



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 5, 2018**

FROM: PUBLIC WORKS DEPARTMENT **WARD: 7**

SUBJECT: APPROVAL OF TRACT MAP NO. 31542 – LOCATED ON THE SOUTH SIDE OF JURUPA AVENUE, WESTERLY OF VAN BUREN BOULEVARD – FINAL APPROVAL

ISSUES:

Adopt the "Resolution of Acceptance" for final approval of Tract Map No. 31542 and accept the agreement for construction of improvements in the form of letter of credit in accordance with Section 18.220.020 of the Riverside Municipal Code.

RECOMMENDATIONS:

On June 5, 2018, City Council will conduct a public hearing for a request by Robert M. Beers, on behalf of Riverside Gateway Plaza, for modification of conditions of approval of previously approved Tract Map No. 31542 to remove Condition #5 requiring Planning Commission approval of a site plan prior to the recordation of the map and rezoning of Lots 4 – 7. This agenda item will follow the Public Hearing item for City Council discussion. If the City Council makes the determination that the project is exempt from CEQA and approves the Planning Case P18-0332, we respectfully request the City Council:

1. Adopt the "Resolution of Acceptance" for final approval of Tract Map No. 31542; and
2. Accept the agreement for construction of improvements in the form of letter of credit in accordance with the improvement plans for the development of Tract Map No. 31542.

BACKGROUND:

As part of the development process to subdivide a parcel(s), a tentative map is submitted and approved by the City of Riverside Development Review Committee (acting on behalf of the Zoning Administrator as defined in Chapter 19.910 of the Zoning Code), Planning Commission or City Council. 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 April 11, 2006, the City Council approved Tentative Tract Map No. 31542 subject to the completion of conditions. The map, proposed by Riverside Gateway Plaza, successor to Friends of Riverside Airport, LLC, subdivides approximately 9.54 acres of vacant land into four (4) lots for future commercial, use.

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. 31542.

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. Tract Map No. 31542
2. Resolution of Acceptance
3. Agreement for Construction of Improvements