



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: NOVEMBER 14, 2017

FROM: PUBLIC WORKS DEPARTMENT WARD: 3

**SUBJECT: APPROVAL OF TRACT MAP NO. 36994 – LOCATED ON THE
NORTHEASTERLY SIDE OF JEFFERSON STREET BETWEEN CALIFORNIA
AND WILLOW AVENUE – FINAL APPROVAL**

ISSUES:

Adoption of the "Resolution of Acceptance" for final approval of Tract Map No. 36994, and acceptance of the agreements and sureties for faithful performance and 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. 36994; 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. 36994.

BACKGROUND:

As part of the development process to subdivide a parcel(s), a tentative map is submitted and approved by the City of Riverside Zoning Administrator, City of Riverside Planning Commission or City Council of the City of Riverside. During review and approval, staff reviews conditions of approval (conditions) that were provided by all City Departments. Once all conditions of approval have been satisfied, a final approval by City Council is required if dedications are to be accepted by the City Clerk.

DISCUSSION:

On December 13, 2016, City Council approved Tract Map No. 36994 subject to the completion of conditions. The map was the proposal of Riverside 36 LLC, to subdivide approximately 2.96 vacant acres into one (1) lot for the future development of thirty-six (36), for-sale, residential townhomes within ten (10) buildings.

Staff has determined that the developer has satisfied all of the conditions for the map, and recommends that the final map be approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code. However, if the City Council determines that the map conditions have not been fulfilled, it may disapprove the map with a finding that identifies the conditions that have not been met.

The Community and Economic Development Director concurs with the recommendations noted above.

FISCAL IMPACT:

There is no fiscal impact for the finalization of Tract Map No. 36994.

Prepared by:	Kris Martinez, Public Works Director
Certified as to	
availability of funds:	Adam Raymond, Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP, 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)