



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING
Meeting Date: July 15, 2014

Agenda Item 64

Approvals:

City Manager RJG
Dept. Head WTT
Attorney JD
Finance SV

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

Subject: *APPROVE FINAL PARCEL MAP 2013-142, SAYER CONDOMINIUMS, 311 WEST AVENIDA PALIZADA.*

Fiscal Impact: None.

Summary: Final Parcel Map 2013-142 contains two residential condominium dwelling units on one 3,998 square-foot lot. The 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 with one exception. The Conditions of Approval contained an OCFA condition that the CC&R's include language requiring fire access lanes, but this project does not require such lanes, and therefore the developer is seeking approval of the OCFA to approve this condition as 'not applicable'. The Conditions of Approval for the developer to dedicate water rights has been addressed and is offered for dedication on the Final Map

Discussion: The Tentative Parcel Map 2013-142 was approved by the Zoning Administrator on November 20, 2013. Dan Sayer and the Turnbull Trust, the Subdividers of Final Parcel Map 2013-142, have submitted the Final Parcel Map for City Council approval

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 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:

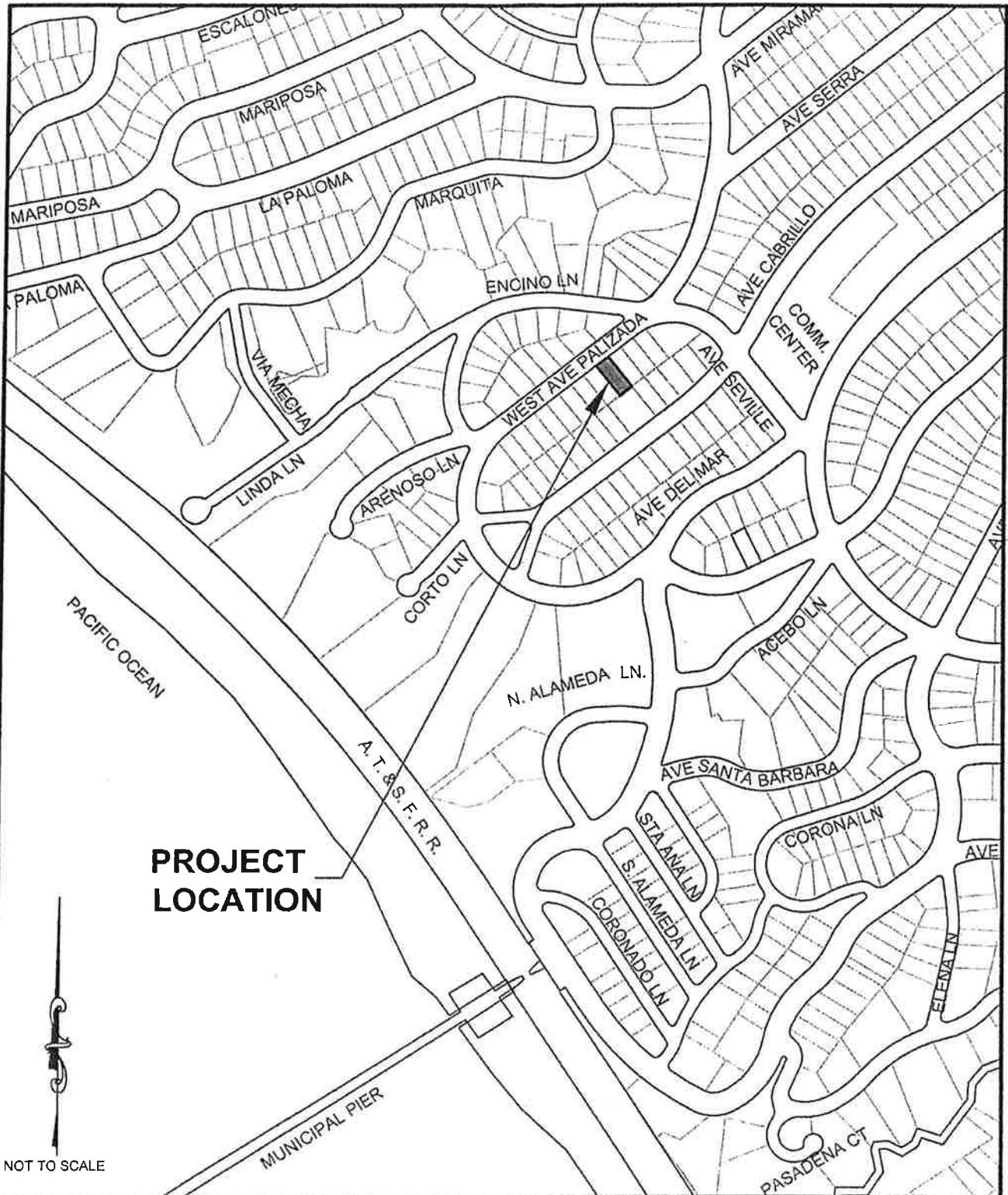
1. Accept on behalf of the City of San Clemente the water rights as dedicated;
2. Approve the Final Parcel Map 2013-142 as it conforms to the requirements set forth in the Subdivision Map Act and the previously approved Tentative Parcel Map;

3. Authorize the Public Works Director / City Engineer to sign the Final Parcel Map upon confirmation of OCFA approval to remove the condition of approval for fire lanes; 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: 1. Location Map

Notification: None.

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**PROJECT
LOCATION**



City of San Clemente

910 Calle Negocio, Suite 100
San Clemente, CA 92673
Tel (949) 381-8100
Fax (949) 381-8318

LOCATION MAP

Final Parcel Map 2013-142

311 West Avenida Palizada