



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 17, 2024

FROM: PUBLIC WORKS DEPARTMENT WARD: 3

SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37680 – LOCATED ON THE NORTH SIDE OF MOUNTAIN VIEW AVENUE, WEST OF THE INTERSECTION OF RAYANN COURT AND MOUNTAIN VIEW AVENUE

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 37680.

RECOMMENDATION:

That the City Council adopt the Resolution of Acceptance for final approval of Parcel Map No. 37680.

BACKGROUND:

When a subdivision is proposed to be created through the tentative map process, a final map shall be filed for recording with the County Recorder pursuant to California Government Code Section 66466. No proposed subdivision shall be complete until such final map has been filed for recording and the lots/parcels are legally created. This recordation often allows developers to secure funding, obtain letters of intent, facilitate construction agreements, and/or secure permits to break ground.

The preparation of tentative maps can be lengthy and costly as developers must hire a professional consultant team to prepare the tentative map, prepare architectural drawings and elevations, and secure financing. In many cases, developers must investigate soil conditions and/or hire biologists to consider environmental and project impacts. The Subdivision Map Act allows for tentative maps to be recorded within 24 months following project approval by the local jurisdiction, and the City adds an additional 12 months for final approval unless time extensions are granted before the map expires. This project was not eligible for any State extension and the project did not require any discretionary one-year extensions.

As part of the development process to subdivide one parcel in to three parcels in the R-1-7000-Single Family Residential Zone, the tentative parcel map (map) was approved by the Development Review Committee. Once a map is tentatively approved, the developer/property owner must satisfy specific conditions for approval and recordation of the final parcel map. The final parcel map will be checked for conformance with the tentative parcel map, the associated conditions of approval and technical accuracy and, when found to be acceptable by City staff, will be transmitted to the City Council for acceptance. In some instances, parcel maps requiring the

City Clerk to accept dedications are presented before the City Council to adopt the Resolution of Acceptance for final approval of the respective map.

DISCUSSION:

The subject property consists of one parcel of 0.85 acres, located on the north side of Mountain View Avenue, west of the intersection of Rayann Court and Mountain View Avenue, in the R-1-7000 Single Family Residential Zone, in Ward 3. Parcel Map No. 37680 is a proposal by Liborio R. Mejorado, to subdivide one parcel into three single-family residential parcels and one lettered lot for public street. On October 16, 2019, the Development Review Committee approved Parcel Map No. 37680 (Planning Case P19-0350-Tentative Parcel Map 37680), subject to the completion of conditions (Attachment 3). The Parcel Map is delivered to City Council within 5 years of entitlement.

Staff has determined the developer has satisfied the necessary conditions required for final parcel map approval and recommends the final parcel map be accepted and approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code. The Community & Economic Development Department (CEDD), Public Works (PW), Riverside Public Utilities (RPU), and Parks, Recreation, and Community Services (PRCS) Departments have indicated that the following specific conditions for map approval and recordation have been satisfied:

Table 1 – Specific Conditions Satisfied for Final Parcel Map Approval and Recordation

Dept.	Division	Condition(s)	Condition(s) Satisfied
CEDD	Planning	Comply with development and design standards	11/18/23
PW	Land Develop.	Fees paid	09/28/23
PW	Survey	Technically correct map, monument deposit	05/29/24
RPU	Water	Water fees paid	11/14/23
RPU	Electric	Conditions satisfied	10/5/23
PRCS	Planning	No conditions	11/8/23

The Community & Economic Development Director concurs with the recommendations noted in this staff report.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority – Economic Opportunity** and **Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment.**

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** - The acceptance for final approval of the map is a transparent process as it is presented to Council for final approval.
2. **Equity** - This map approval is neutral towards this cross-cutting thread.
3. **Fiscal Responsibility** - This map approval is neutral towards this cross-cutting thread.
4. **Innovation** - This map approval is neutral towards this cross-cutting thread.

5. **Sustainability and Resiliency** - The development associated with this map will provide housing for future City residents.

FISCAL IMPACT:

There is no fiscal impact for the finalization of Parcel Map No. 37680.

Prepared by: Eswin Vega, Senior Engineering Technician
Approved by: Gilbert Hernandez, Public Works Director
Certified as to
availability of funds: Kristie Thomas, Finance Director / Assistant Chief Financial Officer
Approved by: Kris Martinez, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. Development Review Committee Final Approved Conditions