



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 5, 2021**

FROM: PUBLIC WORKS DEPARTMENT **WARD: 2**

SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37591 – THE PROJECT SITE IS LOCATED AT THE NORTHEAST CORNER OF SYCAMORE CANYON BOULEVARD AND CENTRAL AVENUE, WEST OF THE SOUTHBOUND I-215 OFF-RAMP

ISSUE:

Adoption of a Resolution of Acceptance for final approval of Parcel Map No. 37591; 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. 37591; 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. 37591.

BACKGROUND:

As part of the development process to subdivide a parcel into four or fewer parcels in the CG - Commercial General Zone, a tentative parcel 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 at the northeast corner of Sycamore Canyon Boulevard and Central Avenue, west of the southbound I-215 off-ramp, in Ward 2. Parcel Map No. 37591 includes a proposal by Melrose, LLC, to subdivide one vacant privately-owned parcel and vacated excess right of way into two parcels for commercial development. On June 11, 2019, the Riverside City Council approved Parcel Map No. 37591 (Planning Case P18-0034), subject to the completion of conditions (Attachment 3).

DISCUSSION:

Staff has determined that 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.

STRATEGIC PLAN ALIGNMENT:

This project aligns with **Strategic Priority 5 – High-Performance Government** and **Strategic Priority 6 – Infrastructure, Mobility, and Connectivity** and supports the following goals:

5.2 – Utilize technology, data, and process improvement strategies to increase efficiencies, guide decision making, and ensure services are accessible and distributed equitably throughout all geographic areas of the City.

5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making.

6.2 – Maintain, protect, and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity

This approval additionally advances or is neutral to the cross-cutting threads which serve as major themes incorporated throughout all areas of the Strategic Plan:

1. **Community Trust:** The acceptance for final approval of the parcel map is a transparent process which may be commented upon by the community as it is presented to Council. Additionally, the project site has already undergone the Planning Process, and the associated development has received entitlements for construction.
2. **Equity:** This parcel map approval is neutral towards this cross-cutting thread.
3. **Fiscal Responsibility:** The sureties for faithful performance, construction of improvements, and the labor and material bond associated with this parcel map approval protect the City's fiscal interests and ensure all necessary public improvements related to the project will be completed.
4. **Innovation:** This parcel map approval is neutral towards this cross-cutting thread.
5. **Sustainability and Resiliency:** The development associated with this parcel map will provide commercial and employment opportunities within a ½ mile walking distance of nearby residential properties and is served by RTA bus route 16.

FISCAL IMPACT:

There is no fiscal impact associated with this report.

Prepared by: Gilbert Hernandez, Interim Public Works Director
Certified as to
availability of funds: Edward Enriquez, Chief Financial Officer/Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

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