City of Arts & Innovation

City Council Memorandum

TO: **HONORABLE MAYOR AND CITY COUNCIL** **DATE: MAY 6, 2025**

FROM: **PUBLIC WORKS DEPARTMENT** **WARD: 7**

SUBJECT: **FINAL APPROVAL OF SB-9 URBAN LOT SPLIT PARCEL MAP NO. 38838 – AT THE NORTHWEST CORNER OF ARLINGTON AVENUE AND STOVER AVENUE**

ISSUE:

Adoption of the Resolution of Acceptance for final approval of SB-9 Urban Lot Split Parcel Map No. 38838.

RECOMMENDATION:

That the City Council adopt the Resolution of Acceptance for final approval of SB-9 Urban Lot Split Parcel Map No. 38838.

BACKGROUND:

When a subdivision is proposed to be created through the Senate Bill 9 (SB-9) Urban Lot Split mapping process, a final map shall be filed for recording with the County Recorder pursuant to California Government Code Section 66466. No proposed subdivision shall be complete until such final map has been filed for recording and the parcels are legally created. Often the recordation allows developers to secure funding, obtain letters of intent, facilitate construction agreements, and/or secure permits to break ground.

In preparation of a SB-9 Urban Lot Split, owners must hire a professional consultant team to prepare the Final Parcel Map and ministerial reviewed exhibits. The City's SB-9 Urban Lot Split Code 18.085.050 D allows for 36 months, with no additional extensions allowed.

As part of the SB-9 Urban Lot Split the owner must provide the City with an Application Checklist and Pre-Clearance Form and Plot Plan. The Application and Plot Plan are ministerially reviewed for conformance with RMC and State Law. Once reviewed and deemed in conformance, the application is approved. The applicant can then move forward with the final SB-9 Urban Lot Split Parcel Map. The final SB-9 Urban Lot Split Parcel Map will be checked for conformance and technical accuracy. When approved by City staff, the map will be released for recordation, unless the map has dedications. Final parcel maps requiring the City Clerk to accept dedications are presented before the City Council to adopt the Resolution of Acceptance for final approval of the respective map.

DISCUSSION:

The subject property, one parcel on 28,313 sq. ft. proposed and finalized at 26,136 sq. ft., located at the Northwest corner of Arlington Avenue and Stover Avenue, in the RR-Residential Rural Zone, in Ward 7. On June 20, 2024, the Application Checklist and Pre-Clearance Form was approved. The SB-9 Urban Lot Split Parcel Map has been delivered to City Council within 3 years of approval.

Staff have determined the SB-9 Urban Lot Split Parcel Map has satisfied the necessary conditions required for final parcel map approval and recommend the final parcel map be accepted and approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code. The Community & Economic Development Department (CEDD), and Public Works (PW) have indicated that the parcel map meets State Law, RMC and is technically correct and can be approved for recordation.

The Community & Economic Development Director concurs with the recommendations noted in this council report.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 3 – Economic Opportunity** and **Goal 3.3** – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment.

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

1. **Community Trust** – The acceptance for final approval of the map is a transparent process as it is presented to Council for final approval. Additionally, the necessary entitlements have been obtained for development of the project site with Planned Residential Development.
2. **Equity** – The Subdivision process is available to all eligible property owners.
3. **Fiscal Responsibility** – The Public Works Department assesses a modest fee to assist in recovering costs associated with the process.
4. **Innovation** - This map approval is neutral towards this cross-cutting thread.
5. **Sustainability and Resiliency** - The development associated with this map will provide housing for future City residents.

FISCAL IMPACT:

There is no fiscal impact for the finalization of SB-9 Urban Lot Split Parcel Map No. 38838.

Prepared by:	Doug Webber, City Surveyor
Approved by:	Gilbert Hernandez, Public Works Director
Certified as to availability of funds:	Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by:	Kris Martinez, Assistant City Manager
Approved as to form:	Jack Liu, Interim City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. Application Checklist and Pre-Clearance Form