



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: APRIL 13, 2021

FROM: PUBLIC WORKS DEPARTMENT WARD: 1

SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 36516 – PROJECT SITE LOCATED ON THE WESTERLY SIDE OF PALM AVENUE BETWEEN BEECHWOOD PLACE AND HIGHLAND PLACE

ISSUE:

Adoption of a Resolution of Acceptance for final approval of Tract Map No. 36516, 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. 36516; 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. 36516.

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 on the westerly side of Palm Avenue between Beechwood Place and Highland Place, in Ward 1. Tract Map No. 36516 includes a proposal by Steve Berzansky of Steven Walker Communities, predecessor to Apple 7, LLC, to subdivide 1.26 acres into 7 single family residential lots. On April 3, 2014, the Planning Commission approved Tract Map No. 36516, 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. 36516.

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. Agreement for Construction of Improvements
4. Faithful Performance Bond (Construction)
5. Labor and Material Bond (Construction Permits)
6. Conditions of Approval