



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 17, 2019

FROM: PUBLIC WORKS DEPARTMENT WARD: 7

**SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 33925 – LOCATED ON THE SOUTH
SIDE OF CYPRESS AVENUE BETWEEN TYLER STREET AND ROBINSON
AVENUE**

ISSUES:

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 33925 and acceptance of the agreement and sureties for faithful performance, 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. 33925; 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. 33925.

BACKGROUND:

As part of the development process to subdivide a parcel into five or more parcels in the RR – Residential Rural Zone, a tentative tract map (Map) is required to be approved by City Council. Once a Map is tentatively approved, subsequent Map finalization and recordation requires staff to determine if the Conditions of Approval (Conditions) have been satisfied. Recordation of the Map requires City Council approval if dedications are to be accepted by the City Clerk.

Tract Map No. 33925 includes a proposal by Ruben Salazar to subdivide two vacant parcels, totaling 2.24 acres, into five lots for the construction of single-family residences, located on the south side of Cypress Avenue between Robinson Avenue and Tyler Street, in the RR – Residential Rural Zone. On November 9, 2006, the City Planning Commission Approved Planning Case P05-0893 (TM-33925), subject to the completion of the Conditions of Approval (Attachment 6).

DISCUSSION:

Staff has determined the developer has satisfied the Conditions required for final Map approval, 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 Community & Economic Development Director concurs with the recommendations noted above.

FISCAL IMPACT:

There is no fiscal impact for the finalization of Tract Map No. 33925.

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| Prepared by: | Kris Martinez, Public Works Director |
| Certified as to availability of funds: | Edward Enriquez, Chief Financial Officer/City 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. Agreement for Construction of Improvements
4. Faithful Performance Bond (Construction)
5. Labor and Material Bond (Construction Permits)
6. Conditions of Approval
7. Covenant and Agreement Lots 1,2,3,4
8. Covenant and Agreement Lot 5