



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: January 15, 2019

Agenda Item	6E
Approvals:	
City Manager	
Dept. Head	
Attorney	
Finance	

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

Subject: APPROVE FINAL PARCEL MAP 2014-127, SANTA BARBARA CONDOS AT 407 AVENIDA SANTA BARBARA.

Fiscal Impact: None.

Summary: The Tentative Parcel Map 2014-127 was approved by the Zoning Administrator on October 7, 2015. Calvin Nguyen, the Subdivider of Final Parcel Map 2014-127, has submitted the Final Parcel Map for City Council approval. Staff is recommending approval of the Final Parcel Map.

Discussion: Final Parcel Map 2014-127 contains three residential condominium dwelling units on one 4,383 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 Conditions of Approval for the subdivider to dedicate water rights and an easement for sidewalk and public access purposes have been addressed and are 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 and pedestrian sidewalk easements 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 within Final Parcel 2014-127 as dedicated;
2. Accept on behalf of the City of San Clemente the sidewalk and public access easement as dedicated;

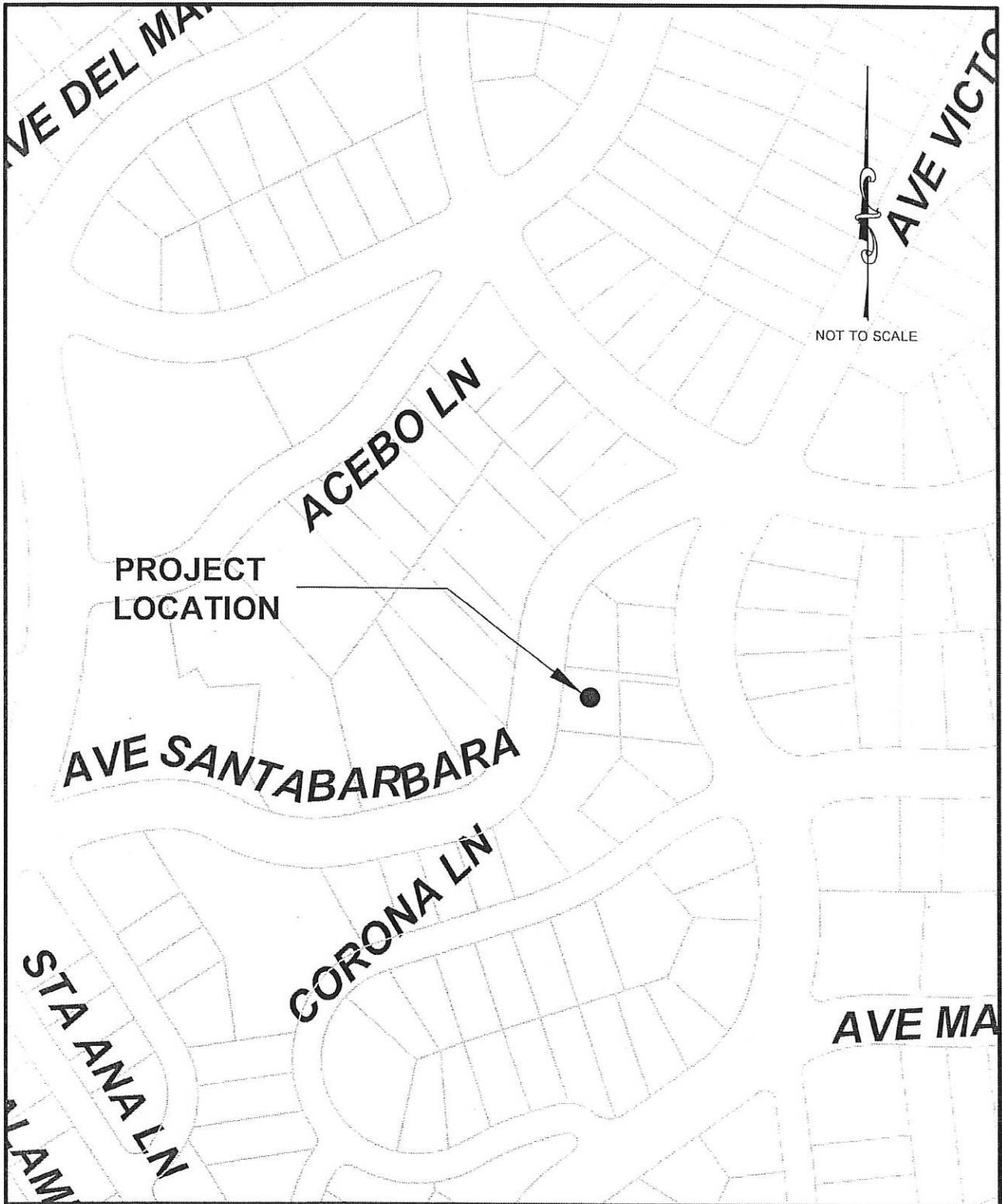
3. Approve the Final Parcel Map 2014-127 as it conforms to the requirements set forth in the Subdivision Map Act and the previously approved Tentative Parcel Map;
4. Authorize the Public Works Director / City Engineer to sign the Final Parcel Map; and
5. Authorize the City Clerk to sign and submit the Final Parcel Map for recordation with the County of Orange Recorder's Office.

Attachments: Location Map.

Notification: None.

s:\cd\engineering\secure\admin\2019\1-15-19\1-15-19-8r.docx

S:\ca\public\CMS\GIS\Users Files\Joke Dhona\CAD\Location Plan (Admin Report).dwg Wednesday, October 31, 2018 10:57:35 AM



City of San Clemente

910 Calle Negocio, Suite 100
 San Clemente, CA 92673
 Tel (949) 361-6100
 Fax (949) 361-8316

LOCATION MAP

**Avenida Santa Barbara Condos
 407 Avenida Santa Barbara**