



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: APRIL 6, 2021
FROM: PUBLIC WORKS DEPARTMENT WARD: 4
**SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37809 – PROJECT SITE IS
LOCATED ON GRACE STREET BETWEEN VICTORIA AVENUE AND
CLEVELAND AVENUE**

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 37809.

RECOMMENDATION:

That the City Council adopt the Resolution of Acceptance for final approval of Parcel Map No. 37809.

BACKGROUND:

As part of the development process to subdivide a parcel into four or fewer parcels in the RA - 5 – Residential Agricultural Zone, 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 on Grace Street, between Victoria Avenue and Cleveland Avenue, in Ward 4. Parcel Map No. 37809 includes a proposal by Dale Sexton, to subdivide two parcels, for finance purposes, into four parcels, of approximately 5.0 gross acres each. On September 27, 1988, the owner recorded Instrument No. 218436, as an “Offer for Dedication” to the City of Riverside for a portion of right-of-way along Victoria Avenue, which will be accepted on Parcel Map No. 37809. On June 17, 2020, the Development Review Committee approved Parcel Map No. 37809 (Planning Case P19-0654), subject to the completion of conditions (Attachment 3).

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 associated with the finalization of Parcel Map No. 37809.

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:	Kristi J. Smith, Interim City Attorney

Attachments:

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