



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: DECEMBER 4, 2018
FROM: PUBLIC WORKS DEPARTMENT WARD: 5
SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37351 – LOCATED AT THE NORTHWESTERLY CORNER OF VAN BUREN BOULEVARD AND LINCOLN AVENUE

ISSUES:

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 37351 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.

RECOMMENDATIONS:

That the City Council:

1. Adopt the Resolution of Acceptance for final approval of Parcel Map No. 37351; and
2. Accept the agreement and sureties for the installation and faithful performance of improvements and the labor and material bond in accordance with the improvement plans for the development of Parcel Map No. 37351.

BACKGROUND:

As part of the development process to subdivide a parcel into four or fewer parcels, a tentative parcel map is reviewed and approved by the City of Riverside Development Review Committee (DRC). During the review process, staff reviews conditions of approval (conditions) provided by all City Departments. Once a tentative parcel map is approved by the DRC and conditions have been satisfied, final approval by City Council is required if dedications are to be accepted by the City Clerk.

On July 25, 2018, the DRC approved Parcel Map No. 37351 subject to the completion of conditions (Attachment 6). The tentative parcel map is a proposal by Steve Berzansky of Steven Walker Communities to subdivide 6.74 acres into two (2) parcels, located at 9501 Lincoln Avenue, situated on the northwest corner of Lincoln Avenue and Van Buren Boulevard, in the R-4 - Multiple Family Residential Zone. The applicant has indicated the proposed tentative parcel map is for financing purposes.

DISCUSSION:

Staff has determined the developer has satisfied certain conditions for the map, 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 Interim 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. 37351.

Prepared by: Kris Martinez, Public Works Director
Certified as to
availability of funds: Edward Enriquez, Interim Chief Financial Officer/City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Gary G. Geuss, 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