



*City of Arts & Innovation*

# City Council Memorandum

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**TO: HONORABLE MAYOR AND CITY COUNCIL**                      **DATE: MAY 22, 2018**  
**FROM: PUBLIC WORKS DEPARTMENT**                              **WARD: 3**  
**SUBJECT: TRACT MAP NO. 34688 – LOCATED ON THE NORTHEASTERLY SIDE OF  
JEFFERSON STREET BETWEEN MAGNOLIA AVENUE AND LOS ARBOLES  
PLACE – FINAL APPROVAL**

**ISSUE:**

Adopt the "Resolution of Acceptance" for final approval of Tract Map No. 34688, in accordance with Section 18.220.020 of the Riverside Municipal Code.

**RECOMMENDATION:**

That the City Council adopt the "Resolution of Acceptance" for final approval of Tract Map No. 34688.

**BACKGROUND:**

As part of the development process to subdivide a parcel(s), a tentative map is submitted and approved by the City of Riverside Zoning Administrator, City of Riverside Planning Commission or City Council of the City of Riverside. During review and approval, staff reviews conditions of approval (conditions) that were provided by all City Departments. Once all conditions of approval have been satisfied, a final approval by City Council is required if dedications are to be accepted by the City Clerk.

**DISCUSSION:**

On July 11, 2006, the City Council of the City of Riverside approved Tract Map No. 34688 subject to the completion of conditions. The map was the proposal of Wen Tu Chen successor in interest to Champco, Inc., to subdivide approximately 1.6 acres into one (1) lot for the future development of a twenty-two (22) unit, two-story (2) condominium project with related parking and recreational facilities.

Staff has determined that the developer has satisfied all of the conditions for the map, and recommends that the final map be approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code. However, if the City Council determines that the map conditions have not been fulfilled, it may disapprove the map with a finding that identifies the conditions that have not been met.

The Community and Economic Development Director concurs with the recommendations noted above.

**FISCAL IMPACT:**

There is no fiscal impact for the finalization of Tract Map No. 36994.

Prepared by: Kris Martinez, Public Works Director  
Certified as to  
availability of funds: Adam Raymond, Chief Financial Officer/City Treasurer  
Approved by: Al Zelinka, FAICP, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Map
2. Resolution of Acceptance