



AGENDA REPORT

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

Agenda Item 6G
Approvals:
City Manager [Signature]
Dept. Head [Signature]
Attorney [Signature]
Finance [Signature]

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

Subject: **APPROVE FINAL TRACT MAP 18065, SANTIAGO MIXED USE RESIDENTIAL AND COMMERCIAL CONDOMINIUMS AT 1010 SOUTH EL CAMINO REAL.**

Fiscal Impact: None.

Summary: The Tentative Tract Map 18065 was approved by the Zoning Administrator on April 4, 2019. PV Cape San Clemente, LLC, the Subdividers of Final Tract Map 18065, have submitted the Final Tract Map for City Council approval. Staff is recommending approval of the Final Tract Map.

Discussion: Final Tract Map 18065 contains seven residential condominium dwelling units and three commercial condominium units on one 12,930 square-foot lot (see attached Location Map). The Conditions, Covenants and Restrictions (CC&Rs) for the project have been reviewed and approved by the City Attorney. The Subdivider has satisfied all other Conditions of Approval that are required prior to Final Tract Map approval. 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 Tract 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 Tract Map if it has previously approved a Tentative Tract Map for the proposed subdivision and if it finds that the Final Tract Map is in substantial compliance with the previously approved Tentative Tract Map. Additionally, City acceptance of water rights is also subject to City Council action. Staff has confirmed that the proposed Final Tract Map is in conformance with the approved Tentative Tract 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 Tract Map 18065 as it conforms to the requirements set forth in the Subdivision Map Act and the previously approved Tentative Tract Map;
3. Authorize the Public Works Director / City Engineer to sign the Final Tract Map; and

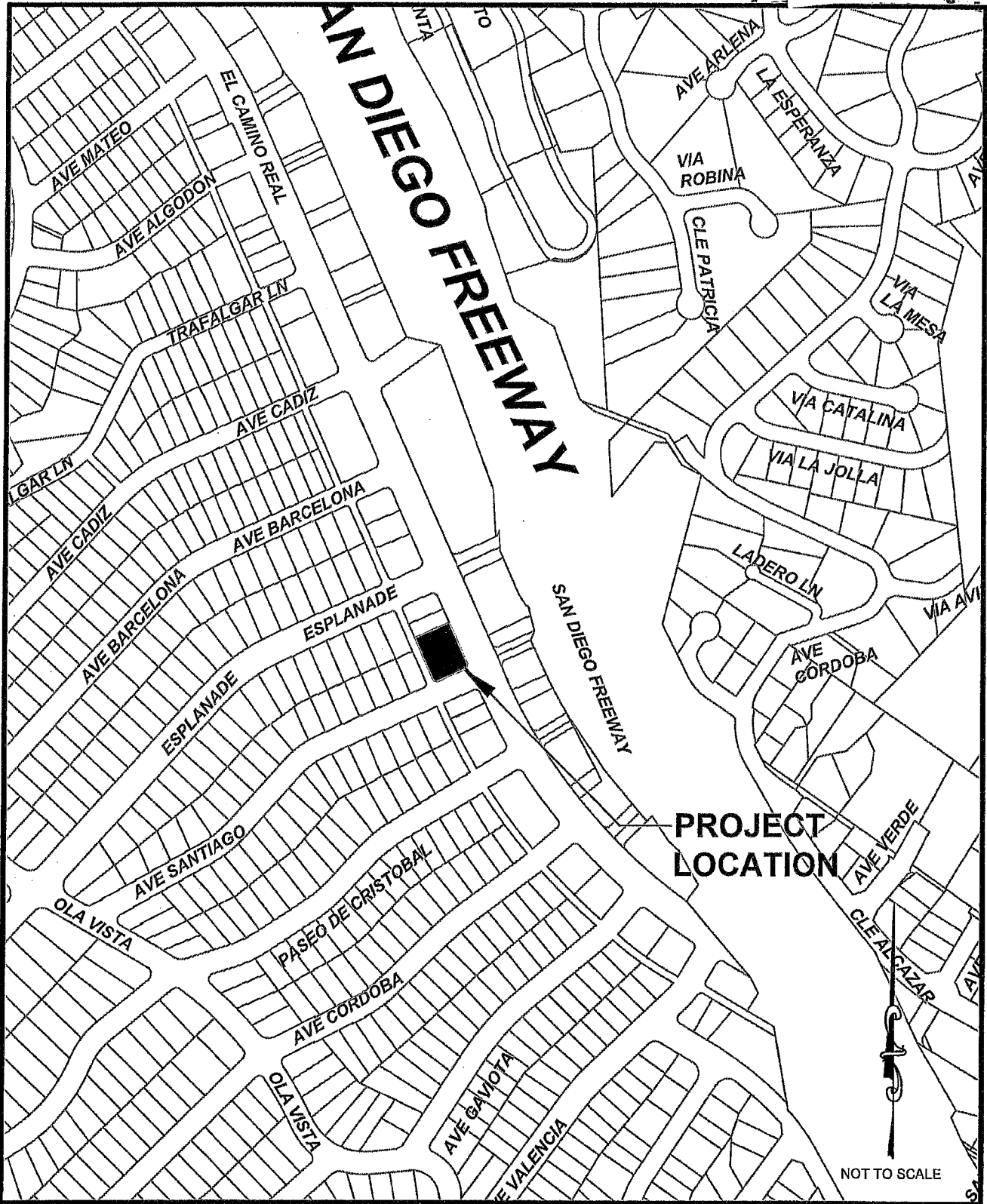
4. Authorize the City Clerk to sign and submit the Final Tract Map for recordation with the County of Orange Recorder's Office.

Attachments: Location Map

Notification: None.

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**PROJECT
LOCATION**

NOT TO SCALE



City of San Clemente

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LOCATION MAP

**Santiago Mixed Use
Residential and Commercial
Condominiums at 1010
South El Camino Real
(TM 18065)**