



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: OCTOBER 6, 2020
FROM: PUBLIC WORKS DEPARTMENT WARD: 1
**SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37406 – PROJECT SITE LOCATED
AT 3933 MISSION INN AVENUE, ON THE NORTHWEST CORNER OF MISSION
INN AVENUE AND FAIRMOUNT BOULEVARD**

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 37406, 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 Parcel Map No. 37406; 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 Parcel Map No. 37406.

BACKGROUND:

As part of the development process to subdivide a parcel into four or fewer parcels in the DSP-RC-Downtown Specific Plan Raincross District, a tentative parcel map (map) is required to be approved by the Development Review Committee. 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 at 3933 Mission Inn Avenue, on the northwest corner of Mission Inn Avenue and Fairmount Boulevard, in the DSP-RC-Downtown Specific Plan Raincross District, in Ward 1. Parcel Map No. 37406 includes a proposal by Shonda Herold, of Wakeland Housing & Development Corporation for Mission Heritage LP, to consolidate 8 parcels, vacate a portion of public alley and create a two-parcel vertical subdivision, on a 1.45 acre lot. On October 18, 2017, the Cultural Heritage Board (CHB) approved the site to be developed with a 72-unit, two building mixed use complex under Planning Case P17-0030 (Certificate of Appropriateness). On February

7, 2018, the Development Review Committee approved Parcel Map No. 37406, 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 Parcel Map No. 37406.

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