



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: DECEMBER 13, 2022**

**FROM: PUBLIC WORKS DEPARTMENT      WARD: 6**

**SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37915 – LOCATED AT 6008-6390  
VAN BUREN BOULEVARD, AT THE SOUTHWEST CORNER OF ARLINGTON  
AVENUE AND VAN BUREN BOULEVARD**

## **ISSUE:**

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 37915.

## **RECOMMENDATION:**

That the City Council adopt the Resolution of Acceptance for final approval of Parcel Map No. 37915.

## **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. Often the recordation 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, secure financing, and 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, 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 as noted in Table 1.

This project was not eligible for any State mandated extensions and the project did not require any discretionary one-year extensions.

As part of the development process to subdivide a parcel in the CR – Commercial Retail Zone, a tentative parcel map (map) is required to be reviewed by the Development Review Committee and approved by the Community & Economic Development Director. 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. Final parcel maps, with dedications, 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 parcel map.

## **DISCUSSION:**

The subject property consists of three parcels on 12 acres, located at 6008-6390 Van Buren Boulevard, at the southwest corner of Arlington Avenue and Van Buren Boulevard, in the CR – Commercial Retail Zone, in Ward 6. Parcel Map No. 37915 is a proposal by TAIT and Associates to subdivide the 3 parcels into 7 parcels. On October 29, 2021, the Community & Economic Development Director approved Parcel Map No. 37915 (Planning Case PR-2020-000112), subject to the completion of conditions (Attachment 3). The timeframe for the Parcel Map is the standard three years.

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 2: Specific Conditions Satisfied for Final Parcel Map Approval and Recordation

<b>Dept.</b>	<b>Division</b>	<b>Condition(s)</b>	<b>Condition(s) Satisfied</b>
CEDD	Planning	CC&Rs prepared and recorded	8/05/2022
PW	Land Develop.	Fees Paid	03/10/2022
PW	Survey	Technically correct map, monument deposit	11/02/2022
RPU	Water	No Comments	12/07/2020
RPU	Electric	Easements provided	03/08/2022
PRCS	NA	NA	10/19/2020

The Acting 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.
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 this report.

Prepared by: Gilbert Hernandez, Public Works Director  
Certified as to  
availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial  
Officer/City Treasurer  
Approved by: Kris Martinez, Assistant City Manager  
Approved as to form: Phaedra A. Norton, City Attorney

**Attachments:**

1. Map
2. Resolution of Acceptance
3. Community & Economic Development Department Staff Report - Conditions of Approval