



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MAY 19, 2020
FROM: PUBLIC WORKS DEPARTMENT WARD: 3
SUBJECT: TRACT MAP NO. 37632 – LOCATED ON THE WEST SIDE OF STREETER AVENUE, BETWEEN SIERRA STREET AND ROCHESTER STREET

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 37632, 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. 37632; 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. 37632.

BACKGROUND:

As part of the development process to subdivide a parcel into five or more parcels in the R-1-7000 – Single-family Residential Zone, a tentative tract map (map) is required to be approved by the Planning Commission. 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.

The subject property is located west of Streeter Avenue, between Sierra Street and Rochester Street, in the R-1-7000 – Single-family Residential Zone, in Ward 3. Tract Map No. 37632 includes a proposal by Roger Hobbs Companies for a Planned Residential Development to subdivide two contiguous parcels, totaling 4.79 acres, into 34 lots for construction of single family residences, six lots for common open space, five lettered lots for private streets; a vacation of 1,470 square feet of excess right-of-way along Streeter Avenue is also proposed under the map. On August 22, 2019, Planning Commission approved Tract Map No. 37632, subject to the completion of conditions (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. 37632.

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. Planning Commission Minutes