



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: August 20, 2019

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| Agenda Item | <u>6th</u> |
| Approvals: | |
| City Manager | <u>[Signature]</u> |
| Dept. Head | <u>[Signature]</u> |
| Attorney | <u>SS</u> |
| Finance | <u>[Signature]</u> |

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

Subject: *APPROVE FINAL PARCEL MAP 2018-165, LINDLEY/PENN CONDOS AT 2489 S. OLA VISTA.*

Fiscal Impact: None.

Summary: The Tentative Parcel Map 2018-165 was approved by the Zoning Administrator on November 8, 2018. Mark Edward Lindley and Marilyn Lee Penn, the Subdividers of Final Parcel Map 2018-165, have submitted the Final Parcel Map for City Council approval. Staff is recommending approval of the Final Parcel Map.

Discussion: Final Parcel Map 2018-165 contains two residential condominium dwelling units on one 5,698 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 satisfied all Conditions of Approval that are required prior to Final Parcel Map approval with one exception. At the time of preparation of this report, the project had not received verification that all fees have been paid for the City Attorney's review of the CC&Rs. Staff is recommending that the City Engineer not sign the Final Parcel Map until staff receives confirmation that all fees have been paid. The Conditions of Approval for the subdivider to dedicate water rights has been addressed 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 is 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 2018-165 as it conforms to the requirements set forth in the Subdivision Map Act and the previously approved Tentative Parcel Map;

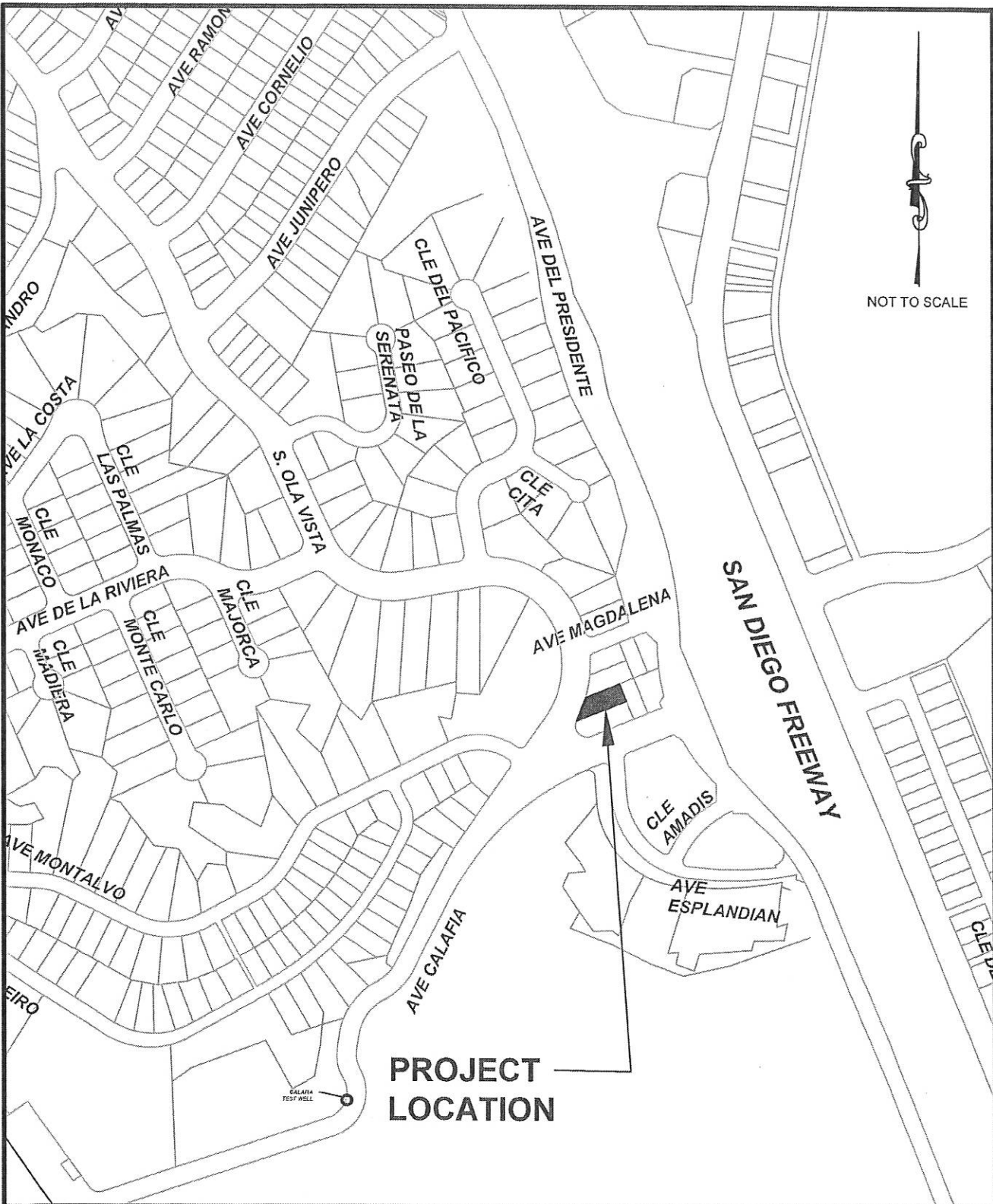
3. Authorize the Public Works Director / City Engineer to sign the Final Parcel Map upon verification that all fees have been paid; and
4. Authorize the City Clerk to sign and submit the Final Parcel Map for recordation with the County of Orange Recorder's Office.

Attachments: Location Map

Notification: None.

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**PROJECT
LOCATION**



City of San Clemente
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 San Clemente, CA 92673
 Tel (949) 361-6100
 Fax (949) 361-8318

LOCATION MAP
LINDLEY/PENN CONDOMINIUMS
2494 S. OLA VISTA
(PM 2018-165)