



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JULY 16, 2024

FROM: PUBLIC WORKS DEPARTMENT WARD: 5

SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 38489 – 3178, 3188, 3190, 3196, AND 3198 JACKSON STREET SITUATED ON THE WEST SIDE OF JACKSON STREET BETWEEN LINCOLN AVENUE AND INDIANA AVENUE

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 38489, 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 Tract Map No. 38489; 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 Tract Map No. 38489.

BACKGROUND:

When a subdivision is proposed to be created through the tentative map process, a final map must be filed for recording with the County Recorder pursuant to California Government Code Section 66466. No proposed subdivision may be considered complete until such final map has been filed for recording and the lots/parcels are legally created. The recordation frequently 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. Developers frequently must also investigate soil conditions and potentially hire biologists to consider environmental and project impacts. The Subdivision Map Act allows for tentative maps to be recorded within 24 months, and the City adds an additional 12 months for final approval unless time extensions are granted before the map expires. The City's Subdivision Code and the Subdivision Map Act allow for project extensions. However, this project did not require any discretionary one-year extensions.

As part of the development process to subdivide multiple parcels into a One-Lot Tract Map for Condominium Purposes in the R-3-1500-Multiple-Family Residential Zone, a tentative tract map (map) is required to be approved by the Riverside City Planning Commission. Once a map is tentatively approved, the developer/property owner must satisfy specific conditions for approval and recordation of the final tract map. The final tract map will be checked for conformance with the tentative tract 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. Final tract maps and 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 six contiguous parcels on 4.50 acres, located on Jackson Street between Indiana Avenue and Lincoln Avenue in the R-3-1500-Multi-Family Residential Zone. On December 12, 2017, the City Council adopted the 2014-2021 5th Cycle Housing Element Implementation Program which rezoned approximately 200 properties across the City to allow for multi-family and mixed-use residential development to comply with the State Housing Element Law. The subject parcel was part of this citywide rezoning effort and its General Plan Land Use designation was amended to HDR – High Density Residential and the Zoning designation to R-3-1500 – Multi-Family Residential.

Tract Map No. 38489 is a proposal by Moses Kim of Warmington Residential, to subdivide the six parcels into a One-Lot Tract Map for Condominium Purposes, consisting of 70 two story townhome units across 19 buildings and common usable open space. On March 2, 2023, the Riverside City Planning Commission approved Tract Map No. 38489 (Planning Cases PR-2022-001381-Vesting Tentative Tract Map 38489, Design Review and Variance, subject to the completion of conditions (Attachment 3). The Tract Map was delivered to City Council within 3 years of entitlement.

The developer has satisfied the necessary conditions required for final tract map approval and Staff recommends that the final tract 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 2: Specific Conditions Satisfied for Final Tract Map Approval and Recordation

Dept.	Division	Condition(s)	Condition(s) Satisfied
CEDD	Planning	CC&Rs prepared and ready to be recorded	05/16/2024
PW	Land Develop.	Fees Paid, approved off-site & onsite improvement plans, bonds provided for improvements	05/16/2024
PW	Survey	Technically correct map, monument deposit	11/15/2023
RPU	Water	Water – fees collected on water plans	10/24/2023
RPU	Electric	Electric easements after design	10/27/2023
PRCS	Planning	Fees paid	05/31/2023

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

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 3 – 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. Additionally, the necessary entitlements have been obtained for development of the project site with a Planned Residential Development.
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 associated with the finalization of Tract Map No. 38489.

Prepared by:	Doug Webber, City Surveyor
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. City Council Final Approved Conditions
4. Bonds