



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: October 6, 2020

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

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

Subject: **APPROVE FINAL PARCEL MAP 2017-143, CRISTOBAL PARCEL MAP AT 323 WEST PASEO DE CRISTOBAL.**

Fiscal Impact: None.

Summary: The Tentative Parcel Map 2017-143 was originally approved by the City Council on June 19, 2018. The Zoning Administrator subsequently approved a Time Extension (TE20-099) on April 21, 2020. Barbara J. Turnbull, trustee for the Turnbull Trust who is the Subdivider of Final Parcel Map 2017-143, has submitted the Final Parcel Map for City Council approval. Staff is recommending approval of the Final Parcel Map.

Discussion: Final Parcel Map 2017-143 involves the subdivision of one 0.51 acre residential property into two separate properties. The Subdivider has 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 has been addressed and is offered for dedication on the Final Map. Additionally, the subdivider has offered for dedication a public access sidewalk easement, which will help allow ADA accessible sidewalk along the property's frontage to be constructed with the future homes.

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 and 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 as dedicated;
2. Accept on behalf of the City of San Clemente the sidewalk easement as dedicated;

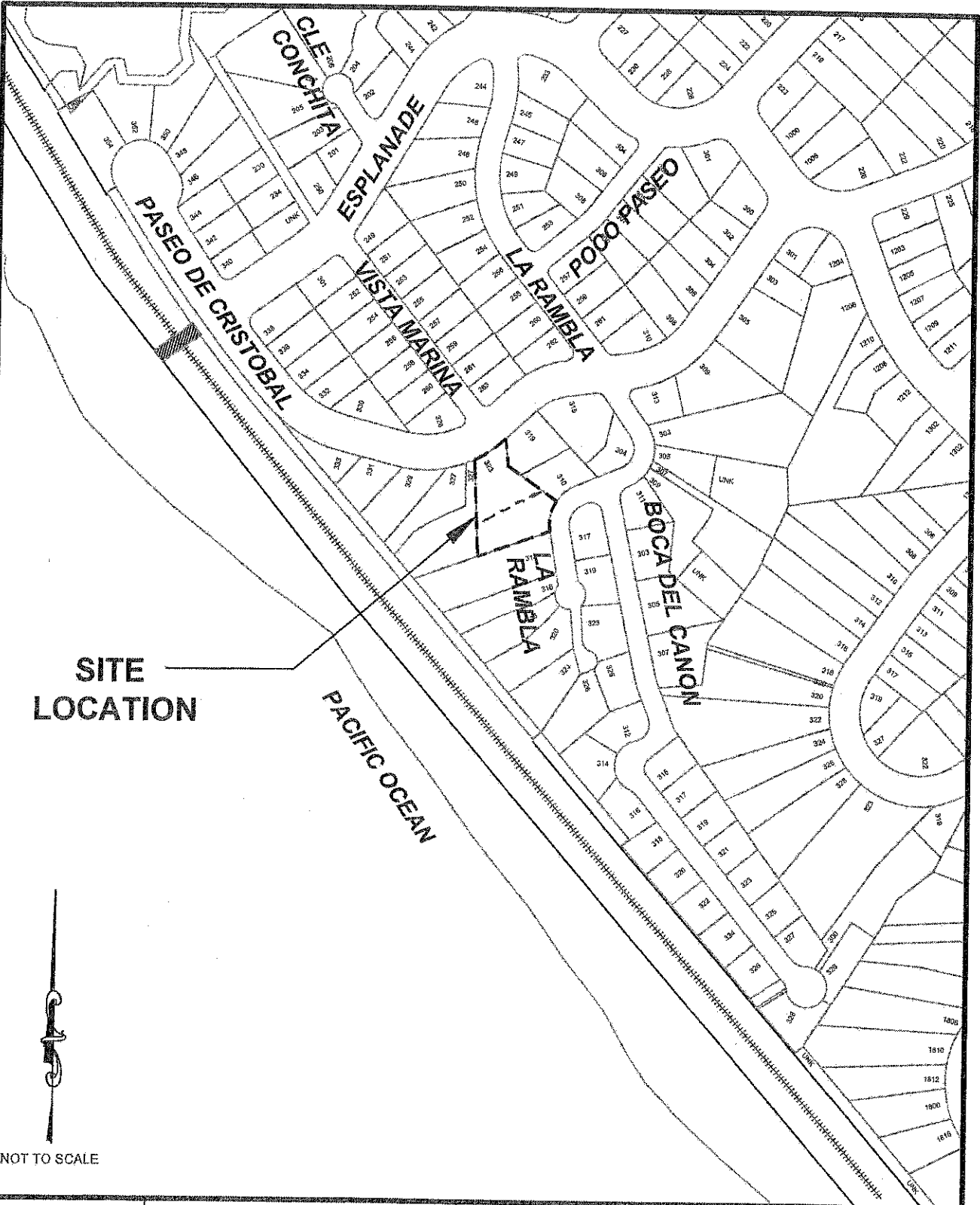
3. Approve the Final Parcel Map 2017-143 as it conforms to the requirements set forth in the Subdivision Map Act and the previously approved Tentative Parcel Map;
4. Authorize the Public Works Director / City Engineer to sign the Final Parcel Map; and
5. Authorize the City Clerk to sign and submit the Final Parcel Map for recordation with the County of Orange Recorder's Office.

Attachments: Location Map

Notification: None.

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S:\env\public\CAMS\GIS\Users Files\Joke Ohano\CAD\Location Plan (Admin Report).dwg Monday, September 21, 2020 7:30:51 AM



**SITE
LOCATION**



NOT TO SCALE



City of San Clemente

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LOCATION MAP
Cristobal Parcel Map

323 W. Paseo Cristobal
2017-143