



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: FEBRUARY 5, 2019**  
**FROM: PUBLIC WORKS DEPARTMENT** **WARD: 4**  
**SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 37218 – LOCATED AT THE SOUTH  
EASTERN PORTION OF THE CITY WITHIN THE ORANGECREST SPECIFIC  
PLAN AT THE APPROXIMATE INTERSECTION OF VAN BUREN BOULEVARD  
AND WOOD ROAD**

## **ISSUE:**

Adoption of the "Resolution of Acceptance" for final approval of Tract Map No. 37218.

## **RECOMMENDATIONS:**

That the City Council adopt the "Resolution of Acceptance" for final approval of Parcel Map No. 37218.

## **BACKGROUND:**

As part of the development process to subdivide a parcel, the Planning Commission reviews and approves a tentative tract map based on conditions of approval provided by all City Departments. Once a tentative parcel map is approved by the Planning Commission and conditions have been satisfied, final approval is required by the City Council and any dedications are to be accepted by the City Clerk.

On June 29, 2017, the City of Riverside Planning Commission approved Tract Map No. 37218 subject to the completion of conditions (Attachment 3). The tentative tract map is a proposal by Shakil Patel of Shakil Patel & Associates, to subdivide 1.62 acres into one lot, located at 18876 and 18890 Van Buren Boulevard, situated near the corner of Van Buren Boulevard and Wood Road. The Tract Map is for Condominium Purposes, which means the one lot subdivision will be split by the California Department of Real Estate and the "Airspace" will be sold to individuals.

The property is zoned CR-S-2-X-15/50-SP - Commercial Retail-Two Story Building Height-Building Setback (15 feet from Van Buren Boulevard and 50 feet from residentially zoned property), and Specific Plan (Orangecrest) Overlay Zones. The applicant has indicated the proposed tentative tract map is for medical office purposes.

**DISCUSSION:**

Staff has determined the developer has satisfied certain conditions for the map, and recommends the final map be approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code.

However, if the City Council determines sufficient/significant map conditions have not been fulfilled, they may deny approval of the map with a finding identifying the incomplete conditions.

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

**FISCAL IMPACT:**

There is no fiscal impact for the finalization of Tract Map No. 37218.

Prepared by: Kris Martinez, Public Works Director  
Certified as to  
availability of funds: Edward Enriquez, Chief Financial Officer/Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. Conditions of Approval