



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MARCH 16, 2021
FROM: PUBLIC WORKS DEPARTMENT WARD: 6
**SUBJECT: FINAL APPROVAL OF TRACT NO. 37754 – LOCATED ON THE WEST SIDE OF
LA SIERRA AVENUE, BETWEEN COLLETT AVENUE AND SPAULDING DRIVE**

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Tract No. 37754, and acceptance of the agreements and sureties for faithful performance, construction of improvements and the labor and material bonds in accordance with Section 18.220.020 of the Riverside Municipal Code.

RECOMMENDATIONS:

That the City Council:

1. Adopt the Resolution of Acceptance for final approval of Tract No. 37754; and
2. Accept the agreements and sureties for the installation and faithful performance of improvements and the labor and material bonds in accordance with the improvement plans for the development of Tract No. 37754.

BACKGROUND:

As part of the development process to subdivide a parcel zoned for R-1-7000 – Single Family Residential Zone, a tentative tract map (map) is required to be approved by the City of Riverside Planning Commission. 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 west of La Sierra Avenue, between Collett Avenue and Spaulding Drive, in the R-1-7000 – Single-family Residential Zone, in Ward 6. Tract Map No. 37754 includes a proposal by Zoe Kranneman for National Community Renaissance for a Planned Residential Development to subdivide one vacant parcel, totaling 3.74 acres, into 34 lots for construction of single-family residences, three lots for common open space, and two lettered lots for private streets. On November 14, 2019, the City of Riverside Planning Commission approved Tract No. 37754, subject to the completion of conditions (Attachment 6).

Tract No. 37754 was subsequently sold to LA SIERRA 34, LLC. who now wishes to finalize the map.

DISCUSSION:

Staff has determined 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 Tract No. 37754.

Prepared by:	Kris Martinez, 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:	Kristi J. Smith, Interim City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. Agreement for Construction of Improvements
4. Faithful Performance Bond (Construction)
5. Labor and Material Bond (Construction Permits)
6. Conditions of Approval