



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: March 17, 2015

Agenda Item 60H

Approvals:

City Manager Jpm

Dept. Head WEC

Attorney SS

Finance J

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

Subject: **APPROVE FINAL PARCEL MAP 2013-101, BONNETT CONDOMINIUM CONVERSION AT 3407 SOUTH EL CAMINO REAL.**

Fiscal Impact: None.

Summary: The Tentative Parcel Map 2013-101 was approved by the Zoning Administrator on April 2, 2014. Brian and Julie Bonnett, the Subdivider of Final Parcel Map 2013-101, have submitted the Final Parcel Map for City Council approval. Staff is recommending approval of the Final Parcel Map.

Discussion: Final Parcel Map 2013-101 contains two residential condominium dwelling units on one 4,008 square-foot lot. The Conditions, Covenants and Restrictions (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 Condition of Approval for the developer to dedicate water rights has been addressed and is offered for dedication on the Final Map.

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 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:

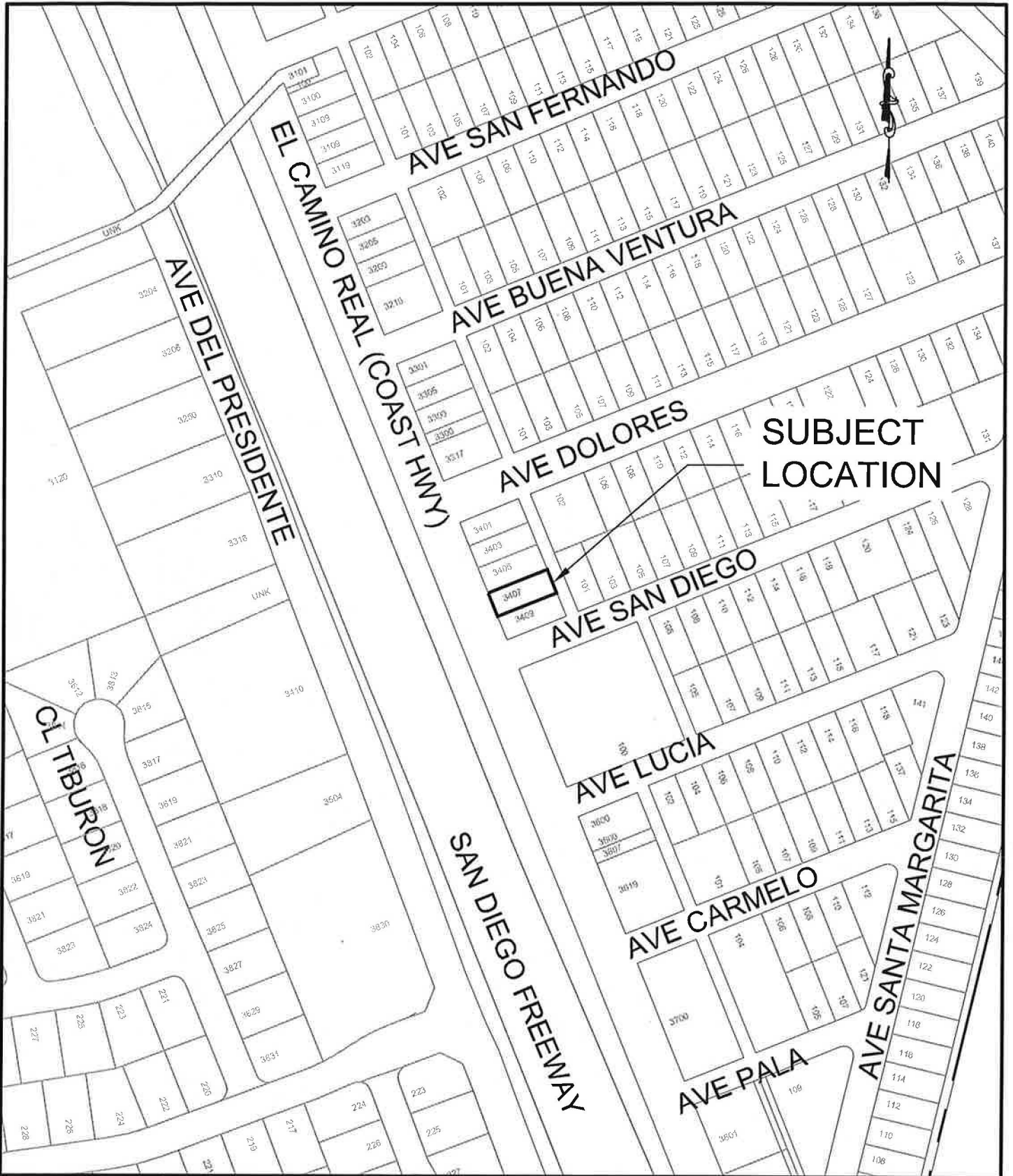
1. Accept on behalf of the City of San Clemente the water rights as dedicated;
2. Approve the Final Parcel Map 2013-101 as it conforms to the requirements set forth in the Subdivision Map Act and the previously approved Tentative Parcel Map;

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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LOCATION MAP

BONNETT CONDOMINIUM CONVERSION
 3401 S. EL CAMINO REAL