



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: May 21, 2019

Agenda Item 60
Approvals:
City Manager [Signature]
Dept. Head [Signature]
Attorney [Signature]
Finance [Signature]

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

Subject: *APPROVE FINAL PARCEL MAP 2017-182, TARGET COMMERCIAL RETAIL CENTER AT 990 WEST AVENIDA VISTA HERMOSA.*

Fiscal Impact: None.

Summary: The Tentative Parcel Map 2017-182 was approved by the Planning Commission on December 19, 2018. Target Corporation, a Minnesota Corporation, the Subdividers of Final Parcel Map 2017-182, have submitted the Final Parcel Map for City Council approval. Staff is recommending approval of the Final Parcel Map.

Discussion: Final Parcel Map 2017-182 involves the subdivision of one 14.793 acre commercial property into two separate properties. The Conditions, Covenants and Restrictions (CC&Rs) and parking agreements for the project are currently being reviewed by the City Attorney and are expected to be approved shortly. The Subdividers have satisfied all other Conditions of Approval that are required prior to Final Parcel Map approval. The Conditions of Approval for the subdivider to dedicate water rights has been addressed and is offered for dedication on the Final Map. Additionally, the subdivider has offered for dedication easements for traffic signal, roadway, sidewalk, and public access easements for public sidewalk and traffic signal improvements at the main site entrance.

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 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:

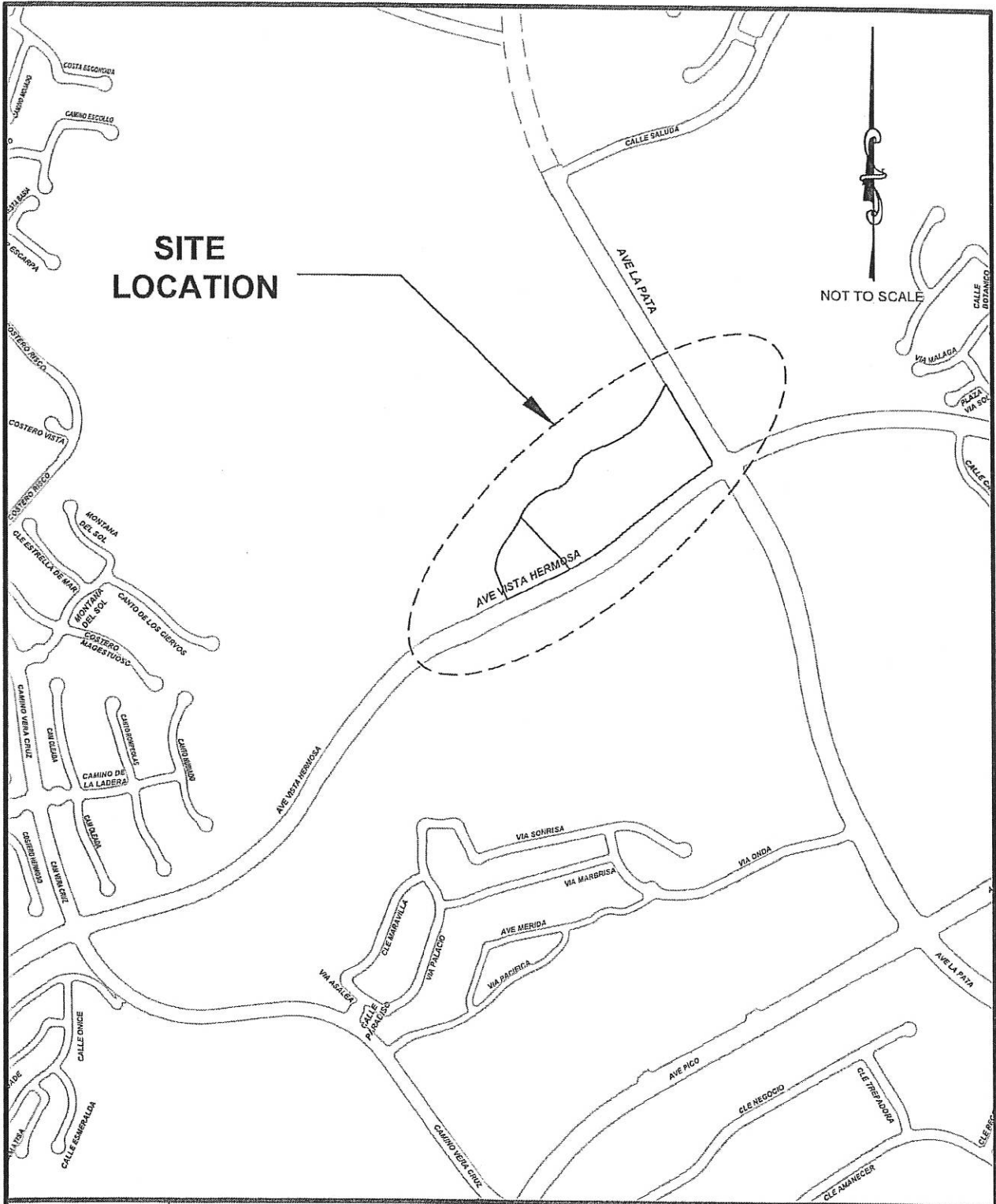
1. Accept on behalf of the City of San Clemente the water rights as dedicated;
2. Accept on behalf of the City of San Clemente the easement for roadway, sidewalk, and public access as dedicated;

3. Accept on behalf of the City of San Clemente the traffic signal easement as dedicated;
4. Approve the Final Parcel Map 2017-182 as it conforms to the requirements set forth in the Subdivision Map Act and the previously approved Tentative Parcel Map;
5. Authorize the Public Works Director / City Engineer to sign the Final Parcel Map upon confirmation of final approval of the CC&R's and Parking Agreements by the City Attorney; and
6. 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.

i:\cd\engineering\secure\admin\2019\5-7-19\5-7-19-6r.docx



S:\va\public\CVMS\GIS\Users\Ohama\CAD\Location Plan (Admin) Report\dwg Wednesday, February 27, 2019 10:51:41 AM



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

LOCATION MAP
Target Commercial Retail Center
 990 West Avenida Vista Hermosa
 (PM 2017-182)