totaling 10,329-square-foot area will be removed from the public right-of-way and incorporated into the adjacent property owned by the City.

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 excess right-of-way has been closed to vehicular traffic since 1963. 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, west, and east will not be affected as the properties are served by existing driveways on Orange and Lemon Streets.

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 proposed area to be vacated has been closed and impassable to vehicular traffic as a public road since 1963. No public funds have been expended for maintenance of 11th Street 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:	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