



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: OCTOBER 12, 2021**

FROM: PUBLIC WORKS DEPARTMENT **WARD: 5**

SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37583 – THE PROJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF GRATTON STREET AND HERMOSA DRIVE.

ISSUES:

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 37583, 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. 37583; 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. 37583.

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 at the southwest corner of Gratton Street and Hermosa Drive, in Ward 5. Parcel Map No. 37583 includes a proposal by Steve Sommers of SDH and Associates to subdivide one parcel with single-family residence and other structures into three parcels for the future construction of two additional single-family residences. On October 3, 2018, the Development Review Committee approved Parcel Map No. 37583 (Planning Case P18-0638), 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 that 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 item contributes to the Envision Riverside 2025 City Council Strategy **Priority 5 – High Performing Government** and **Goal, 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 and **5.3** – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making

The item aligns with each of the five Cross-Cutting Threads as follows:

1. Community Trust – The City of Riverside staff has verified that conditions necessary for approval have been met.
2. Equity – Local and State Law permits any owner of property in the City of Riverside to subdivide their property.
3. Fiscal Responsibility – This action does not have a fiscal impact on the City of Riverside and will produce revenue for the City.
4. Innovation – The City of Riverside is utilizing updated methods in map checking and delivery.
5. Sustainability & resilience – The City continues to grow, and the required bonds will ensure that conditioned infrastructure are built to City standards.

FISCAL IMPACT:

There is no fiscal impact associated with this action.

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