



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JUNE 24, 2025

FROM: PUBLIC WORKS DEPARTMENT WARD: 1

SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 38052 – LOCATED AT 2710 10TH STREET, BEING THE SOUTHWEST CORNER OF 10TH STREET AND VICTORIA AVENUE

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 38052, in accordance with Section 18.220.020 of the Riverside Municipal Code.

RECOMMENDATION:

That the City Council adopt the Resolution of Acceptance for final approval of Parcel Map No. 38052.

BACKGROUND:

When a subdivision is proposed to be created through the tentative map 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 lots/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.

The preparation of tentative maps can be lengthy and costly as developers must hire a professional consultant team to prepare the tentative map, prepare architectural drawings and elevations, secure financing, and in many cases, developers must investigate soil conditions, and/or hire biologists to consider environmental and project impacts. The Subdivision Map Act allows for tentative maps to be recorded within 24 months, and the City adds an additional 12 months, for final approval unless time extensions are granted before the map expires.

DISCUSSION:

The subject property consists of one parcel on 0.38 acres, located at 2710 10th Street, being the southwest corner of 10th Street and Victoria Avenue, in the R-1-7000 - Single Family Residential Zone, in Ward 1. Parcel Map No. 38052 is a proposal by Sam Zhou of Zigas, Inc. for Steven Hung Ming Shih to subdivide one parcel into 2 parcels. On October 19, 2022, the Community & Economic Development Department Director approved Parcel Map No. 38052 (Planning Case PR-2020-000415), subject to the completion of conditions (Attachment 3).

Staff has determined the developer has satisfied the necessary conditions required for final parcel map approval and recommends 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), Public Works (PW), Riverside Public Utilities (RPU), and Parks, Recreation, and Community Services (PRCS) Departments have indicated that the following specific conditions for map approval and recordation have been satisfied:

Table 1 – Specific Conditions Satisfied for Final Map Approval and Recordation

Dept.	Division	Condition(s)	Date Condition(s) Satisfied
CEDD	Planning	Property shall be developed and operated per the approved conditions	3/5/2025
PW	Land Develop.	Fees paid	4/1/2025
PW	Survey	Technically correct map	12/9/2024
RPU	Water	Water fees paid	2/24/2025
RPU	Electric	New meter fees deferred until new Building permit.	12/4/2024
PRCS	NA	Fees paid	11/5/2024

The Community & Economic Development Director concurs with the recommendations in this 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 a 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 Parcel Map No. 38052.

Prepared by: Eswin Vega, Senior Engineering Tech.
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: Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. Community & Economic Development Department Director Staff Report - Conditions of Approval