



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: May 7, 2013

Agenda Item 6F
Approvals:
City Manager PJF
Dept. Head WEC
Attorney _____
Finance JVA

Department: Public Works / Engineering
Prepared By: Zak Ponsen, Senior Civil Engineer

Subject: *APPROVE FINAL PARCEL MAP 2010-116, LA PALOMA CONDOMINIUMS, 240 LA PALOMA.*

Fiscal Impact: None.

Summary: Final Parcel Map 2010-116 contains two residential condominium dwelling units on one 5,314 square-foot lot. The CC&Rs for the project have been reviewed and approved by the City Attorney. The Subdivider has paid the development fees and satisfied all Conditions of Approval that are required prior to Final Parcel Map approval. The Conditions of Approval for the developer to dedicate a sidewalk easement and water rights have been addressed and are offered for dedication on the Final Map.

Discussion: The Tentative Parcel Map 2010-116 was approved by the Planning Commission on June 6, 2012, and by the City Council on August 21, 2012. 240 La Paloma LTD, the Subdivider of Final Parcel Map 2010-116, has submitted the Final Parcel Map for City Council approval.

Pursuant to the provisions of the Subdivision Map Act and the City Municipal Code Chapter 16, Final Parcel Maps require City Council action for approval, denial, or modifications. Per Subdivision Map Act Section 66474.1, a legislative body shall not deny approval of a final parcel map if it has previously approved a tentative parcel map for the proposed subdivision and if it finds that the final parcel map is in substantial compliance with the previously approved tentative parcel map. Additionally, City acceptance of easements and water rights are also subject to City Council action. Staff has confirmed that the proposed Final Parcel Map is in conformance with the approved Tentative Parcel Map.

Recommended Action: STAFF RECOMMENDS THAT the City Council:

1. Accept on behalf of the City of San Clemente the sidewalk easement and water rights as dedicated;
2. Approve the Final Parcel Map 2010-116 as it conforms to the requirements set forth in the Subdivision Map Act and the previously approved Tentative Parcel Map;

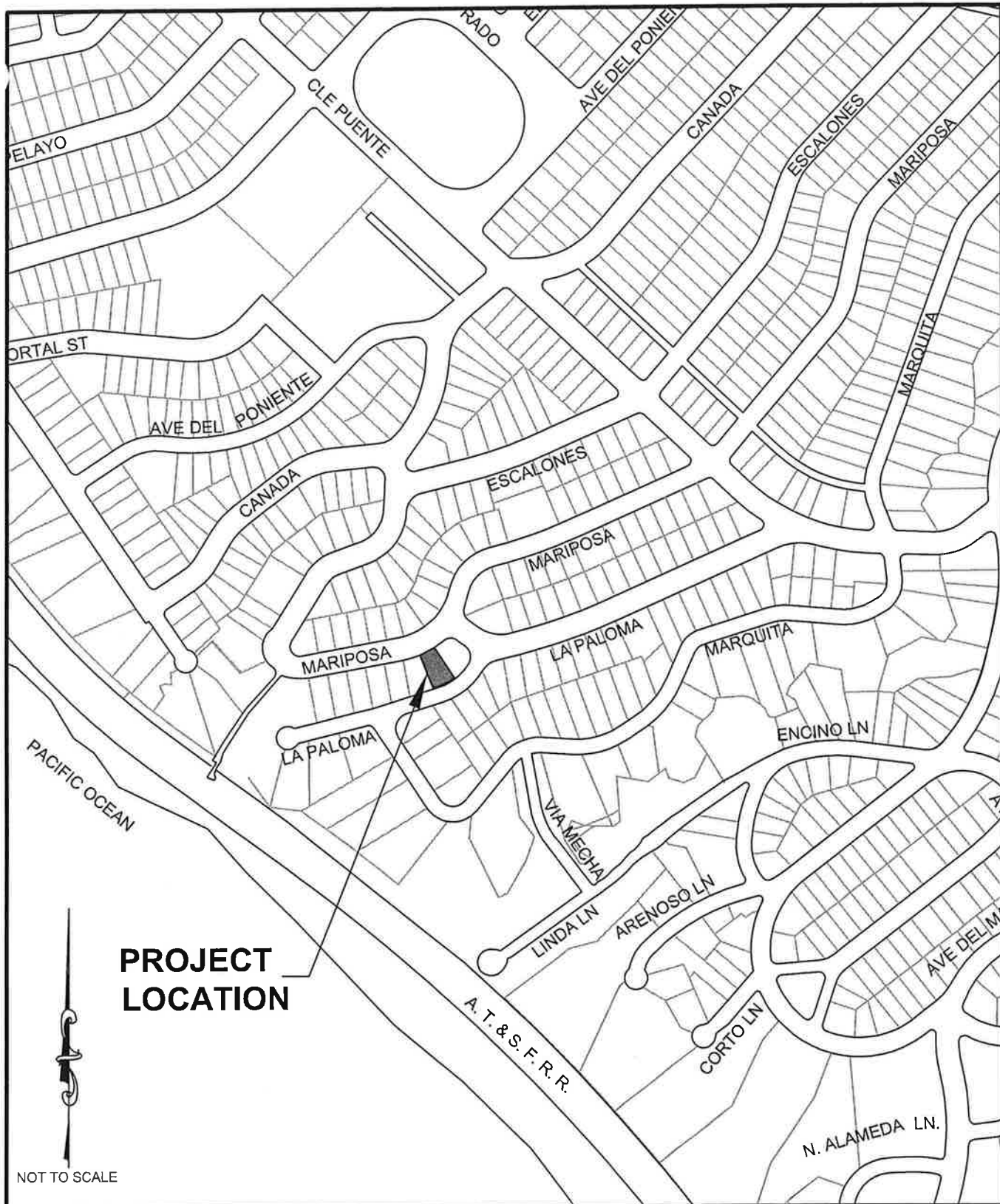
3. Authorize the Public Works Director / City Engineer to sign the Final Parcel Map;
and
4. Authorize the City Clerk to sign and submit the Final Parcel Map for recordation
with the County of Orange Recorder's Office.

Attachments: Location Map.

Notification: None.

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**PROJECT
LOCATION**

NOT TO SCALE



City of San Clemente

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LOCATION MAP

Final Parcel Map 2010-116

240 La Paloma

