



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JULY 7, 2020
FROM: PUBLIC WORKS DEPARTMENT WARD: 5
**SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 39675 – LOCATED ON THE EAST
SIDE OF MYERS STREET BETWEEN MAGNOLIA AVENUE AND PRIMROSE
DRIVE**

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 39675, 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. 39675; 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. 39675.

BACKGROUND:

As part of the development process to subdivide a parcel into five or more parcels in the MU-V-SP – Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones, a tentative tract map (map) is required to be approved by the 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.

The subject property is located on the east side of Myers Street between Magnolia Avenue and Primrose Drive, in the MU-V-SP – Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. Tract Map No. 39675 includes a proposal by Habitat for Humanity to subdivide five contiguous parcels, totaling 0.79 acres, into 1 lot for construction of multi-family development consisting of four residential condominium units and a private common open space. On September 25, 2018, the City Council of the City of Riverside approved Tract Map No. 39675, 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. 39675.

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