



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MARCH 11, 2025

FROM: PUBLIC WORKS DEPARTMENT WARD: 5

SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 38913 – A MULTI-FAMILY DEVELOPMENT NORTH OF STATE ROUTE 91, BETWEEN VAN BUREN BOULEVARD AND MYERS STREET

ISSUES:

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 38913 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. 38913; 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. 38913.

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. The City's Subdivision Code and the Subdivision Map Act allow for project extensions under specific circumstances; however, this project was not eligible for any State mandated extensions nor did the project require any City discretionary one-year extensions.

As part of the development process to subdivide multiple parcels into a Multi-Family Development in the MU-V-SP-Mixed-Use – Village and Specific Plan (Magnolia Avenue) Overlay Zones, MU-V – Mixed Use-Village Zone and R-1-7000 – Single Family Residential Zone, a tentative tract map (map) is required to be approved by the Riverside City Planning Commission. Once a map is tentatively approved, the developer/property owner must satisfy specific conditions for approval and recordation of the final tract map. The final tract map will be checked for conformance with the tentative tract map, the associated conditions of approval and technical accuracy and, when found to be acceptable by City staff, will be transmitted to the City Council for acceptance. Final tract maps and in some instances 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 consists of three contiguous parcels on 6.44 acres, located at north of State Route 91, between Van Buren Boulevard and Myers Street, in the MU-V-Mixed Use – Village and Specific Plan (Magnolia Avenue) Overlay Zones, MU-V – Mixed Use-Village Zone and R-1-7000 – Single Family Residential Zone, in Ward 5. Tract No. 38913 is a proposal by Matthew Esquivel, of Warmington Residential, predecessor to Thomas J. Hildebrandt of Century Communities of California, to subdivide the three parcels into a Multi-Family Development, consisting of 149 units (141 market rate and 8 affordable units), and private streets, common open space and private open space. On July 18, 2024, the City of Riverside Planning Commission approved Tract Map No. 38913 for Condominium Purposes (Planning Cases PR-2024-001643 - Tentative Tract Map and Design Review) The Tract Map is delivered to City Council within the three-year entitlement phase.

Staff have determined that the developer has satisfied the necessary conditions required for final tract map approval and recommends the final tract 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 the following specific conditions for map approval and recordation have been satisfied:

Table 1: Specific Conditions Satisfied for Final Tract Map Approval and Recordation

Dept.	Division	Condition(s)	Condition(s) Satisfied
CEDD	Planning	CC&Rs prepared and ready to be recorded	12/17/24
PW	Land Develop.	Fees Paid, approved off-site & onsite improvement plans, bonds provided for improvements	12/16/24
PW	Survey	Technically correct map, monument deposit	1/29/25
RPU	Water	Water –	8/14/24
RPU	Electric	Electric easements	1/16/25
PRCS	Planning	Fees paid	1/17/25

The Community & Economic Development Director concurs with the recommendations noted in this staff 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 the 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 Tract Map No. 38913

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. City Council Final Approved Conditions
4. Bonds