



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: AUGUST 3, 2021
FROM: PUBLIC WORKS DEPARTMENT WARD: 4
SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 32444 – PROJECT SITE LOCATED AT WEST VIEW DRIVE AND VIA VISTA DRIVE

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 32444, and acceptance of the agreement, and sureties for faithful performance, construction of improvements, and the labor and material bond 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 Parcel Map No. 32444.

BACKGROUND:

As part of the development process to subdivide a parcel into four or fewer parcels in the R – 1 – 8500 – Single Family Residential Zone, a tentative parcel map (map) is required to be approved by the Zoning Administrator. Once a map is tentatively approved, subsequent map finalization and recordation requires staff to determine if the conditions of approval (conditions) have been satisfied. Recordation of the map requires City Council approval if dedications are to be accepted by the City Clerk.

The subject property is located on West View Drive and the corner of Via Vista Drive, in Ward 4. Parcel Map No. 32444 includes a proposal by KVM Partners, LLC, to subdivide one legally created lot and one remnant lot to create two parcels, for the future construction of two single family residences. On April 23, 2015, the Zoning Administrator approved Parcel Map No. 32444 (Planning Case P14-0652), subject to the completion of conditions (Attachment 3).

DISCUSSION:

Staff has determined that the developer has satisfied the conditions required for final map approval and recommends the final map be approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code. However, if the City Council determines sufficient/significant map

conditions have not been fulfilled, they may deny approval of the map with a finding identifying the incomplete conditions.

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

FISCAL IMPACT:

There is no fiscal impact for the finalization of Parcel Map No. 32444.

Prepared by:	Gilbert Hernandez, Interim Public Works 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:	Phaedra A. Norton, City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. Conditions of Approval