



*City of Arts & Innovation*

# City Council Memorandum

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**TO: HONORABLE MAYOR AND CITY COUNCIL                      DATE: JUNE 6, 2023**

**FROM: PUBLIC WORKS DEPARTMENT                                      WARD: 1**

**SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 38280 – LOCATED ON THE EAST  
SIDE OF IOWA AVENUE, BETWEEN COLUMBIA AVENUE AND  
MARLBOROUGH AVENUE**

**ISSUE:**

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 38280, in accordance with Section 18.220.020 of the Riverside Municipal Code.

**RECOMMENDATION:**

That the City Council, adopt the Resolution of Acceptance for final approval of Parcel Map No. 38280.

**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 BMP-SP – Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zone, a tentative parcel map (map) is required to be approved by the Development Review Committee. Once a map is

tentatively approved, the developer/property owner must satisfy specific conditions of 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 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 one parcel on 6.63 acres, located on the east side of Iowa Avenue between Columbia Avenue and Marlborough Avenue, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Hunter Business Park) Overlay Zones, in Ward 1. Parcel Map No. 38280 (PR-2022-001283) is a proposal by Bobby Del Real on behalf of the Renken Company, to consider subdividing the property into two parcels. Parcel 1 will consist of 3.16 acres and will include an existing two story, 49,958 square foot office building. Parcel 2 will consist of 3.46 acres and will include an existing two story 55,234 square foot office building.

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

Dept.	Division	Condition(s)	Condition(s) Satisfied
CEDD	Planning	Agreement Approved	03/13/2023
PW	Land Develop.	Approved	03/13/2023
PW	Survey	Technically correct map, monument deposit	03/15/2023
RPU	Water	Existing services by RPU-Water	03/13/2023
RPU	Electric	Easements provided	03/15/2023
PRCS	NA	Fees paid	03/15/2023

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

**STRATEGIC PLAN ALIGNMENT:**

This item contributes to **Strategic Priority No. 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 for the finalization of Parcel Map No. 38280.

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. Development Review Committee Staff Report - Conditions of Approval