



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 12, 2018**

FROM: PUBLIC WORKS DEPARTMENT **WARD: 3**

**SUBJECT: APPROVAL OF PARCEL MAP NO. 37335 – LOCATED ON THE
SOUTHWESTERLY SIDE OF MADISON STREET BETWEEN THE 91 FREEWAY
AND ORCHARD STREET – FINAL APPROVAL**

ISSUE:

Adoption of the "Resolution of Acceptance" for final approval of Parcel Map No. 37335, in accordance with Section 18.220.020 of the Riverside Municipal Code.

RECOMMENDATIONS:

That the City Council adopt the "Resolution of Acceptance" for final approval of Parcel Map No. 37335.

BACKGROUND:

As part of the development process to subdivide a parcel(s), a tentative map is submitted and approved by the City of Riverside Development Review Committee, 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 August 14, 2017, the Development Review Committee, acting on behalf of the Zoning Administrator as defined in Chapter 19.910 of the Zoning Code (Title 19 of the Riverside Municipal Code), approved Parcel Map No. 37335 subject to the completion of conditions. The map was the proposal of Greg Lukosky of HFC/PRP Madison, LLC, to subdivide approximately a 7.66 acres site for the development of site located at 3590 Madison Street, situated west of Madison Street and north of the SR-91 Freeway, in the CR – Commercial Retail Zone and CR-S-2-X – Commercial Retail, 2-Story Height of Buildings and Building Setback Combining Zones.

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 Parcel Map No. 37335.

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, City Manager
Approved as to form:	Gary G. Geuss, City Attorney

Attachments:

1. Map
2. Resolution of Acceptance