



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: February 19, 2019

Agenda Item	6D
City Manager	gm
Dept. Head	OB
Attorney	
Finance	JL

Department: Public Works / Engineering
Prepared By: Ron Nicholas, Assistant Engineer

Subject: APPROVE FINAL PARCEL MAP 2017-161, HAFT CONDOMINIUMS AT 227 AVENIDA GRANADA.

Fiscal Impact: None.

Summary: The Tentative Parcel Map 2017-161 was approved by the Zoning Administrator on December 20, 2017. Joseph Peter Haft and Pascale R. Haft Revocable Trust 2002, the Subdivider of Final Parcel Map 2017-161, has submitted the Final Parcel Map for City Council approval. Staff is recommending approval of the Final Parcel Map.

Discussion: Final Parcel Map 2017-161 contains two residential condominium dwelling units on one 3,949 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 2017-161 as dedicated;
2. Accept on behalf of the City of San Clemente the sidewalk and public access easement as dedicated;

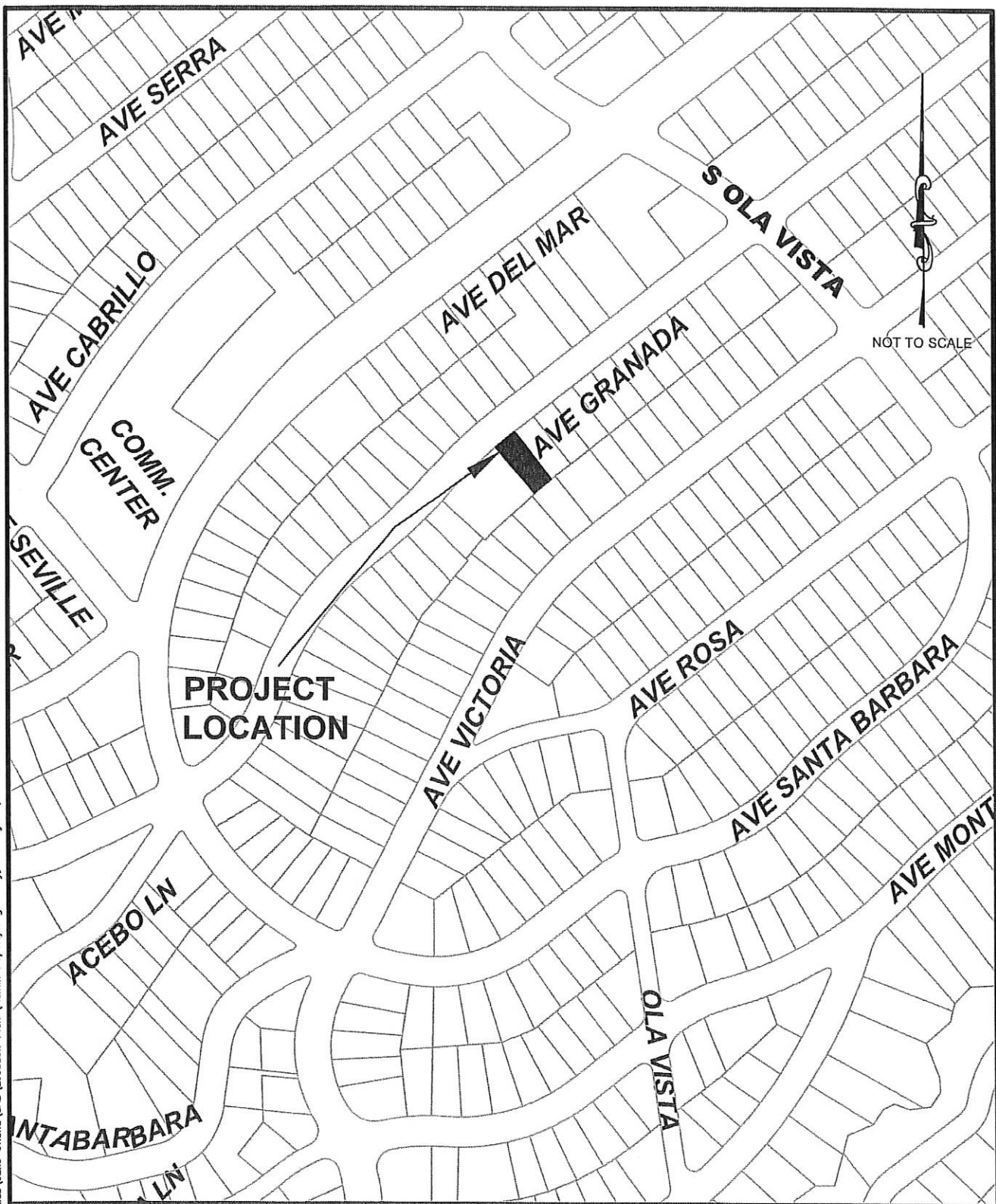
3. Approve the Final Parcel Map 2017-161 as it conforms to the requirements set forth in the Subdivision Map Act and the previously approved Tentative Parcel Map;
4. Authorize the Public Works Director / City Engineer to sign the Final Parcel Map; and
5. Authorize the City Clerk to sign and submit the Final Parcel Map for recordation with the County of Orange Recorder's Office.

Attachments: Location Map.

Notification: None.

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LOCATION MAP

**HAFT CONDOMINIUMS
 227 AVENIDA GRANADA
 (PM 2017-161)**